

## 12.1702 Exception 1702

### 12.1702.1 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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### 12.1702.2 The lands shall be subject to the following requirements and restrictions:

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- .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. 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.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space: 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.

### 12.1703 Exception 1703

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#### 12.1703.1 The lands shall only be used for the following purposes:

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

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#### 12.1703.2 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. 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.
- .7 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space: 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.

## 12.1705 Exception 1705

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### 12.1705.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by ~~SECTION-EXCEPTION~~ 12.1568.1;
- .2 as a temporary use, until October 1, 2003, motor vehicle sales;
- .3 purposes accessory to the other permitted purposes.

### 12.1705.2 The lands shall be subject to the following requirements and restrictions:

- .4 the requirements and restrictions of ~~SECTION-EXCEPTION~~ 12.1570.2.
  - .1 a maximum of 10 motor vehicles will be displayed for sale within a building.
  - .2 the display area for motor vehicle sales shall not exceed 92 metres.
  - .3 a motor vehicle body shop and a motor vehicle repair shop shall not be permitted.

## 12.1706 Exception 1706

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### 12.1706.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by **SECTION-EXCEPTION 1612.1**;
- .2 a single detached dwelling;
- .3 purposes accessory to the other permitted purposes.

### 12.1706.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted by **Section-Exception 1706.1(1)**, the requirements and restrictions of **SECTION-EXCEPTION 1-612.2**.
- .2 for those purposes permitted by **Section-Exception 1706.1(2)** the following:
  - .a Minimum Lot Area: 216 square metres;
  - .b Minimum Lot Width:
    - .i Interior Lot: 9.0 metres.
    - .ii Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres. 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.
- .7 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.10 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;



- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.1707 Exception 1707

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### 12.1707.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by **SECTION-EXCEPTION 1614.1**;
- .2 a single detached dwelling;
- .3 purposes accessory to the other permitted purposes.

### 12.1707.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted by **Section-Exception 1707.1(1)**, the requirements and restrictions of **SECTION-EXCEPTION 1614.2**.
- .2 for those purposes permitted by **Section-Exception 1707.1(2)** the following:
  - .a Minimum Lot Area: 216 square metres;
  - .b Minimum Lot Width:
    - .i Interior Lot: 9.0 metres.
    - .ii Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres. 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.
- .7 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.10 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.1708 Exception 1708

### 12.1708.1 The lands shall only be used for the following purposes:

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

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### 12.1708.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Lot Width:
  - .i Interior Lot: 18.3 metres
  - .ii Corner Lot: 20.1 metres
- .3 Minimum Lot Depth: 24.4 metres.
- .4 Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.
- .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. 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.
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 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.
- .10 Minimum Setback from **NSF Zone**; no permanent structures and excavations shall be located closer than 10 metres to a Floodplain Zone.
- .11 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

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## 12.1709 Exception 1709

### 12.1709.1 The lands shall only be used for the following purposes:

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

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### 12.1709.2 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: 24.4 metres
  - .b Corner Lot: 26.2 metres.
- .3 Minimum Lot Depth: 24.4 metres.
- .4 Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.
- .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: 10 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:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 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.
- .10 Minimum Setback from **NSF Zone**: no permanent structures and excavations shall be located closer than 10 metres to a Floodplain Zone.

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## 12.1710 Exception 1710

### 12.1710.1 The lands shall only be used for the following purposes:

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

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### 12.1710.2 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. 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.
- .7 Minimum Interior Side Yard Width:
- .a 1.2 metres on one side and 0.6 metres on the other side.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 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.
- .10 Minimum Setback from **NSF Zone**: no permanent structures and excavations shall be located closer than 10 metres to a Floodplain Zone.
- .11 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

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## 12.1711 Exception 1711

### 12.1711.1 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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### 12.1711.2 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. 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.
- .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.

## 12.1712 Exception 1712

### 12.1712.1 The lands shall only be used for the following purposes:

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

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### 12.1712.2 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: 10 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.



## 12.1713 Exception 1713

### 12.1713.1 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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### 12.1713.2 The lands shall be subject to the following requirements and restrictions:

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- .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. 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.
- .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.

## 12.1714 Exception 1714

### 12.1714.1 The lands shall only be used for the following purposes:

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

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### 12.1714.2 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: 10 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- .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.

## 12.1715 Exception 1715

### 12.1715.1 The lands shall only be used for the following purposes:

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

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### 12.1715.2 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: 18.3 metres.
  - .b Corner Lot: 20.1 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. 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.
- .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.

## 12.1716 Exception 1716

### 12.1716.1 The lands shall only be used for the following purposes:

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

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### 12.1716.2 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: 18.3 metres.
- .b Corner Lot: 20.1 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: 10 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.

## 12.1717 Exception 1717

### 12.1717.1 The lands shall only be used for the following purposes:

- .1 a convenience restaurant;
- .2 the purposes permitted in **C1-LC** Zone

### 12.1717.2 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: 3.0 metres;
- .4 Minimum Rear Yard Depth: 3.0 metres
- .5 Minimum Lot Width: 36 metres;
- .6 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;
- .7 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .8 the following purposes shall not be permitted:
  - .a adult entertainment parlour;
  - .b adult video store;
  - .c pool halls;
  - .d amusement arcades;
  - .e temporary open air markets;
  - .f a motor vehicle repair shop;
  - .g a motor vehicle body shop;
  - .h no storage of goods and materials outside a building; and
  - .i a restaurant drive-through facility.
- .9 a restaurant shall not be permitted within 20 metres from an **R1A, R1** ~~Section-Exception 1711~~ and an **R1A, R1** ~~R1A-Section-Exception 1713~~ zone.
- .10 Maximum Gross Leasable Floor Area: 1,400 square metres.

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## 12.1719 Exception 1719

### 12.1719.1 The lands shall only be used for the following purposes:

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

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### 12.1719.2 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: 10 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.
- .10 Minimum Setback from **NSF Zone**: no permanent structures or excavations shall be located closer than 10 metres to a Floodplain Zone.
- .11 no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

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## 12.1720 Exception 1720

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### 12.1720.1 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.

