

12.1800 Exception 1800

12.1800.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted by **M4A PE, NS** Zone.

12.1800.2 The lands shall be subject to the following requirements and restrictions:

- 2.1 Minimum Front Yard Depth: 9 metres
- 3.2 Minimum Rear Yard Depth: 7 metres except (a) where it abuts a rail line, in which case, there is no requirement; and, (b) where it abuts a street, a 0.3 metre reserve, or a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 15 metres
- 4.3 Minimum Exterior Side Yard Width: 6 metres except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres
- 5.4 Minimum Interior Side Yard Width: 4 metres except (a) where it abuts a rail line, in which case, there is no requirement; and (b) where it abuts a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 9 metres.

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12.1801 Exception 1801

12.1801.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an **R1C-R1A, RI** zone.

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12.1801.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 344 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 25.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.5 metres;
 - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .c the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
 - .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- .10 Maximum Garage Projection:
 - .a for lots less than 15 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
 - .b for lots 15 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

Formatted: List Level 2

Exception Zones

- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1802 Exception 1802

12.1802.1 The lands shall only be used for the following purposes:

.1 shall only be used for purposes permitted in an **R1C-R1A** zone.

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12.1802.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 550 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.7 metres
 - .b Corner Lot: 18.5 metres
- .3 Minimum Lot Depth: 33 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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12.1803 Exception 1803

12.1803.1 The lands shall only be used for the following purposes:

- .1 shall only be used for purposes permitted in an **R1C-R1A, RI** zone.

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12.1803.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 13.0 metres
- .b Corner Lot: 14.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
- .a for lots less than 15.0 metres in width, 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b for lots 15.0 metres or greater in width, 1.2 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.0 metres;
- .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .c the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- .10 Maximum Garage Projection:
- .a for lots less than 15.0 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;

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Exception Zones

- .b for lots 15.0 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 **Maximum Porch Encroachment:** where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1804 Exception 1804

12.1804.1 The lands shall only be used for the following purposes:

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

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12.1804.2 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 a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey.
- .8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 Setback to **OSNS-1807 Zone**: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an **OS-NS – Section Exception 1807** zone shall be 10 metres.

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12.1805 Exception 1805

12.1805.1 The lands shall only be used for the following purposes:

- .1 shall only be used for purposes permitted in an **OS, R1A, R1R1A zone**.

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12.1805.2 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 a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.
- .8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 Setback to **NSOS-1807 Zone**: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an **NCS – Section Exception 1807** zone shall be 10 metres.

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12.1806 Exception 1806

12.1806.1 The lands shall only be used for the following purposes:

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

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12.1806.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 892 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 21.0 metres
 - .b Corner Lot: 22.8 metres
- .3 Minimum Lot Depth: 42.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.
- .8 Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- .10 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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12.1807 Exception 1807

12.1807.1 The lands shall only be used for the following purposes:

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

12.1807.2 The lands shall be subject to the following requirements and restrictions:

- .1 no person shall within an **OS-NS – Section Exception 1807** zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

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12.1808 Exception 1808

12.1808.1 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.

12.1808.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Distance between a driveway and street intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets or at the intersection of two parts of the same street shall be 6.0 metres, except where the two parts of the same street have an interior angle of intersection of more than one hundred and twenty (120) degrees, in which case there is no requirement.
- .2 Minimum Lot Area: 450 square metres per lot and 225 square metres per dwelling unit
- .3 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, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Width requirement shall apply to the dwelling unit closest to the flankage lot line.
- .4 Minimum Lot Depth: 30 metres, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Depth requirement for the dwelling unit closest to the flankage lot line shall apply.
- .5 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres; and,
 - .ii 3.7 meters if the lot width for a particular unit is greater than 8 metres.
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,

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Exception Zones

- .e 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.

12.1808.3 for the purposes of ~~section exception~~ 1808:

- .1 shall also be subject to the requirements and restrictions of the ~~R2A R1 – Section Exception 1720~~ zone and all the general provisions of this by-law which are not in conflict with those in ~~Section Exception 12.1808.2~~.

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12.1809 Exception 1809

12.1809.1 The lands shall only be used for the following purposes:

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

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12.1809.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres per lot, and 6.0 metres per dwelling unit;
 - .b Corner Lot: 19.8 metres per lot, and 7.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres, which may be reduced to 27 metres for a unit containing a side yard setback of 1.2 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero.
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Lot Coverage: none
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres; and,
 - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

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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; 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.
- .e no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

.11 Minimum Setback from **NSF Zone**: no dwelling, building or structure, shall be located closer than 10 metres to an **NSF Zone**.

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12.1811 Exception 1811

12.1811.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted within an **R1C R1A, R1 zone.**

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12.1811.2 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: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .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.

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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 garage door width.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Floodplain (F), Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Floodplain Natural System Zone.

12.1811.3 for the purposes of ~~section exception~~ 1811:

- .1 shall also be subject to the requirements and restrictions relating to the R1C-R1A, R1 zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~ Exception 12.1811.2.

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12.1812 Exception 1812

12.1812.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted within an **R1D R1A, R1 zone.**

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12.1812.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .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.

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Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.
- .10 No garage 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: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Floodplain Natural System Zone.

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12.1812.3 for the purposes of ~~section exception~~ 1812:

- .1 shall also be subject to the requirements and restrictions relating to the R1D-R1A, R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section Exception 12.1812.2.

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12.1813 Exception 1813

12.1813.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted within an R1D R1 zone.

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12.1813.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 286 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard 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.

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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 garage door width.

.10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 Minimum Setback from a Floodplain (F) Natural System (NS) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Floodplain Natural System Zone.

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12.1813.3 for the purposes of ~~section exception 1813~~:

.1 shall also be subject to the requirements and restrictions relating to the R1D-R1 zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section Exception 12.1813.2~~.

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12.1815 Exception 1815

12.1815.1 The lands shall only be used for the following purposes:

- .1 a motel;
- .2 the purposes permitted by **Section Exception 1587**;
- .3 purposes accessory to the other permitted purposes.

12.1815.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 5 storeys
- .2 Maximum Gross Floor Area: 4500 square metres
- .3 Minimum Lot Area: 0.49 hectares
- .4 Minimum Lot Width: 50 metres
- .5 Minimum Rear Yard Setback 4.5 metres
- .6 Minimum Setback to Airport Road: 4.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 3.2 metres.
- .7 Minimum Setback to Nevets Road: 5.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 2.5 metres.
- .8 Minimum Interior Side Yard Width: 3.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 1.0 metres.
- .9 Minimum Landscaped Open Space:
 - .a a minimum 3.5 metre wide landscaped open space strip, shall be provided along the Airport Road frontage.
 - .b a minimum 1.5 metre wide landscaped open space area, shall be provided in the interior side yard and along Nevets Road.
- .10 Minimum Parking Space: 81 spaces
- .11 all garbage and refuse storage, including any containers for recyclable materials shall be enclosed within the building.
- .12 the requirement of providing a loading space shall not apply to the subject lands provided that the subject lands are used only for a motel.
- .13 the requirements and restrictions of **Section Exception 1587.2**

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12.1816 Exception 1816

12.1816.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1C-R1A, R1 – Section-Exception 1801 zone.**

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12.1816.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the **R1C-R1A, R1 – Section-Exception 1801 zone.**
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS zone shall be 10 metres.

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12.1817 Exception 1817

12.1817.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1A, R1 – Section Exception 1804 zone**.

12.1817.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the **R1A, R1 – Section Exception 1804 zone**.
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an **OS zone** shall be 10 metres.

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12.1818 Exception 1818

12.1818.1 The lands shall only be used for the following purposes:

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

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12.1818.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 205 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 7.0 metres
 - .b Exterior Lot: 10.0 metres
- .3 Minimum Lot Depth: 29.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.
- .5 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line, where the setback may be zero.
- .6 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 3.1 metres; and,
 - .b the maximum interior garage width, as calculated 3 metres from the garage opening shall be not more than 3.7 metres.
- .7 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling unit.
- .8 Maximum Driveway Width: the maximum driveway width shall be 3.7 metres, but in no case shall the driveway width exceed the outside storage width of the garage.
- .9 Minimum Width of Dwelling Unit: 7.0 metres
- .10 Maximum Lot Coverage: 60% of the lot area for the main building
- .11 Maximum Porch or Balcony Encroachment: a porch or balcony may encroach not more than 1.8 metres into the front yard or exterior side yard.

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12.1818.3 for the purposes of ~~section exception~~ 1818:

- .1 for the purposes of this Section Width of dwelling unit shall mean the distance between the midpoint of the shared common walls of a dwelling unit or the distance from the midpoint of the shared common wall to the outside of the external wall for a unit with an external wall.

12.1819 Exception 1819

12.1819.1 The lands shall only be used for the following purposes:

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

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12.1819.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 275 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 13.0 metres
- .3 Minimum Lot Depth: 25.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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12.1820 Exception 1820

12.1820.1 The lands shall only be used for the following purposes:

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

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12.1820.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 13.0 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

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12.1821 Exception 1821

12.1821.1 The lands shall only be used for the following purposes:

- .1 an automated truck fuelling station; and,
- .2 purposes accessory to the other permitted use.

12.1821.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 60.0 metres
- .2 Maximum Building Height: 1 storey
- .3 Minimum Landscaped Open Space:
 - .a a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.
 - .b a minimum 10.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations.
- .4 no open storage or display of goods in the open shall be permitted.
- .5 all garbage and refuse storage, including any containers for recyclable materials shall be enclosed.

12.1821.3 for the purposes of ~~section~~exception 1821:

- .1 Automated Truck Fuelling Station shall mean a building or place where fuels are kept for sale by automated means for the express purpose of the weighing and fuelling of large trucks, but shall not include a motor vehicle repair shop, a gas bar, a motor vehicle sales establishment, a motor vehicle washing establishment or a convenience retail use.

12.1822 Exception 1822

12.1822.1 The lands shall only be used for the following purposes:

- .a Commercial:
 - .b a retail establishment having no outside storage
 - .c a grocery store
 - .d a service shop
 - .e a personal service shop
 - .f a bank, a trust company, or finance company
 - .g an office
 - .h a dry cleaning/laundry distribution station
 - .i a laundromat
 - .j a dining room restaurant, a convenience restaurant, a take-out restaurant
 - .k a printing or copying establishment
 - .l a health centre
- .2 Other:
- .a a library
 - .b purposes accessory to the other permitted purposes

12.1822.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Width of Landscaped Open Space:
- .a 3.0 metres adjacent to a residential zone
 - .b 3.0 metres adjacent to Castlemore Road
 - .c 4.5 metres adjacent to McVean Drive
 - .d 5.0 metres adjacent to Castlegate Boulevard and Deerchase Road
- .2 Minimum Building Setback:
- .a 3.0 metres to Castlemore Road
 - .b 4.5 metres to McVean Drive
 - .c 5.0 metres to all other property lines

- .3 a drive-through lane shall be no closer than 15 metres to a residential zone.
- .4 all garbage and refuse storage, other than that for a restaurant, including any containers for the storage of recyclable materials, shall be fully-enclosed within a building.
- .5 all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- .6 notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.1823 Exception 1823

12.1823.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a bank, trust company and financial company;
- .3 a personal service shop, excluding a massage parlour;
- .4 a retail establishment having no outside storage, subject to the requirements set out in **sectionexception 12.1823.2.4**;
- .5 a dry cleaning and laundry establishment and distribution station;
- .6 a dining room restaurant, a convenience restaurant and a take-out restaurant;
- .7 a community club;
- .8 a recreation facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall;
- .11 a home furnishings and home improvement retail warehouse;
- .12 a buildings supplies outlet within an enclosed building;
- .13 a retail warehouse not engaged in the selling of food;
- .14 a service station;
- .15 a motor vehicle washing establishment; and,
- .16 purposes accessory to the other permitted uses.

12.1823.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 28%
- .2 all buildings and structures shall be located a minimum of 9.0 metres from Regional Road 107 (Queen Street East) right-of-way as widened;
- .3 with the exception of approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum 9.0 metre wide strip abutting Regional Road 107 (Queen Street); and,
 - .b a minimum 3.0 metre wide strip abutting the interior side yard.
- .4 the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;

Exception Zones

- .5 the maximum floor space index for office purposes shall be 0.5;
- .6 all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107 (Queen Street East);
- .7 a screened outdoor area devoted to the year round display and sale of products and commodities and a temporary open air market shall only be permitted in conjunction with a retail establishment and shall be restricted to areas not required for landscaping and parking;
- .8 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .9 an adult entertainment parlour or an adult video store shall not be permitted; and,
- .10 all lands zoned **SC-LC – SectionException 1823** shall be treated as one property;

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12.1823.3 for the purposes of **sectionexception 1823**:

- .1 shall also be subject to the requirements and restrictions of the **LSC** zone and all the general provisions of this by-law which are not in conflict with those set out in **sectionexception 12.1823.2**.
- .2 **RETAIL WAREHOUSE** shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .3 **HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE** shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80% are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

12.1824 Exception 1824

12.1824.1 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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12.1824.2 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: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .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: 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 liens beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a side lot line or on a lot having a lot width greater than or equal to 16 metres; and
 - .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.