### 12.1720.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 225 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit
  - .b Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit, provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 3.10 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

#### Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Minimum Setback From **NSF Zone**: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an **NSF Zone**.

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## 12.1721 Exception 1721

### 12.1721.1 The lands shall only be used for the following purposes:

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

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### 12.1721.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 360 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres.
  - .b Corner Lot: 13.8 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

#### Exception Zones

.d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

- .10 Minimum Setback From NSF Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an NSF Zone.

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## 12.1722 Exception 1722

### 12.1722.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an **R1D RI** zone.

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### 12.1722.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.0 metres
  - .b Corner Lot: 11.8 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres; except where the lot exceeds 10.36 metres in width and is less than 11.0 metres in width in which case the maximum garage door width shall be 4.12 metres; and except where the lot is 11.0 metres or greater in width in which case the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

#### Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Minimum Setback From **NSF Zone**: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an **NSF Zone**.

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## 12.1726. Exception 1726

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### 12.1726.1 The lands shall only be used for the following purposes:

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

### 12.1726.2 The lands shall be subject to the following requirements and restrictions:

- .4 for the purposes permitted by ~~Section-Exception~~ **12.1726.1**
- .1 the following shall apply:
  - .a Outside Storage:
    - .i no storage shall be permitted outside a building, except where such storage is confined to the rear yard;
    - .ii the maximum height of any materials stored outside shall be 6.0 metres; and,
    - .iii outside storage shall be screened from any abutting Open Space zone by an opaque fence having a minimum height of 1.8 metres.
  - .b Minimum Landscaped Open Space:
    - .i 30 percent of the required front yard area; and
    - .ii A 3.5 metre wide landscaped area shall be provided along the east limit of the property.

### 12.1726.3 for the purposes of section 1726:

- .2 shall also be subject to the ~~requirements~~requirements and restrictions of the **M3-GE** zone and all the general provisions of this by-law which are not in conflict with those set out in ~~section~~ exception **12.1726.2**.

## 12.1730 Exception 1730

### 12.1730.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes identified in the M4 PE zone.

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### 12.1730.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Commercial Floor Area devoted to those office type uses permitted in section exceptionSection 8.1 34.1.1(c)(2) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;
- .2 Landscaped Open Space having minimum width of 9.0 metres shall be provided and maintained along Airport Road except at approved driveway locations;
- .3 Landscaped Open Space having minimum widths of 3.0 metres shall be provided and maintained along all other road except any road abutting the south property line and at approved driveway locations;
- .4 a 9.0 metre wide landscaped area shall be provided along the road abutting the south property line, except at approved driveway locations;
- .5 there shall be no overhead doors within 60 metres of Airport Road;
- .6 there shall be no overhead doors on a building wall that faces Airport Road;
- .7 Screening:
  - .a all waste disposal facilities, including containers for recyclable materials, shall be screened from Airport Road;
  - .b all rooftop units located within 90 metres from Airport Road shall be screened in their entirety.
- .8 Parking: truck parking and loading/unloading areas shall not be located within 60 metres of Airport Road;
- .9 Accessory Buildings: no accessory building(s) shall be located within 60 metres of Airport Road.

### 12.1731 Exception 1731

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#### 12.1731.1 The lands shall only be used for the following purposes:

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

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#### 12.1731.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 530 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres.
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 29.0 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 which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 no dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

## 12.1732 Exception 1732

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### 12.1732.1 The lands shall only be used for the following purposes:

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

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### 12.1732.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 475 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres.
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 26.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.



### 12.1733 Exception 1733

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#### 12.1733.1 The lands shall only be used for the following purposes:

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

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#### 12.1733.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 512 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres.
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 28.0 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 which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 no dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain Zone.

## 12.1734 Exception 1734

### 12.1734.1 The lands shall only be used for the following purposes:

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

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### 12.1734.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 512 square metres
- .2 Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 28 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage
- .6 faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres.
- .8 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .9 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 no dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain zone.
- .12 no dwelling or inground swimming pool shall be located closer than 3.25 metres to the TransCanada Pipeline easement.

## 12.1735 Exception 1735

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### 12.1735.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the Agricultural (A) zone;  
OR:
- .2 a golf driving range and accessory purposes.

### 12.1735.2 The lands shall be subject to the following requirements and restrictions:

- .3 the purposes permitted in 12.1735.1 (2) shall only be permitted until December 12, 2004.
- .4 the Maximum Gross Floor Area for all buildings associated with the purposes permitted in 12.1735.1 (2) shall be 180.0 square metres.

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## 12.1748 Exception 1748

### 12.1748.1 The lands shall only be used for the following purposes:

- .1 a gas bar and shall include a convenience store,
- .2 a motor vehicle washing establishment, only in conjunction with a gas bar and convenience store,
- .3 a dining room restaurant, a convenience restaurant, and a take out restaurant,
- .4 a personal service shop,
- .5 a bank, trust company or finance company,
- .6 a dry cleaning and laundry distribution station, and
- .7 purposes accessory to other permitted uses.

### 12.1748.2 The lands shall be subject to the following requirements and restrictions:

- .1 a convenience store/gas bar kiosk shall be located within 35 metres of the westerly limits of the Goreway Drive right-of-way and 35 metres from the southerly limits of the Castlemore Road right-of-way.
- .2 Minimum Front Yard Depth: 3 metres.
- .3 Minimum Setback from Floodplain (F) Natural System (NS) Zone: 10 metres
- .4 restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- .5 the following provisions shall apply to drive-through facilities:
  - .a the drive-through facility must be physically separated from the parking area, and
  - .b Minimum Number of Stacking Spaces:
    - .i 10 spaces for a facility associated with a restaurant or a convenience store;
    - .ii 8 spaces for a facility associated with a bank, trust company or finance company; and
    - .iii 3 spaces for a facility associated with any other land use.
- .6 Minimum Landscaped Open Space:
  - .a 10 metres abutting an Natural System (NS) Zone F-zone.
  - .b 3 metres abutting the front lot line and exterior lot line, except at approved access locations.