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Exception Zones

- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

12.1825 Exception 1825

12.1825.1 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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12.1825.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 425 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: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres 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 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 liens 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 more than 2.0 metres beyond a porch or front wall of a dwelling.

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12.1826 Exception 1826

12.1826.1 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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12.1826.2 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: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .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 liens 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 2.0 metres beyond a porch or front wall of a dwelling.

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12.1827 Exception 1827

12.1827.1 The lands shall only be used for the following purposes:

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

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12.1827.2 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: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .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 liens 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 2.0 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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12.1828 Exception 1828

12.1828.1 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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12.1828.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the lot width is 13.7 metres or greater.
- .8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above the highest finished grade elevation
- .9 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; and,

Exception Zones

- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- .14 a garage shall not be permitted facing the exterior side yard lot line
- .15 the driveway width shall not exceed the exterior width of the garage

12.1828.3 for the purposes of ~~section exception~~ 1828:

- .1 shall also be subject to the requirements and restrictions relating to the **RICRI zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section exception 1828.2**.

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12.1829 Exception 1829

12.1829.1 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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12.1829.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 560 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.0 metres
 - .b Corner Lot: 15.8 metres
- .3 Minimum Lot Depth: 40.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Interior Side Yard Width: 1.2 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, west and east facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

NORTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the northerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both northerly and easterly facing, or if such that it is defined as being both northerly and westerly facing, then the definition which shall apply shall be westerly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or

structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

SOUTHERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting the future Cottrelle Boulevard;

NORTHERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Castlemore Road;

WESTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Airport Road;

EASTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more the garage door width.
- .11 Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- .14 a garage shall not be permitted facing the exterior side yard lot line
- .15 the driveway width shall not exceed the exterior width of the garage

12.1829.3 for the purposes of ~~section-exception~~ 1829:

- .1 shall also be subject to the requirements and restrictions relating to the **RIA-R1 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section exception 1829.2.**

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12.1830 Exception 1830

12.1830.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1A-R1 zone**.

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12.1830.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in **R1A-R1 – Section Exception 1829 zone**.
- .2 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south and west facades. No habitable area greater than 6.75 metres in height shall be permitted.

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OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

NORTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the northerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both northerly and easterly facing, or if such that it is defined as being both northerly and westerly facing, then the definition which shall apply shall be westerly;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

NORTHERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Castlemore Road;

SOUTHERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting the future Cottrelle Boulevard;

WESTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Airport Road;

EASTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

.3 Minimum Lot Area: 375 square metres;

.4 Minimum Lot Depth: 27.0 metres

12.1830.3 for the purposes of ~~section exception~~ 1830:

- .1 shall also be subject to the requirements and restrictions relating to the **RIA-RI zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section exception 1830.2.**

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12.1831 Exception 1831

12.1831.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R2A-R1A, R1 zone.**

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12.1831.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 410 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 13.75 metres and 6.8 metres per dwelling unit;
- .b Corner: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Interior Side Yard Width: 1.2 metres; and 0.0 metres where the common wall of dwelling units coincide with a side lot line
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above the highest finished grade elevation.
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
- .a the maximum garage door width shall be 2.5 metres and the maximum interior garage width shall be 3.1 metres for an interior lot;
- .b the maximum garage door width shall be 5.0 metres and the maximum exterior garage width shall be 5.2 metres for a corner lot;
- .11 Maximum Garage Projection: no part of any garage shall project more than 2.5 metres beyond the main front entrance or beyond a main entry feature
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback

Exception Zones

- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- .14 a garage shall not be permitted facing the exterior side yard lot line
- .15 the driveway width shall not exceed the exterior width of the garage

12.1831.3 for the purposes of ~~section~~ exception 1831:

- .1 shall also be subject to the requirements and restrictions relating to the **R2A-R1A, R1 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section exception 1831.2.**

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12.1832 Exception 1832

12.1832.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2A-R1A, R1 zone;

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12.1832.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in R2A-R1A, R1 – Section Exception 1831 zone
- .2 Maximum Building Height: 11.0 metres

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12.1832.3 for the purposes of ~~section exception~~ 1832:

- .1 shall also be subject to the requirements and restrictions relating to the R2A-R1A, R1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section Exception 1832.2.

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12.1833 Exception 1833

12.1833.1 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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12.1833.2 The lands shall be subject to the following requirements and restrictions:

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- .1 Minimum Lot Area: 425 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.2 metres
 - .b Corner Lot: 17 metres
- .3 Minimum Lot Depth: 28 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .11 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.

Exception Zones

- .12 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- .13 a garage shall not be permitted facing the exterior side yard lot line.
- .14 the driveway width shall not exceed the exterior width of the garage.
- .15 Minimum Setback from a [FloodplainNatural System \(NSF\)](#) zone: 10 metres

12.1834 Exception 1834

12.1834.1 The lands shall only be used for the following purposes:

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

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12.1834.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the lot width is 13.7 metres or greater;
- .8 Maximum Building Height: 11 metres
- .9 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .10 no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.
- .11 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

Exception Zones

- .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- .14 a garage shall not be permitted facing the exterior side yard lot line.
- .15 the driveway width shall not exceed the exterior width of the garage.
- .16 Minimum Setback from a Floodplain (F) Natural System (NS) zone: 10 metres

12.1835 Exception 1835

12.1835.1 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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12.1835.2 The lands shall be subject to the following requirements and restrictions:

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

12.1836 Exception 1836

12.1836.1 The lands shall only be used for the following purposes:

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

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12.1836.2 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: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width: ~~1.2~~ 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- .11 Minimum Setback from a **Floodplain (F)** **Natural System (NS)** zone: 10 metres

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12.1837 Exception 1837

12.1837.1 The lands shall only be used for the following purposes:

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

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12.1837.2 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: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .11 Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1839 Exception 1839

12.1839.1 The lands shall only be used for the following purposes:

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

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12.1839.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the lot width is 13.7 metres or greater.
- .8 Maximum Building Height: 11 meters
- .9 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .10 no garage shall project more than 1.5 metres beyond a front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey;
- .11 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 meters over the maximum garage door width permitted on the lot.

Exception Zones

- .12 Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- .13 Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- .14 a garage shall not be permitted facing the exterior side yard lot line.
- .15 the driveway width shall not exceed the exterior width of the garage.

12.1841 Exception 1841

12.1841.1 The lands shall only be used for the following purposes:

- .1 shall only be used for purposes permitted in an **RIA-R1A, RI – SECTION-EXCEPTION 1804** zone.

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12.1841.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the **RIA-R1A, RI – SECTION-EXCEPTION 1804** zone.
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an **OS-NS or OS-NS – SECTION-EXCEPTION 1807** zone shall be 10 metres.

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12.1842 Exception 1842

12.1842.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **OS, R1A, R1R1A – SECTION EXCEPTION 1805 zone.**

12.1842.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the **R1A, R1 – SECTION EXCEPTION 1804 zone.**
- .2 notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an **OS-NS, or OS-NS – SECTION EXCEPTION 1807** zone shall be 10 metres.

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12.1843 Exception 1843

12.1843.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1A-R1A, R1 – SECTION-EXCEPTION, 1804 zone.**

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12.1843.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the **R1A-R1A, R1 – SECTION-EXCEPTION, 1804 zone.**
- .2 notwithstanding any other provision to the contrary, the minimum lot width shall be 15 metres.

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12.1844 Exception 1844

12.1844.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an OS,R1A,R1R1A – SECTION EXCEPTION, 1805 zone.

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12.1844.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the OS,R1A,R1R1A – SECTION EXCEPTION, 1805 zone.
- .2 notwithstanding any other provision to the contrary, the minimum lot depth shall be 28.0 metres.

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12.1846 Exception 1846

12.1846.1 The lands shall only be used for the following purposes:

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

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12.1846.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 278 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.5 metres
 - .b Corner Lot: 12.3 metres
- .3 Minimum Lot Depth: 26.5 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
 - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
 - .a the maximum cumulative garage door width shall be:
 - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
 - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
 - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
 - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
 - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1846.3 for the purposes of ~~section exception~~ 1846:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1A, R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 1846.2**.

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12.1847 Exception 1847

12.1847.1 The lands shall only be used for the following purposes:

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

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12.1847.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 295 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
 - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
 - .a the maximum cumulative garage door width shall be:
 - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
 - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
 - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
 - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
 - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 2.0 metres into the front or exterior side yard;

12.1847.3 for the purposes of ~~section exception~~ 1847:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1A, R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 1847.2**.

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12.1848 Exception 1848

12.1848.1 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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12.1848.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.8 metres
 - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
 - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
 - .a the maximum cumulative garage door width shall be:
 - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
 - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
 - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
 - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
 - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1848.3 for the purposes of ~~section exception~~ 1848:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 1848.2.**

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12.1849 Exception 1849

12.1849.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an **R1C-R1A zone**;

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12.1849.2 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: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 32.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
 - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
 - .a the maximum cumulative garage door width shall be:
 - .i 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
 - .ii 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

- .b the maximum interior garage width shall be:
 - .i 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
 - .ii 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - .iii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
 - .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1849.3 for the purposes of ~~section exception~~ 1849.:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C R1A zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1849.2.**

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12.1850 Exception 1850

12.1850.1 The lands shall only be used for the following purposes:

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

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12.1850.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 320 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres
 - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 27.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width:
 - .a for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- .8 Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- .10 the following provisions shall apply to garages:
 - .a the maximum cumulative garage door width shall be:
 - .i 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;
 - .ii 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;
 - .b the maximum interior garage width shall be:

Exception Zones

- .i 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;
- .ii 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
- .iii 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
- .c Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- .11 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

12.1850.3 for the purposes of ~~section exception~~ 1850.:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C1A, R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.1850.2**.

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12.1851 Exception 1851

12.1851.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the **C2-GC zone**;
- .2 a motor vehicle washing establishment;

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12.1851.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Rear Yard Depth: 3.0 metres;
- .3 Minimum Exterior Side Yard Width: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Maximum Building Height: 3 storeys, however the height of the building shall not exceed the horizontal distance between the building and the nearest residential zone;
- .6 Minimum Landscaped Open Space:
 - .a Front Yard: 4.5 metres;
 - .b Rear Yard: 3.0 metres;
 - .c Exterior Side Yard: 4.5 metres;
 - .d Interior Side Yard: 3.0 metres;

12.1851.3 for the purposes of ~~section exception~~ 1851:

- .1 for the purposes of this section, the lot line abutting McVean Drive shall be deemed to be the Front Lot Line. The lot lines abutting Cottrelle Boulevard and Maple Valley Street are deemed to be Exterior Side Yard Lot Lines.
- .2 shall also be subject to the requirements and restrictions relating to the **C2-GC** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1851.2**.

12.1853 Exception 1853

12.1853.1 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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12.1853.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in **R1C-R1** – **Section Exception 12.1828** zone
- .2 Maximum Building Height: 11.0 metres

12.1853.3 for the purposes of ~~section exception~~ 1853.:

- .1 shall also be subject to the requirements and restrictions relating to **R12A** zone and all the general provisions of this by-law which are not in conflict with the ones set out in **Section Exception 12.1853.2**.

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12.1854 Exception 1854

12.1854.1 The lands shall only be used for the following purposes:

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

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12.1854.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 384 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres
 - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 32 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .8 Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- .9 Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment
- .10 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

Exception Zones

- .12 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

12.1855 Exception 1855

12.1855.1 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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12.1855.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in **RIA-R1 – Section-Exception 12.1830** zone
- .2 Minimum Lot Area: 375 square metres
- .3 Minimum Lot Depth: 27.0 metres

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12.1855.3 for the purposes of ~~section exception~~ 1855.:

- .1 shall also be subject to the requirements and restrictions relating to **RIA-R1 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **Section Exception 1855.2**.

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12.1857 Exception 1857

12.1857.1 The lands shall only be used for the following purposes:

- .1 a gas bar and gas bar kiosk; and
- .2 all the other purposes permitted in the **HC2-GC₂ Zone**

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12.1857.2 The lands shall be subject to the following requirements and restrictions:

- .1 pertaining to the use of the site for any of the uses permitted by both **SectionExceptions 12.1857.1.1** and **12.1857.1.2**:
 - .a minimum lot width: 33 metres
 - .b minimum of 6 metres of landscaped open space shall be provided abutting all lots limits except at approved access locations.
- .2 pertaining to the use of the site for uses permitted by **SectionException 12.1857.1.1**:
 - .a any residential building on the site shall be removed.
 - .b maximum total area of the gas bar kiosk shall be 75 square metres until full municipal water and sewer services are available.
- .3 pertaining to the use of the site for uses permitted by **SectionException 12.1857.1.2**:
 - .a uses shall only be permitted when the Region of Peel is satisfied that full municipal water and sewer services are available to the site.

12.1857.3 for the purpose of **sectionexception 1857**:

- .1 shall also be subject to the requirements and restrictions relating to the **HC2-GC₂ Zone** which are not in conflict with the ones set out in **SectionException 12.1857.2**.