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## 12.1749 Exception 1749

### 12.1749.1 The lands shall only be used for the following purposes:

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

### 12.1749.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3 metres.
- .2 Minimum Setback from **Floodplain (F) Natural System (NS) Zone**: 10 metres
- .3 Minimum Landscaped Open Space:
  - .a 10 metres abutting an **FNS zone**.
  - .b 3 metres abutting the front lot line, except at approved access locations.

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### 12.1749.3 Holding (H):

- .1 The holding symbol (H) shall not be removed until it is determined to the satisfaction of the Commissioner of Works and Transportation that an approved alignment of an east-west collector road connecting Humberwest Parkway with Goreway Drive does not to interfere with the development of the lands zoned **SLC-Section-Exception 1749**.
- .2 Until the holding symbol (H) is removed, the lands designated **SCLC-Section-Exception 1749** shall only be used for the purposes permitted by the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law, that are not in conflict with those set out above.

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## 12.1750 Exception 1750

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### 12.1750.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a RE-2 zone;

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### 12.1750.2 The lands shall be subject to the following requirements and restrictions:

- .1 no dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way; and,
- .2 no permanent building, structure, or excavation shall be located closer than 10 metres to a Floodplain zone.

## 12.1753 Exception 1753

### 12.1753.1 The lands shall only be used for the following purposes:

- .1 an automobile sales dealership and establishment;
- .2 an automobile reconditioning facility;
- .3 purposes accessory to the other permitted purposes.

### 12.1753.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 6070 square metres
- .2 Maximum Lot Coverage: 35 percent
- .3 Minimum Lot Frontage: 50 metres;
- .4 all buildings and structures shall be located within the areas outlined as BUILDING ENVELOPE on ~~SCHEDULE C~~ **Figure 1- EXCEPTION 1753**, with the exception of accessory buildings less than 10.0 square metres;
- .5 except for driveway locations, LANDSCAPED OPEN SPACE shall be provided and maintained in the locations and at the minimum widths shown outlined on **Figure 1- EXCEPTION 1753** ~~SCHEDULE C-SECTION 1753~~;
- .6 no outdoor storage of goods materials shall be permitted except for the temporary parking of automobiles associated with an automobile reconditioning facility;
- .7 rooftop mechanical equipment shall be enclosed and/or screened from view from abutting roads including Queen Street East; and,
- .8 truck and trailer parking shall only be permitted within those areas outlined as TRUCK/TRAILER PARKING on **Figure 1- EXCEPTION 1753** ~~Schedule C-Section 1753~~.

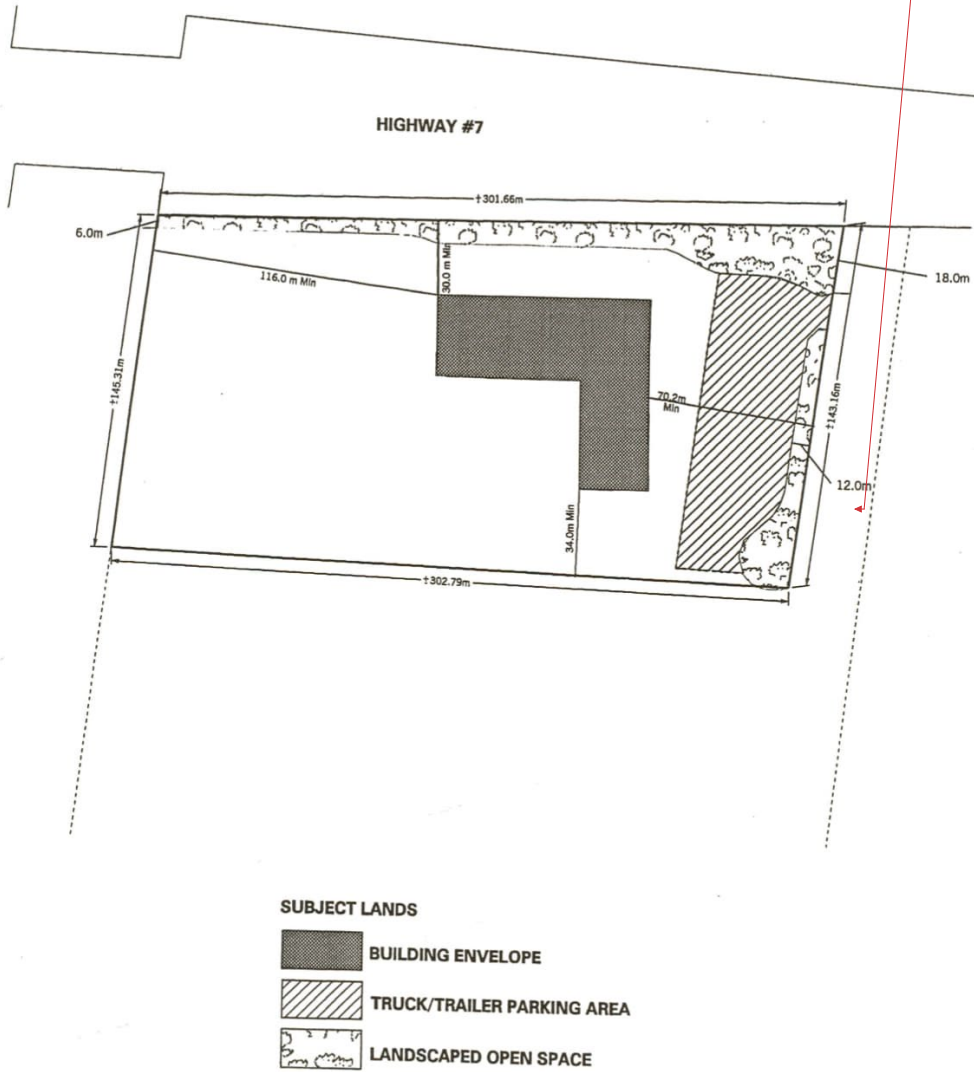
### 12.1753.3 for the purposes of section 1753:

- .1 an Automobile Reconditioning Facility shall mean a building or place where automobile vehicles are washed, cleaned and prepared for sale in conjunction with an automobile sales establishment, and shall only include a motor vehicle repair shop or body shop as an accessory use.