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12.1857.4 Holding (H):

- .1 The lands shall be used for any of these purposes subsequent to the removal of the holding (H) symbol after August 12, 2003.
- .2 Until the holding (H) symbol is removed, the lands designated **HC2GC(H) – SectionException 1857** on Schedule A to this by-law shall only be used for those purposes permitted in a **Residential EstateResidential Hamlet One (RE,I2RHm1)** Zone subject to the requirements and restrictions of **RE,I2RHm1-SectionException 1519**.

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12.1858 Exception 1858

12.1858.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted within an **R1C R1A, R1 zone**.

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12.1858.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 351 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres;
 - .b Corner Lot: 15.3 metres;
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres.
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.
- .10 No garage 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:
 - .a No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Floodplain Zone Natural System.

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12.1858.3 for the purposes of ~~section exception~~ 1858.:

- .1 shall also be subject to the requirements and restrictions relating to the R1C R1A, R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section Exception 12.1858.2.

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12.1859 Exception 1859

12.1859.1 The lands shall only be used for the following purposes:

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

12.1859.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 222 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.6 metres per lot and 7.3 metres per dwelling unit;
 - .b Corner Lot: 16.4 metres per lot and 6.1 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30.5 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 Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 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 a particular unit is less than 8.0 metres but greater than or equal to 7.0 metres
 - .ii 3.7 metres if the lot width for a particular unit is greater than 8.0 metres

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 (0.9 metres if the lot width is greater than or equal to 11.0 metres) more than the maximum garage door width permitted on the lot.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 Minimum Setback from a Floodplain (F) Natural System (NS) zone:
- .a No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Floodplain Zone Natural System.

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12.1859.3 for the purposes of ~~section exception~~ 1859.:

- .1 shall also be subject to the requirements and restrictions relating to the R2G-R1A, R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section Exception 12.1859.2.

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12.1860 Exception 1860

12.1860.1 The lands shall only be used for the following purposes:

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

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12.1860.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .8 Maximum Driveway Width: 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage
- .9 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than any driveway, encroachment or accessory buildings or structures by this by-law
- .10 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width restriction does not apply to the garage door facing the flankage lot line
 - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

.13 Maximum Bay Window Encroachment:

- .a 0.8 metres into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted into the interior side yard
- .b the width of bay windows (including cumulative width for more than one bay window on a wall) for bay windows in the front and rear yards shall not be greater than one-half the actual width of the dwelling and for bay windows in the exterior side yard not greater than one third the actual length of the dwelling
- .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1860.3 for the purposes of ~~section~~ exception 1860.:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1A, R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.1860.2.**

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12.1861 Exception 1861

12.1861.1 The lands shall only be used for the following purposes:

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

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12.1861.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in the **R1C-R1A, R1 zone** – **Section-Exception 12.1860 zone**
- .2 Setback to **Floodplain (F) Natural System (NS)** zone: notwithstanding any other setback provision to the contrary no buildings or structures, including swimming pools are permitted within 10 metres of any lot line abutting a **Floodplain (F) Natural System (NS)** zone

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12.1861.3 for the purposes of **section-exception 1861.:**

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1A, R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 1861.2.**

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12.1862 Exception 1862

12.1862.1 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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12.1862.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in the **R1C-R1A, R1 – Section-Exception 12.1860 zone**
- .2 Setback to **Floodplain (F), Natural System (NS)** zone: notwithstanding any other setback provision to the contrary, no buildings, structures, swimming pools or hard-surfaced areas are permitted within 7.5 metres of any lot line abutting a **Floodplain (F), Natural System (NS)** zone

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12.1862.3 for the purposes of **section-exception 1862**:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1862.2**.

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12.1863 Exception 1863

12.1863.1 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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12.1863.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in the **R1C-R1A, R1 – Section-Exception 12.1801** zone
- .2 Setback to the **Floodplain-(F)Natural System (NS)** zone: notwithstanding any other setback provision to the contrary, no buildings, structures, swimming pools, or hard-surfaced areas are permitted within 7.5 metres of any lot line abutting a **Floodplain-(F)Natural System (NS)** zone

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12.1863.3 for the purposes of **section-exception 1863.:**

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1863.2.**

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12.1864 Exception 1864

12.1864.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling
- .2 a group home type I
- .3 an auxiliary group home
- .4 a supportive lodging house
- .5 purposes accessory to the other permitted purposes

12.1864.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 432 square metres per lot and 216 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit
 - .b Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres common wall where the setback may be 0.0 metres
- .7 Maximum Driveway Width: the driveway width shall not exceed the outside width of the garage
- .8 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than any driveway, encroachment or accessory buildings or structures permitted by this by-law
- .9 Maximum Garage Door Width:
 - .a 3.1 metres, if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres;
 - .b 3.7 metres, if the lot width for a particular unit is greater than 8 metres;
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot for a unit

Exception Zones

- .10 Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling
- .11 Maximum Porch Encroachment: where the width of the porch is 50% or less of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .12 Maximum Bay Window Encroachment:
 - .a 0.8 metres into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted into the interior side yard;
 - .b the width of bay windows (including cumulative width for more than one bay window on a wall)
 - .c all portions of the bay window projecting beyond the wall are included in the width of the bay window.

12.1864.3 for the purposes of ~~section~~ exception 1864.:

- .1 shall also be subject to the requirements and restrictions relating to the **R2A-R1A, R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.1864.2**.

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12.1865 Exception 1865

12.1865.1 The lands shall only be used for the following purposes:

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

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12.1865.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: 549 square metres
- .3 Minimum Interior Lot Width: 18.3 metres
- .4 Minimum Lot Depth: 30.0 metres
- .5 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling
- .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: those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space
- .9 Maximum Garage Projection: no garage facing the front lot line shall into the front yard beyond a porch or front wall of a dwelling
- .10 Maximum Porch Encroachment: where a lot has a width equal or greater than 15.2 metres and the width of the porch is 50% or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .11 Minimum Rear Yard Setback from a **Floodplain (F) Natural System (NS)** zone: notwithstanding any other setback provision to the contrary, no buildings, structures, or swimming pools are permitted within 7.5 metres abutting a **Floodplain (F) Natural System (NS)** zone;
- .12 the driveway width shall not exceed the width of the garage.

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12.1866 Exception 1866

12.1866.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an ~~R1C~~ **R1A, R1** – ~~Section~~**Exception 12.1839** zone

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12.1866.2 The lands shall be subject to the following requirements and restrictions:

- .2 the requirements and restrictions as set out in an **R1A, R1 R1C** – ~~Section~~**Exception 12.1839** zone.
- .3 Minimum Rear Yard Setback from a ~~Floodplain (F)~~ **Natural System (NS)** zone: 10 metres

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12.1866.3 for the purposes of ~~section~~**exception 1866.:**

- .1 shall also be subject to the requirements and restrictions relating to the **R1A, R1 R1C** zone and all the general provisions of this by-law, which are not in conflict with those in ~~section~~**exception 12.1866.2.**

12.1867 Exception 1867

12.1867.1 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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12.1867.2 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: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line

Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more the garage door width
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 Minimum Setback from a [Floodplain-\(F\)-Natural System \(NS\)](#) zone: no permanent structures or excavations shall be located closer than 10.0 metres to a [Floodplain-Natural Systems](#) zone

12.1867.3 for the purposes of ~~section exception~~ 1867.:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1867.2.**

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12.1870 Exception 1870

12.1870.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a supermarket, including an outside display area;
 - .c a service shop;
 - .d a personal service shop;
 - .e a bank, trust company, and finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a Laundromat;
 - .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
 - .j a printing or copying establishment;
 - .k a commercial school;
 - .l a temporary open air market;
 - .m a place of commercial recreation but not including a billiard hall;
 - .n a community club;
 - .o a health or fitness centre;
 - .p a custom workshop;
 - .q an animal hospital;
 - .r a day nursery
- .2 Other:
 - .a purposes accessory to the other permitted purposes

12.1870.2 The lands shall be subject to the following requirements and restrictions:

- .1 the maximum gross leasable commercial floor area on lands zoned **SC-LC – Section Exception 1870** shall not exceed 10,220 square metres, of which the maximum gross leasable commercial floor area of a supermarket shall be 5,202 square metres;

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Exception Zones

- .2 Minimum Depth/Width of all yards: 6.0 metres, except adjacent to a site daylight triangle at a street intersection and/or adjacent to a full turns access driveway location, in which case the minimum yard depth or width may be reduced to 4.0 metres when the area between the building and property limit are landscaped and not used for parking and driveway purposes;
- .3 Minimum Setback from a Residential Zone:
 - .a 9.0 metres for all buildings and structures; and,
 - .b 6.0 metres for a drive through lane, including stacking spaces
- .4 Maximum Setback of a supermarket from Regional Road 50: 80.0 metres
- .5 Maximum Building Height:
 - .a 3 storeys; or;
 - .b 2 storeys within 20.0 metres of a residential zoned property;
- .6 all garbage and refuse storage areas, including any containers for the storage of recyclable materials and truck loading facilities shall be screened from public streets and residential uses;
- .7 an outside display area for a supermarket shall not be located on areas required for landscaping and parking;
- .8 Minimum Landscaped Open Space:
 - .a 6.0 metres abutting Regional Road 50 and Clarkway Drive and 4.0 metres at a site daylight triangle at a street intersection, except at approved access locations;
 - .b 4.5 metres abutting Cottrelle Boulevard and 4.0 metres at a sight daylight triangle at a street intersection and at a full turns access driveway location when the area between the building and the property limit are landscaped and not used for parking, except at approved access locations; and,
 - .c 3.0 metres abutting all other property limits
- .9 all rooftop units shall be screened;
- .10 the lands zoned **SC-LC – Section-Exception 12.1870** shall be a single lot for zoning purposes

12.1870.3 Holding (H):

- .1 The lands designated **1 (H) – Section-Exception 12.1870.3** on **Schedule A** to this by-law:
 - .a changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
 - .b while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);
 - .c interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

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Exception Zones

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

12.1871A Exception 1871A

12.1871A.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **RE2-RE zone**

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12.1871A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 23.0 metres
- .2 Minimum Setback from a ~~Floodplain (F)~~ **Natural System (NS)** zone: 10.0 metres

12.1871B Exception 1871B

12. 1871B.1 The Holding (H)

- .1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
- .2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);
- .3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
- .4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of ~~Section-Exception 12.1873B.1.4~~ are satisfied.

12.1872A Exception 1872A

12.1872A.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **RERE2** zone

12.1872A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 26.0 metres
- .2 Minimum Setback from a Floodplain (F) zone: 10.0 metres

12.1874 Exception 1874

12.1874.1 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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12.1874.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 330 square metres
 - .b Corner Lot: 380 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line and a side lot line that abuts an Open Space (OS) zone, the minimum lot depth shall be 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 the dwelling;
- .5 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an "F" zone: 10 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 5.5 metres on a lot having a width per unit less than 16 metres but greater than or equal to 11 metres;
 - .ii no maximum is required on a lot having a width per unit greater than 16.0 metres;

Exception Zones

- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot; and,
- .d a garage shall not face the exterior side yard lot line

12.1875 Exception 1875

12.1875.1 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

12.1875.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 410 square metres per lot and 200 square metres per dwelling unit
 - .b Exterior Lot: 460 square metres per lot and 255 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
 - .b Exterior Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .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
- .8 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .9 Maximum Driveway Width: shall not exceed the width of the garage;
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be 2.5 metres on a lot having a dwelling unit width per unit less than 7.0 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 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; and,
 - .d a garage shall not face the exterior side yard lot line
- .11 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling
- .12 Minimum Distance between driveway and street intersection: no portion of a driveway on a corner lot shall be within 5.0 metres of the actual or projected point of intersection of the front and flanking lot lines

12.1878 Exception 1878

12.1878.1 The lands shall only be used for the following purposes:

- .1 the public recreational purposes;
- .2 flood and erosion control;
- .3 conservation area of purposes; and,
- .4 purposes accessory to the other permitted purposes

12.1878.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways.

12.1879 Exception 1879

12.1879.1 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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12.1879.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 485 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard 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 the maximum driveway width shall be no larger than the exterior width of the garage
- .10 Maximum Interior Garage Width: 50% of the minimum lot width
- .11 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling
- .12 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .13 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yard abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement
- .14 no permanent structure, inground swimming pool nor shed shall be located closer than 8.0 metres to an Open Space Zone, except where that Open Space Zone abuts to a TransCanada Pipeline Easement, **section exception 12.1879.2(13)** applies

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- .15 no permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to a rear lot line, where that lot abuts an Open Space Zone along both the rear lot line and side lot line

12.1879.3 for the purposes of ~~section-exception~~ 1879:

- .1 shall be subject to the following requirements and restrictions relating to the **R1A-R1 zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~section exception~~ 12.1879.2.