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**Figure 1**

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## 12.1756 Exception 1756

### 12.1756.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **RIAR1 zone**.

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### 12.1756.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 570 square metres
- .2 Minimum Lot Width:
  - Interior Lot: 16.8 metres
  - Corner Lot: 18.6 metres
- .3 Minimum Lot Depth: 34 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space
  - .a 40% of the minimum front yard area; and ,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.
- .11 Minimum Dwelling Unit Setback from the limit of a Floodplain (F) zone: 10 metres.

## 12.1757 Exception 1757

### 12.1757.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **RIAR1 zone**.

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### 12.1757.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 420 square metres
- .2 Minimum Lot Width:
  - Interior Lot: 16.8 metres
  - Corner Lot: 18.6 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space
  - .a 40 % of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

## 12.1758 Exception 1758

### 12.1758.1 The lands shall only be used for the following purposes:

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

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### 12.1758.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 340 square metres
- .2 Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

## 12.1759 Exception 1759

### 12.1759.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~sectionexception~~ 12.1759.1.a, or the purposes permitted by ~~sectionexception~~ 12.1759.1.b, but not both ~~sectionexceptions~~ or not any combination of both ~~sectionexceptions~~:
  - .a either:
    - .i a golf course; and,
    - .ii purposes accessory to the other permitted purposes.
  - .b or:
    - .i those purposes permitted in an ~~R1A, R1, R1A, SECTIONEXCEPTION 1758.~~

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### 12.1759.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in an ~~R1, R1A, R1, SECTIONEXCEPTION 1758 zone~~, the requirements and restrictions set out in an ~~R1, R1A, R1, SECTIONEXCEPTION 1758 zone.~~
- .2 for those uses permitted by ~~sectionexception~~ 12.1759.1.a, the requirements and restrictions set out in the ~~RC zone.~~

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## 12.1761 Exception 1761

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### 12.1761.1 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.

### 12.1761.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 229.8 square metres per dwelling unit
- .2 Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
  - Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 33.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 12.0 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
    - .ii 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

## 12.1762 Exception 1762

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### 12.1762.1 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.

### 12.1762.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 205.8 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
  - .b Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
    - .ii 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.

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#### Exception Zones

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



## 12.1763 Exception 1763

### 12.1763.1 The lands shall only be used for the following purposes:

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

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### 12.1763.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 360 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space
  - .a 40 % of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

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#### Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .11 Minimum Dwelling Unit Setback from a [Floodplain \(F\)](#)/[Natural System \(NS\)](#) zone: 10 metres.

## 12.1764 Exception 1764

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### 12.1764.1 The lands shall only be used for the following purposes:

- .1 Residential
  - .a a townhouse dwelling;
- .2 Non-Residential
  - .a purposes accessory to the other permitted purposes; and,
  - .b an auxiliary group home.

### 12.1764.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.95 hectares.
- .2 Minimum Lot Width: 30.0 metres.
- .3 Minimum Lot Depth: 200.0 metres.
- .4 Minimum Yard Setbacks: minimum 4.6 metres from all lot lines, except where a lot line abuts an **FNS zone**, in which case a minimum yard setback of 10.0 metres shall be required.
- .5 Minimum Setback to Garage Door: minimum 6 metres, between the edge of an internal roadway as measured in a parallel line to the edge of a garage door, of any particular unit.
- .6 Distance Between Buildings: minimum 3.0 metres shall be maintained between all main buildings within the lot.
- .7 Maximum Building Height: 10.6 metres.
- .8 Maximum Lot Coverage by principal building(s): 30 percent of lot area.
- .9 Minimum Landscaped Open Space: 40 percent of lot area.
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres for a dwelling unit having a width of less than 7.0 metres;
    - .ii 3.1 metres for a dwelling unit having a width of less than 8.0 metres, but greater than or equal to 7.0 metres;
    - .iii 3.7 metres for a dwelling unit having a width of 8.0 metres or greater.
  - .b the garage door width for a dwelling unit may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted for the dwelling unit.
- .11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- .12 Maximum Number of Dwelling Units per townhouse dwelling: 8
- .13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

## 12.1765 Exception 1765

### 12.1765.1 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.

### 12.1765.2 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: 13.0 metres per lot, and 6.5 metres per dwelling unit;
  - .b Corner Lot: 14.8 metres per lot, and 8.38 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
  - .a 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25 percent of the minimum required lot area for the particular unit; and,
  - .b 10.0 metres where the rear yard abuts an **HC1-Section-Exception 1501 zone** category.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Setback From **NSF** Zone: no dwelling shall be located within 10.0 metres of an **FNS** Zone.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area; and,
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 the following provisions shall apply to garages:

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#### Exception Zones

- .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
    - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;
    - .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1768 Exception 1768

### 12.1768.1 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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### 12.1768.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300 square metres
- .2 Minimum Lot Width:  
Interior Lot: 12.0 metres.  
Corner Lot: 13.8 metres.
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .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 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 extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 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 or on a lot having a lot width greater than or equal to 16 metres; and

#### 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.
- .10 **Maximum Garage Projection:** no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 **Minimum setback from a Floodplain (F) zone:** 10 metres.



## 12.1769 Exception 1769

### 12.1769.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in a **R1C-R1A, R1** zone;
- .2 flood and erosion control purposes.

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### 12.1769.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 360 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres.
  - .b Corner Lot: 13.8 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
  - .5.4 and 6.0 metres to the front of the garage door.
- .6.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .7.6 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.
- .8.7 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.
- .9.8 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 extended beyond the front lot line is greater than 25 degrees.
- .10.9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 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;

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#### Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
- .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.

~~11.10~~ Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

~~12.11~~ Minimum Setback from a Floodplain (F) zone: 10 metres.

## 12.1770 Exception 1770

### 12.1770.1 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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### 12.1770.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 350 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 13.5 metres.
- .b Corner Lot: 15.3 metres.
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .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 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 extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 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 or on a lot having a lot width greater than or equal to 16 metres; and

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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.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a ~~Floodplain (F)~~Natural System (NS) zone: 10 metres.