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12.1880. Exception 1880

12.1880.1 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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12.1880.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 650 square metres
- .2 Minimum Interior Lot Width: 21.0 metres
- .3 Minimum Lot Depth: 31.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Maximum Gross Floor Area of a detached garage: 60 square metres
- .8 The maximum driveway width shall be no larger than the exterior width of the garage
- .9 Maximum Interior Garage Width: 50% of the minimum lot width
- .10 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling
- .11 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
- .12 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement
- .13 no permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to an Open Space Zone, except where that Open Space Zone corresponds to a TransCanada Pipeline Easement, ~~section exception~~ **12.1880.2(12)** applies

12.1880.3 for the purposes of ~~section exception~~ 1880:

- .1 shall be subject to the following requirements and restrictions relating to the **RIA-R1 zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~section exception~~ **12.1880.2.**

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12.1881 Exception 1881

12.1881.1 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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12.1881.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a Interior Lot: 540 square metres
 - .b Corner Lot: 590 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 18.0 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line that abuts an Open Space (OS) zone, the minimum lot depth shall be 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 the dwelling;
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an “NSF” zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
- .a no maximum garage door width; and,
 - .b a garage shall not face the exterior side yard lot line
- .12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1882 Exception 1882

12.1882.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a **R1B-R1A, R1** zone.

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12.1882.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 450 square metres
 - .b Corner Lot: 500 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 16.8 metres
- .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 Interior Side Yard Width: 1.2 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an “**NSF**” zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
 - .a no maximum garage door width; and,
 - .b a garage shall not face the exterior side yard lot line
- .12 Maximum Garage Projection: no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1883 Exception 1883

12.1883.1 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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12.1883.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 360 square metres
 - .b Corner Lot: 410 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres
 - .b Corner Lot: 13.8 metres
- .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 Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Setback of a dwelling from an “NSF” zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 5.0 metres on a lot having a width per unit less than 12.5 metres
 - .ii 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
 - .iii no maximum on a lot having a width per unit greater than or equal to 14.0 metres;

Exception Zones

- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,
 - .d a garage shall not face the exterior side yard lot line
- .12 **Maximum Garage Projection:** no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1884 Exception 1884

12.1884.1 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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12.1884.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a Interior Lot: 325 square metres
 - .b Corner Lot: 370 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 13.0 metres
 - .b Corner Lot: 14.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is not less than 25 per cent of the required minimum lot area.
- .8 Minimum Setback of a dwelling from an **"NSF"** zone: 10.0 metres
- .9 Minimum Landscaped Open Space: all yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways;
- .10 Maximum Driveway Width: shall not exceed the width of the garage;
- .11 the following provisions shall apply to garages:
- .a the maximum garage door width shall be:
 - .i 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
 - .ii no maximum on a lot having a width per unit greater than or equal to 14.0 metres;

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Exception Zones

- .b the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,
 - .d a garage shall not face the exterior side yard lot line
- .12 **Maximum Garage Projection:** no garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling

12.1886 Exception 1886

12.1886.1 The lands shall only be used for the following purposes:

- .1 public recreational purposes;
- .2 flood and erosion control;
- .3 conservation area of purpose; and,
- .4 purposes accessory to other permitted purposes;

12.1886.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways.

12.1887 Exception 1887

12.1887.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the following purposes:
 - .a a retail establishment having no outside storage
 - .b a service shop
 - .c a personal service shop
 - .d a bank, trust company and finance company
 - .e an office (including a medical office)
 - .f a laundromat
 - .g a dining room restaurant, a convenience restaurant, a take-out restaurant, including a drive-thru
 - .h a printing or copying establishment
 - .i a community club
 - .j a health or fitness centre
 - .k a custom workshop
 - .l a day nursery
 - .m a commercial school
 - .n purposes accessory to the other permitted uses.
- .2 the following purposes shall not be permitted:
 - .a an adult entertainment parlour
 - .b an adult video store
 - .c a massage or body rub parlour
 - .d an amusement arcade

12.1887.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 5 metres;
- .2 Maximum Building Height: 2 storeys;
- ~~.3~~ With the exception of approved access locations, landscaped open space shall be provided as follows:

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Exception Zones

4.a a minimum 6.0 metre wide strip abutting Regional Road 50 and 2.5 metres at a site daylight triangle at a street intersection. A 1.0 metre building canopy encroachment is permitted into the minimum 6.0 metre wide landscape open space strip abutting Regional Road 50.

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5.b a minimum 3.0 metre wide strip abutting Cottrelle Boulevard and 2.5 metres at a sight daylight triangle at a street intersection.

6.3 A minimum 5.0 metre wide strip abutting the westerly property boundary;

7.4 A minimum 3.0 metre wide strip abutting the southerly property boundary.

8.5 a hydro transformer located in the rear yard shall have a rear yard setback of 2.5 metres and a hydro transformer located in the interior side yard shall have an interior side yard setback of 1.5 metres.

9.6 All garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.

10.7 All restaurant refuse storage shall be enclosed in a climate controlled area within the building;

11.8 For the purposes permitted in **Section-Exception 12.1887.1.1**, the maximum commercial gross floor area is 2,000 square metres;

12.9 All lands zoned **SC-LC – Section-Exception 1887** shall be treated as one property.

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12.1887.3 for the purposes of ~~section-exception~~ 1887:

.1 shall also be subject to the requirements and restrictions relating to the **SC-LC zone** and all the general provisions of this by-law which are not in conflict with those set out in **section-exception 12.1887.2**.

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12.1888 Exception 1888

12.1888.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an RE2-RE zone

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12.1888.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.3 hectares

12.1889 Exception 1889

12.1889.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an RE2-RE zone

12.1889.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 20.0 metres
- .2 Minimum Setback from a Floodplain (F) Natural System (NS) zone: 10 metres

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12.1890 Exception 1890

12.1890.1 The lands shall only be used for the following purposes:

- .1 retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial school;
- .11 a dining room restaurant; and,
- .12 a take-out restaurant.

12.1890.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.0 metres
- .2 Minimum Interior Side Yard Width: 2.0 metres except where the zone abuts a SC-LC – Section Exception 1891 zone then 0.0 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Maximum Building Height: 1 storey
- .5 Minimum Rear Yard Landscape Strip: 7.8 metres
- .6 Minimum Front Yard Landscape Strip: 4.0 metres
- .7 all garbage and refuse containers shall be enclosed within a climate-controlled room within the building
- .8 for the purposes of this zone, Taverns are not permitted
- .9 for the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line
- .10 drive-thru facilities for restaurant uses shall not be permitted

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- .11 drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone

12.1890.3 for the purposes of ~~section exception~~ 1890:

- .1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned ~~Service Commercial Section Exception 1890 (SC LC Section Exception 1890) and Service Commercial Section Exception 1891 (SC LC Section Exception 1891)~~, shall be treated as a single lot for zoning purposes.
- .2 Shall also be subject to the requirements and restrictions of the ~~SC LC zone~~ and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~section exception 12.1890.2~~.