## 12.1771 Exception 1771

### 12.1771.1 The lands shall only be used for the following purposes:

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

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### 12.1771.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 375 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres.
  - .b Corner Lot: 16.8 metres.
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .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 Maximum Gross Floor Area of a detached garage: 40 square metres.
- .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 extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 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 or on a lot having a lot width greater than or equal to 16 metres; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .12 Minimum Setback from a [Floodplain \(F\) Natural System \(NS\)](#) zone: 10 metres.

## 12.1772 Exception 1772

### 12.1772.1 The lands shall only be used for the following purposes:

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

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### 12.1772.2 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: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard 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 Maximum Gross Floor Area of a detached garage: 40 square metres.
- .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 extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 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 or on a lot having a lot width greater than or equal to 16 metres; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .12 Minimum Setback from a Floodplain (F) zone: 10 metres.



### 12.1773 Exception 1773

#### 12.1773.1 The lands shall only be used for the following purposes:

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

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#### 12.1773.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 495 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres.
  - .b Corner Lot: 16.8 metres.
- .3 Minimum Lot Depth: 33 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard 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 Maximum Gross Floor Area of detached garage: 40 square metres.
- .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 extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 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 or on a lot having a lot width greater than or equal to 16 metres; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .12 Minimum Setback from a [Floodplain \(F\) Natural System \(NS\)](#) zone: 10 metres.

## 12.1774 Exception 1774

### 12.1774.1 The lands shall only be used for the following purposes:

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

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### 12.1774.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 430 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 16.5 metres.
- .b Corner Lot: 18.3 metres.
- .3 Minimum Lot Depth: 26 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .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 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 extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 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 or on a lot having a lot width greater than or equal to 16 metres; and

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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.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Floodplain (F) Natural System (NS) zone: 10 metres.

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## 12.1775 Exception 1775

### 12.1775.1 The lands shall only be used for the following purposes:

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

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### 12.1775.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 590 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres.
  - .b Corner Lot: 19.8 metres.
- .3 Minimum Lot Depth: 33 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 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 Gross Floor Area of a detached garage: 60 square metres.
- .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 extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a **Floodplain (F) Natural System (NS)** zone: 10 metres.

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## 12.1776 Exception 1776

### 12.1776.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in a **RIA, R1 zone,**
- .2 flood and erosion control purposes.

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### 12.1776.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 690 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 21.0 metres.
  - .b Corner Lot: 22.8 metres.
- .3 Minimum Lot Depth: 33 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .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 Gross Floor Area of a detached garage: 60 square metres.
- .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 extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a **Floodplain (F) Natural System (NS)** zone: 10 metres.

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### 12.1777 Exception 1777

#### 12.1777.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in a **RIA, R1** zone,
- .2 flood and erosion control purposes.

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#### 12.1777.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 790 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 24.0 metres.
  - .b Corner Lot: 25.8 metres.
- .3 Minimum Lot Depth: 33 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 2 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 Gross Floor Area of a detached garage: 60 square metres.
- .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 extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a **Floodplain (F)-Natural System (NS)** zone: 10 metres.

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## 12.1779 Exception 1779

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### **12.1779.1 The lands shall only be used for the following purposes:**

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

### **12.1779.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the following requirements and restrictions: no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.



## 12.1780 Exception 1780

### 12.1780.1 The lands shall only be used for the following purposes:

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

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### 12.1780.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 549 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres.
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential use.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 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.
- .10 no dwelling shall be located closer than 10.0 metres to a Floodplain zone.

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## 12.1781 Exception 1781

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### **12.1781.1 The lands shall only be used for the following purposes:**

- .1 Commercial
  - .a a retail establishment having no outside storage;
  - .b a bank, trust company, finance company;
  - .c an office;
  - .d a personal service shop;
  - .e a health centre;
  - .f a dry cleaning and laundry distribution station;
  - .g a laundromat;
  - .h a dining room restaurant, a convenience restaurant, and a take-out restaurant;
  - .i an animal hospital
  - .j a supermarket.
- .2 Non-Commercial
  - .a a library;
  - .b a community club.
- .3 Accessory
  - .a purposes accessory to other permitted uses.

### **12.1781.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6 metres
- .2 Minimum Exterior Side Yard Width: 4 metres
- .3 Minimum Rear Yard Depth: 15 metres
- .4 Landscaped Open Space:
  - .a 100 percent of the minimum required front yard depth
  - .b 75 percent of the minimum required exterior side yard width
  - .c 15 percent of the minimum required interior side yard width
  - .d 20 percent of the minimum required rear yard depth.

- .5 a supermarket shall have a maximum gross leasable area of 1,858 square metres.

## 12.1782 Exception 1782

### 12.1782.1 The lands shall only be used for the following purposes:

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

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### 12.1782.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 720 square metres.
- .2 Minimum Lot Width: 24.3 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: -6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Minimum Interior Side Yard Width: 2 metres.
- .8 Minimum landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

### 12.1782.3 for the purposes of ~~section exception~~ 1782:

- .1 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

## 12.1783 Exception 1783

### 12.1783.1 The lands shall only be used for the following purposes:

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

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### 12.1783.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 549 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres.
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 no dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

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### 12.1783.3 for the purposes of **section exception 1783**:

- .1 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the

#### Exception Zones

ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

## 12.1784 Exception 1784

### 12.1784.1 The lands shall only be used for the following purposes:

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

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### 12.1784.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 456 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres.
  - .b Corner Lot: 17 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front wall of the dwelling;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

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- .11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**12.1784.3 for the purposes of ~~section-exception~~ 1784:**

- .1 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.



## 12.1785 Exception 1785

### 12.1785.1 The lands shall only be used for the following purposes:

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

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### 12.1785.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 24 metres.
  - .b Exterior Lot: 25.8 metres.
- .3 Minimum Lot Depth: 0 metres.
- .4 Minimum Front Yard: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .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: 4.5 metres.
- .7 Minimum Interior Side Yard Width: 1.5 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

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## 12.1786 Exception 1786

### 12.1786.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1B-RI** zone.

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### 12.1786.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres.
  - .b Corner Lot: 17 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

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- .11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the maximum front yard depth.