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12.1891 Exception 1891

12.1891.1 The lands shall only be used for the following purposes:

- .1 retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial school;
- .11 a dining room restaurant; and,
- .12 a take-out restaurant.

12.1891.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: ~~4.0~~ metres
- .2 Minimum Interior Side Yard Width: ~~2.0~~ metres except where the zone abuts a ~~SC-LC~~ **SectionException 1890** zone then 0.0 metres
- .3 Minimum Exterior Side Yard Depth: ~~4~~ metres
- .4 Minimum Rear Yard Depth: ~~7.5~~ metres
- .5 Maximum Building Height: ~~1~~ storey
- .6 Minimum Rear Yard Landscape Strip: ~~7.8~~ metres
- .7 Minimum Front Yard Landscape Strip: ~~4.0~~ metres
- .8 Minimum Exterior Side Yard Landscape Strip: ~~4.0~~ metres
- .9 all garbage and refuse containers shall be enclosed within a climate-controlled room within the building
- .10 for the purposes of this zone, the lot line, which abuts Mayfield Road shall be deemed the Front Lot Line

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Exception Zones

- .11 for the purposes of this zone, any lot line, which abuts the Summer Valley Drive right-a-way shall be deemed the Exterior Side Lot Line
- .12 drive-thru facilities for restaurant uses shall not be permitted
- .13 drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone
- .14 for the purposes of this zone, Taverns are not permitted

12.1891.3 for the purposes of ~~sectionexception~~ 1891:

- .1 Notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned ~~Service Commercial SectionException 1890 (SC-LC, SectionException 1890) and Service Commercial SectionException 1891 (SC-LC, SectionException 1891)~~, shall be treated as a single lot for zoning purposes
- .2 Shall also be subject to the requirements and restrictions of the ~~SC-LC zone~~ and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~sectionexception 12.1891.2~~.

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12.1893 Exception 1893

12.1893.1 The lands shall only be used for the following purposes:

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

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12.1893.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 575 square metres
- .2 Minimum Lot Width: 3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 10 metres
- .5 Minimum Side Yard Width: 1.2 metres except where it abuts a **Floodplain (F) Natural System (NS)** zone, the minimum setback shall be 10 metres
- .6 Minimum Rear Yard Depth: 1.2 metres
- .7 All buildings, structures and swimming pools shall be located a minimum of 10 metres from a **Floodplain (F) Natural System (NS)** zone except for the westerly lot line in which case the setback can be reduced to 5 metres.
- .8 Minimum Driveway width: 1.7 metres
- .9 Minimum Landscaped Open Space: No Requirement

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12.1893.3 for the purposes of **section exception 1893**:

- .1 shall be subject to the following requirements and restrictions relating to the **R1B-R1 zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in **section exception 12.1893.2**.

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12.1895 Exception 1895

12.1895.1 The lands shall only be used for the following purposes:

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

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12.1895.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 520 square metres
- .2 Minimum Lot Width: 30 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 Side Yard Width: 1.2 metres
- .6 Minimum Rear Yard Depth: 10 metres
- .7 Minimum Landscaped Open Space: the entire yard areas shall be landscaped open space other than the driveway, encroachment or accessory building permitted by this by-law
- .8 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
- .9 Maximum Porch Projection: a balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices
- .10 Garage Control: the maximum interior garage width shall be 50% of the dwelling unit width

12.1895.3 for the purposes of ~~section exception~~ 1895:

- .1 shall be subject to the following requirements and restrictions relating to the **R1B-R1 zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~section exception~~ **12.1895.2**.

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12.1897 Exception 1897

12.1897.1 The lands shall only be used for the following purposes:

- .1 a retail establishment;
- .2 one Retail Warehouse Membership Club including a food and non-food component;
- .3 a retail warehouse;
- .4 a service shop excluding auto service;
- .5 a personal service shop;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a bank, trust company, or finance company;
- .9 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 a gas bar;
- .11 a printing establishment;
- .12 a commercial school;
- .13 a garden centre;
- .14 a place of commercial recreation;
- .15 a community club;
- .16 a health or fitness centre;
- .17 a taxi or bus station;
- .18 a custom workshop;
- .19 a pet service shop;
- .20 a furniture and appliance store;
- .21 an art gallery

12.1897.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback requirements shall be as follows:
 - .a Airport Road: 4.0 metres;
 - .b Queen Street: 4.0 metres;

Exception Zones

- .c Maritime Ontario Boulevard: 3.0 metres;
- .d Other yard setbacks: 3.0 metres;
- .e to the north elevation of Costco only: 2.0 metres;
- .2 Landscape Open Space shall be provided as follows:
 - .a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
 - .b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .5 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
- .6 Minimum Landscaped Open Space: 10% of the lot area;
- .7 Minimum Parking Space Requirements: 1 parking space per 23 square metres;
- .8 an adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
- .9 outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .10 ancillary outdoor storage will be permitted in conjunction with a “Retail Warehouse” and a “Retail Warehouse Membership Club including a food and non-food component” and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
- .11 no drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
- .12 no gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
- .13 the aggregate Maximum Gross Leasable Floor Area for the purposes permitted by **SectionException 1897.1** shall not exceed 46,450 square metres (500,000 square feet);
- .14 the maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
- .15 a stand alone supermarket and or a stand alone department store shall not be permitted within this zone;
- .16 a “Retail Warehouse” use shall not exceed 11,612 square metres (125,000 square feet) in size;
- .17 a “Retail Warehouse Membership Club including a food and non-food component” shall not exceed 13,935 square metres (150,000 square feet) in size;
- .18 a “Flea Market” shall not be permitted in this zone;

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12.1897.3 for the purposes of ~~section~~exception 1897:

- .1 for the purposes of this zone, a “Pet Service Shop” shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- .2 for the purposes of this zone, a “Retail Warehouse” shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- .3 for the purposes of this zone, a “Retail Warehouse Membership Club including a food and non-food component” shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the Retail Warehouse Membership Club;
- .4 shall also be subject to the requirements and restrictions relating to the **C2-GC₂ zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in **~~section~~exception 12.1897.2**.
- .5 notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Commercial Two **~~SectionException 1897 (C2-GC₂ – SectionException 1897)~~ and Commercial Two (Holding) ~~SectionException 1898 (C2(H) – SectionException 1898)~~**, shall be treated as a single lot for zoning purposes;

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12.1899 Exception 1899

12.1899.1 The lands shall only be used for the following purposes:

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

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12.1899.2 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: 24 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 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 metres 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 not 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

- .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.

12.1899.3 for the purposes of ~~section-exception~~ 1899:

- .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.