**12.1786.3 for the purposes of ~~section-exception~~ 1786:**

- .1 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

## 12.1787 Exception 1787

### 12.1787.1 The lands shall only be used for the following purposes:

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

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### 12.1787.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 549 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.3 metres.
  - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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### 12.1787.3 for the purposes of ~~section exception~~ 1787:

- .1 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

## 12.1788 Exception 1788

### 12.1788.1 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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### 12.1788.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 639 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 21.3 metres.
  - .b Corner Lot: 23.1 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Minimum Interior Side Yard Width: 1.5 metres for the first storey, and an additional 0.3 metres for each additional storey.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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### 12.1788.3 for the purposes of ~~section exception~~ 1788:

- .1 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

## 12.1789 Exception 1789

### 12.1789.1 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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### 12.1789.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 732 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 24.4 metres.
  - .b Corner Lot: 26.2 metres.
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, 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: 2 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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### 12.1789.3 for the purposes of **section exception 1789**:

- .1 For the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling will not be considered.

### 12.1790 Exception 1790

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#### 12.1790.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **RIAR1-Section 1783 zone.**

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#### 12.1790.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in an **RIAR1-Section 1783 zone.**
- .2 Minimum Setback from a **Floodplain (F) Natural System (NS)** zone: 10 metres.

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#### 12.1790.3 for the purposes of ~~section exception~~ 1790:

- .1 for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling will not be considered.

#### 12.1791 Exception 1791

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##### 12.1791.1 The lands shall only be used for the following purposes:

.1 shall be only used for the purposes permitted in a RE2 RE zone;

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##### 12.1791.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 29 metres



## 12.1792 Exception 1792

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### 12.1792.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - .b a printing establishment;
  - .c a warehouse; and,
  - .d a research and development facility;
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a furniture and appliance store;
  - .c a recreation facility or structure; and,
  - .d a community club;
- .3 Accessory:
  - .a an associated educational purpose;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular purpose permitted by ~~section~~ **exception 12.1792.1(1)(A)**, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - .d purposes accessory to the other permitted purposes.

### 12.1792.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.2 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Setback of Building(s):
  - .a where a single building is proposed on any particular lot: a minimum of 14.0 metres to and a maximum of 35 metres from Highway No. 407;
  - .b where multiple buildings are proposed on any particular lot:

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- .i at least one building having a minimum Gross Floor Area of 1858.0 square metres shall be located a minimum of 14.0 metres to and a maximum of 35 metres from Highway No. 407; and,
  - .ii all other buildings shall be located a minimum of 14.0 metres from Highway No. 407;
- .c a minimum of 15.0 metres to Intermodal Drive;
- .4 except at approved access locations, landscaped open space areas shall be provided as follows:
  - .a a minimum 12.0 metre wide strip abutting the Highway 407 right-of-way corridor;
  - .b a minimum 6.0 metre with strip along the lot line segment adjacent and parallel to Goreway Drive; and,
  - .c a minimum 3.0 metres wide strip along all other perimeter lot lines which are not shared by another lot in a **M1-PF – SECTION EXCEPTION 1792** zone;
- .5 Maximum Building Height: 13.7 metres, save and except for an ancillary office component in which case the maximum building height shall be 8 storeys;
- .6 Maximum Floor Space Index: 0.55
- .7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - .a Goreway Drive;
  - .b Intermodal Drive, unless screened from a public road(s);
  - .c a Floodplain Zone, unless screened from a public road(s);
  - .d Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
  - .e Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
- .8 Waste Disposal:
  - .a no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - .i Goreway Drive;
    - .ii Intermodal Drive, unless screened from a public road(s); or,
    - .iii a Floodplain Zone, unless screened from a public road(s);
    - .iv Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
    - .v Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
  - .b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building;

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- .9 Parking and Loading/Unloading:
  - .a trucks and trailers shall not be loaded, unloaded or parked:
    - .i in a yard between a building face and Highway 407 or Goreway Drive;
    - .ii within 40.0 metres of Highway No. 407;
    - .iii within 80.0 metres of Goreway Drive; or,
    - .iv within 15.0 metres of Intermodal Drive;
  - .b outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;
- .10 all rooftop mechanical units located within 100.0 metres of Highway No. 407, Goreway Drive, or Intermodal Drive shall be screened;
- .11 the purposes permitted under **section-exception 1792.1** shall not be permitted within a multi-unit industrial mall;
- .12 no outdoor display and/or sales or storage shall be permitted.

**12.1792.3 for the purposes of ~~section-exception~~ 1792:**

- .1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 500.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- .2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaping buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

## 12.1793 Exception 1793

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### 12.1793.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - .b a printing establishment;
  - .c a warehouse; and,
  - .d a research and development facility;
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a furniture and appliance store;
  - .c a recreation facility or structure; and,
  - .d a community club;
- .3 Accessory:
  - .a an associated educational purpose;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular purpose permitted by [section exception 12.1793.1\(1\)\(a\)](#), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - .d purposes accessory to the other permitted purposes.

### 12.1793.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.2 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Setback of Building(s):
  - .a a minimum of 15.0 metres to Intermodal Drive; and,
  - .b a minimum of 20.0 metres to a Residential Zone; however, an operation involving cold storage as a principal or accessory use shall not be located within 30.0 metres of a Residential Zone;

## Exception Zones

- .4 except at approved access locations, landscaped open space areas shall be provided as follows:
- .a a minimum 18.0 metre wide strip abutting a lot line which also forms the rear lot line of a lot within a Residential zone, but in all other instances where a lot abuts a Residential Zone, a minimum 12.0 metre wide strip shall be provided;
  - .b a minimum 3.0 metre wide strip abutting Intermodal Drive; and,
  - .c a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a **M1-PE – SECTION EXCEPTION 1793** zone;
- .5 Maximum Building Height: 13.7 metres, save and except for an ancillary office component in which case the maximum building height shall be 2 storeys or 13.7 metres, whichever is the lesser;
- .6 Maximum Floor Space Index: 0.55
- .7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:
- .a Intermodal Drive;
  - .b a Residential Zone;
  - .c a Floodplain Zone, unless screened from a public road(s);
  - .d Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
  - .e Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
- .8 Waste Disposal:
- .a no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - .i Intermodal Drive;
    - .ii a Residential Zone;
    - .iii a Floodplain Zone, unless screened from a public road(s);
    - .iv Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
    - .v Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
  - .b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building;
- .9 Parking and Loading/Unloading:
- .a trucks and trailers shall not be loaded, unloaded or parked:

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#### Exception Zones

- .i in a yard between a building face and Intermodal Drive or an abutting Residential Zone;
- .ii within 30.0 metres of Intermodal Drive or a Residential Zone; or,
- .iii in a yard between a building face and Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407;
- .b outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;
- .c outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from any Residential Zone using a 3.2 metre high combination berm/fence barrier consisting of 1.0 metre high berm and a 2.2 metre high opaque fence; and,
- .d trucks and trailers having refrigeration units shall not be operated, loaded, unloaded or parked within 100.0 metres of a Residential Zone;
- .10 all rooftop mechanical units located within 100.0 metres of Highway No. 407, Intermodal Drive, or a Residential Zone shall be screened;
- .11 for industrial buildings containing multiple units, each individual unit shall have a minimum Gross Floor Area of 1858.0 square metres, but in instances where the building has a total Gross Floor Area of 9290.0 square metres or greater, a maximum of two (2) individual units, each having a minimum Gross Floor Area of 465.0 square metres, shall also be permitted within the building;
- .12 a bank, trust company or financial institution, a restaurant, a banquet hall, or a commercial, technical or recreational school shall not be permitted;
- .13 no outdoor display and/or sales or storage shall be permitted.

#### 12.1793.3 for the purposes of ~~section~~ exception 1793:

- .14 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 300.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building;
- .15 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road;

## 12.1794 Exception 1794

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### 12.1794.1 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 non-obnoxious industrial uses involving the storage of goods and materials in the open, including such uses as the storage of trucks, trailers, and intermodal containers and chassis as a principal use, a construction contractor's yard, a landscaping supply yard, a junk or salvage yard, a landscaping yard, an automobile impound facility, a taxi or bus station, a waste transfer station, quarry or pit;
  - .c a printing establishment;
  - .d a warehouse; and,
  - .e a research and development facility;
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a furniture and appliance store;
  - .c a recreation facility or structure; and,
  - .d a community club;
- .3 Accessory:
  - .a an associated educational purpose;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular purpose permitted by [section exception 12.1794.1\(1\)\(a\)](#), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - .d purposes accessory to the other permitted purposes.

### 12.1794.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.2 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Setback to Intermodal Drive: 15.0 metres;

## Exception Zones

- .4 except at approved access locations, landscaped open space areas shall be provided as follows:
- .a a minimum 3.0 metre with strip abutting Intermodal Drive; and,
  - .b a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a **M1 PE – SECTION EXCEPTION, 1794** zone;
- .5 Maximum Building Height: 13.7 metres,
- .6 Maximum Floor Space Index: 0.55
- .7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:
- .a Intermodal Drive;
  - .b a Floodplain Zone, unless screened from a public road(s);
- .8 Waste Disposal:
- .a no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - .i Intermodal Drive; or,
    - .ii a Floodplain Zone, unless screened from a public road(s);
  - .b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building, unless contained in an enclosure that is screened from view from a public road(s); and,
  - .c refuse storage for food processing purposes, a banquet hall or a restaurant, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 Parking and Loading/Unloading:
- .a trucks and trailers shall not be loaded, unloaded or parked:
    - .i in a yard between a building face and Intermodal Drive; or,
    - .ii within 30.0 metres of Intermodal Drive;
  - .b outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;
- .10 Outside Storage:
- .a shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
  - .b Shall not exceed a maximum height of 3.5 metres, or 1 container on a truck chassis, within 30.0 metres of a barrier erected for screening purposes, which may be increased to 5.0 metres for storage located beyond 30.0 metres from a screen barrier;
  - .c where a building does not provide concealment, outside storage shall be screened from view from public roads by an opaque screen barrier having a height equal to the height of

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any stored material located within 30.0 metres of the screen barrier, but which in all instances shall have a minimum height of 2.2 metres and a maximum height of 3.5 metres;

- .d shall only be permitted in conjunction with a building having a minimum Gross Floor Area of 1858.0 square metres; and,
  - .e shall be confined to the defined rear yard and interior side yard, but in all instances, shall not be located within 60.0 metres of Intermodal Drive; and,
- .11 any barrier erected for the purpose of screening outside storage shall consist of a berm and/or fence/wall where the maximum height of the fence/wall shall be 2.2 metres and the berm shall be constructed at a maximum 3:1 slope;
- .12 all rooftop mechanical units located within 100.0 metres of Intermodal Drive shall be screened;

**12.1794.3 for the purposes of ~~section exception~~ 1794:**

- .1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 250.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- .2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

## 12.1795 Exception 1795

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### 12.1795.1 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 non-obnoxious industrial uses involving the storage of goods and materials in the open, including such uses as the storage and rental of equipment and the storage of trucks, trailers, and intermodal containers and chassis, but excluding a construction contractor's yard, a landscaping supply yard, a junk or salvage yard, a wrecking yard, an automobile impound facility, a taxi or bus station, a waste transfer station, quarry or pit;
  - .c a printing establishment;
  - .d a warehouse; and,
  - .e a research and development facility;
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a furniture and appliance store;
  - .c a recreation facility or structure; and,
  - .d a community club;
- .3 Accessory:
  - .a an associated educational purpose;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular purpose permitted by **sectionexception 12.1795.1(1)(a)**, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - .d purposes accessory to the other permitted purposes.

### 12.1795.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.2 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Setback to Intermodal Drive: 15.0 metres;

## Exception Zones

- .4 except at approved access locations, landscaped open space areas shall be provided as follows:
  - .a a minimum 3.0 metre with strip abutting Intermodal Drive; and,
  - .b a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a **M1 PE – SECTION EXCEPTION 1795** zone;
- .5 Maximum Building Height: 13.7 metres,
- .6 Maximum Floor Space Index: 0.55
- .7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - .a Intermodal Drive;
  - .b a Floodplain Zone, unless screened from a public road(s);
- .8 Waste Disposal:
  - .a no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - .i Intermodal Drive; or,
    - .ii a Floodplain Zone, unless screened from a public road(s);
  - .b all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building, unless contained in an enclosure that is screened from view from a public road(s); and,
  - .c refuse storage for food processing purposes, a banquet hall or a restaurant, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;
    - .i Truck and Trailer Loading/Unloading:
- .9 trucks and trailers shall not be loaded or unloaded:
  - .i in a yard between a building face and Intermodal Drive; or,
  - .ii within 30.0 metres of Intermodal Drive;
  - .b outdoor areas used for truck and trailer loading and/or unloading parking shall be screened from view from public roads;
- .10 Outside Storage:
  - .a outside storage of goods and materials shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
  - .b shall not exceed a maximum height of 3.5 metres, or 1 container on a truck chassis, within 30.0 metres of a barrier erected for screening purposes, which may be increased to 5.0 metres for storage located beyond 30.0 metres from a screen barrier;
  - .c where a building does not provide concealment, outside storage shall be screened from view from public roads by an opaque screen barrier having a height equal to the height of

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#### Exception Zones

any stored material located within 30.0 metres of the screen barrier, but which in all instances shall have a minimum height of 2.2 metres and a maximum height of 3.5 metres;

- .d shall only be permitted in conjunction with a building having a minimum Gross Floor Area of 929.0 square metres;
  - .e outside storage of goods and materials shall be confined to the defined rear yard and interior side yard, but in all instances, shall not be located within 60.0 metres of Intermodal Drive; and,
  - .f outside storage of truck and trailer parking shall be confined to the defined rear yard and interior side yard;
- .11 any barrier erected for the purpose of screening outside storage shall consist of a berm and/or fence/wall where the maximum height of the fence/wall shall be 2.2 metres and the berm shall be constructed at a maximum 3:1 slope;
- .12 all rooftop mechanical units located within 100.0 metres of Intermodal Drive shall be screened;

#### **12.1795.3 for the purposes of ~~section~~exception 1795:**

- .1 a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 200.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- .2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

## 12.1797 Exception 1797

### 12.1797.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a service station;
- .3 a motor vehicle washing establishment;
- .4 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .5 only in conjunction with a gas bar or service station, a convenience store; and,
- .6 purposes accessory to the other permitted purposes.

### 12.1797.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 35.0 metres;
- .2 for the purposes of this ~~sectionexception~~, the lot line abutting Goreway drive shall be considered the front lot line and the lot line abutting Intermodal drive shall be considered the flankage lot line,
- .3 the Minimum Building Setback to an Agricultural Zone shall be 1.5 metres;
- .4 except at approved access locations, landscaped open space areas shall be provided as follows:
  - .a a minimum 6.0 metre wide strip abutting Goreway Drive; and,
  - .b a minimum 3.0 metre wide strip abutting Intermodal Drive and Deerhurst Drive;
- .5 for the purposes of this ~~sectionexception~~, all or a portion of the parking required in connection with a particular purpose permitted by ~~sectionexception~~ 1797.1 may be provided off-site on abutting lands zoned **AGRICULTURAL – SECTIONEXCEPTION 1798 (A – SECTIONEXCEPTION 1798)**;
- .6 a maximum of two (2) restaurants shall be permitted; and the combined gross leaseable floor area devoted to the restaurants shall be limited to 929.0 square metres in total, with no individual restaurant exceeding a gross leaseable floor area of 465.0 square metres.
- .7 Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - .a Goreway Drive;
  - .b Intermodal Drive; or,
  - .c Deerhurst Drive, unless screened from a public road(s);
- .8 Waste Disposal:
  - .a no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - .i Goreway Drive;

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- .ii Intermodal Drive; or,
- .iii Deerhurst Drive, unless screened from a public road(s);
- .b refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building; and,
- .c all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building;
- .9 no outdoor display and/or sales or storage shall be permitted.

**12.1797.3 for the purposes of ~~section~~exception 1797:**

- .1 a building wall, or portion thereof, shall be deemed to face a public road if, within a distance of 200.0 metres, a line drawn perpendicular to the alignment of the road in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- .2 a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

## 12.1799 Exception 1799

### 12.1799.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by [sectionexception 12.1799.1.1\(a\), \(b\),\(c\)](#), or the purposes permitted by [sectionexception 12.1799.1.1\(-d\), \(e\), \(f\), \(g\), \(h\), \(i\), \(j\), \(k\), \(l\), \(m\), \(n\)](#) but not both sections or not any combination of both sections:

either:

- .a a warehouse,
- .b an associated office; and,
- .c purposes accessory to the other permitted purposes.

or:

[.d](#) those purposes permitted in an [SC\(H\) – SectionException 1567](#) zone;a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;

[.e](#) retail warehousing;

[.f](#) a furniture and appliance store;

[.g](#) a recreation facility and structure;

[.h](#) a community club;

[.i](#) an automobile sales dealership and establishment;

[.j](#) a garden centre sales establishment;

[.k](#) a public and utility use;

[.l](#) a service shop;

[.m](#) a banquet hall; and,

[.d.n](#) purposes accessory to the other permitted purposes.

### 12.1799.2 The lands shall be subject to the following requirements and restrictions:

- .2 for those purposes permitted in [Section 12.1799.1.1\(a\), \(b\), \(c\)](#) the following requirements and restrictions shall apply:
- .3 Minimum Lot Area: 1.5 hectares;
- .4 Minimum Lot Width: 50 metres;
- .5 Minimum Rear Yard Depth: 3 metres;

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#### Exception Zones

- .6 Minimum Exterior Side Yard Width: 3 metres;
- .7 a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road other than Goreway Drive;
- .8 a landscaped area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Goreway Drive;
- .9 no outside storage of goods, materials or machinery shall be permitted;
- .10 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Goreway Drive;
- .11 an adult entertainment parlour, a massage parlour, and adult video store or an adult bookstore shall not be permitted.

#### **12.1799.3 for the purposes of ~~section~~exception 1799:**

- .1 Front Lot Line shall mean the lot line abutting Goreway Drive.