

12.1901 Exception 1901

12.1901.1 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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12.1901.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in an **R1C-R1A, R1 – Section-Exception 1839** zone
- .2 Minimum Setback from a **Floodplain (F)** **Natural System (NS)** zone: 10 metres

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12.1901.3 for the purposes of ~~section exception~~ 1901:

- .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 12.1901.2**.

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12.1902 Exception 1902

12.1902.1 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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12.1902.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 854 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 25.9 metres
 - .b Corner Lot: 27.7 metres
- .3 Minimum Lot Depth: 33.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where the 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: 2.0 metres
- .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 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 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .12 Maximum Bay Window Encroachment:
 - .a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in 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 dwelling;

- .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1902.3 for the purposes of ~~section exception~~ 1902:

- .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 those set out in ~~section exception~~ **12.1902.2.**

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12.1903 Exception 1903

12.1903.1 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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12.1903.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 365 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres
 - .b Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where the 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width
- .10 Maximum Garage Projection:
 - .a no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
 - .b garages facing Pannahill Drive shall not project 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 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .13 Maximum Bay Window Encroachment:
 - .a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in 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 dwelling;
 - .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1903.3 for the purposes of ~~section~~ exception 1903:

- .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 12.1903.2.**

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12.1904 Exception 1904

12.1904.1 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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12.1904.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.2 metres
 - .b Corner Lot: 17.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where the 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
- .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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width
 - .d these restrictions shall not apply for lots having a lot width greater than 16.0 metres
- .10 Maximum Garage Projection:
 - .a no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
 - .b garages facing Pannahill Drive shall not project 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 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .13 Maximum Bay Window Encroachment:
 - .a 0.8m into the front, rear and exterior side yard only, with or without foundation. A bay window encroachment is not permitted in 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 dwelling;
 - .c all portions of the bay window projecting beyond the wall are included in the width of the bay window

12.1904.3 for the purposes of ~~section~~ exception 1904:

- .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 12.1904.2.**

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12.1905 Exception 1905

12.1905.1 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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12.1905.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 319.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 29.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.6 metres for the interior side yard of corner lots;
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .9 Minimum Setback to a Garage Door: 6.0 metres;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 Garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
 - .a the maximum garage door width shall be: 5.5 metres;
 - .b the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .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;
- .13 Maximum Driveway Width:

Exception Zones

- .14 The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage;
- .15 Setback to Floodplain (F) or Open Space ~~Section-Exception 1886~~ (OS-NS, OS – ~~Section-Exception 1886~~) Zone:
- .16 No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Floodplain or Opens Space ~~Section-Exception 1886~~ Zone.

12.1905.3 for the purposes of ~~section-exception 1905~~:

- .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 12.1905.2~~.

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12.1906 Exception 1906

12.1906.1 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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12.1906.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 348.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres;
 - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 29.0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 Minimum Interior Side Yard Width: 1.2 metres;
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .9 Minimum Setback to a Garage Door: 6.0 metres;
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 Garages facing Pannahill Drive shall not project beyond a porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
 - .a the maximum garage door width shall be: 5.5 metres;
 - .b the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .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;
- .13 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;
- .14 Setback to **Floodplain (F) or Open Space Section 1886 (OS NS< OS – Section-Exception 1886) Zone**:

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Exception Zones

- .15 No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Floodplain or Opens Space Section-Exception 1886 Zone.

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12.1906.3 for the purposes of section 1906:

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- .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 12.1906.2.

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12.1907 Exception 1907

12.1907.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the **C1-LC zone**;

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12.1907.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Rear Yard Depth: 5.0 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Interior Side Yard Width: 5.0 metres
- .5 Maximum Building Height: 2 storeys
- .6 Minimum Landscaped Open Space:
- .a 3.0 metres in the front and exterior side yards, except at approved access points.
- .b 5.0 metres for any lot line adjacent to a Floodplain (F) or **NS, OS-Section Exception 1886 zone**.
- .7 Drive-through facilities:
- No drive-through facility or driveway for a drive-through facility shall be located between a building and the front or exterior side property line.
- .8 Outside storage is not permitted.
- .9 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be fully-enclosed within the main building.
- .10 All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.

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12.1907.3 for the purposes of ~~section exception~~ 1907:

- .1 Notwithstanding any other provisions of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.
- .2 For the purposes of this section, the lot line abutting Pannahill Drive is deemed to be the Front Lot Line. The lot line abutting The Gore Road is deemed to be the Exterior Side Yard Lot Line.
- .3 Shall also be subject to the requirements and restrictions relating to the **C1-LC zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.1907.2**.

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12.1909 Exception 1909

12.1909.1 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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12.1909.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 308 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11 metres
 - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 28 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage.
- .5 Minimum Rear Yard Depth: 7.5 metres; which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .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 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.
- .11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

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- .12 Setback to Floodplain (F) or Open Space Section-Exception 1886 (OS NS, OS – Section-Exception 1886) Zone: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Floodplain or Open Space Section-Exception 1886 Zone.

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12.1910 Exception 1910

12.1910.1 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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12.1910.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 360 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12 metres
 - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .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 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.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

Exception Zones

.12 Setback to Floodplain (F) or Open Space Section-Exception 1886 (OS NS, OS – Section-Exception 1886) Zone: No portion of the main building shall be permitted within 7.5 metres of a rear lot line or within 1.2 metres of a side lot line abutting a Floodplain or Open Space Section-Exception 1886 Zone.

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12.1911 Exception 1911

12.1911.1 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.

12.1911.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 195 square meters per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres and 6.8 metres per dwelling unit
 - .b Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space: Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- .9 Maximum Garage Door Width:
 - .a the maximum garage door width shall be:
 - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
 - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
 - .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
 - .b the garage door width restriction does not apply to the garage door facing a flankage lot line.

- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than maximum garage door width permitted on the lot.
- .10 Maximum Driveway Width: The maximum driveway width shall not exceed the outside width of the garage.
- .11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1912 Exception 1912

12.1912.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a bank, trust company and financial company;
- .3 a retail establishment subject to the requirement set out in **section exception 12.1912.2(7)**;
- .4 a personal service shop;
- .5 a dry cleaning and laundry distribution station;
- .6 a dining room restaurant, a convenience restaurant and a take-out restaurant;
- .7 a community club;
- .8 a recreation facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall;
- .11 a motor vehicle sales establishment;
- .12 a motor vehicle leasing establishment; and
- .13 purposes accessory to the permitted purposes including:
 - .a a motor vehicle body shop; and,
 - .b a motor vehicle repair shop

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12.1912.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: ~~—~~4047 square metres;
- .2 all buildings and structures shall be located a minimum of 14.0 metres from the Regional Road #107 (Queen Street East) right-of-way, as widened;
- .3 Maximum Building Height: ~~—~~no restriction;
- .4 a Landscaped Area, not less than 6.0 metres in width, shall be provided and maintained where the lands abut Maritime Ontario Boulevard except at approved driveway locations;
- .5 a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Regional Road #107 (Queen Street East) except at approved driveway locations;
- .6 a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained along all property lines, which do not abut a public road except at approved driveway locations;

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- .7 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .8 the Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:
 - .a the lot has a minimum lot area of 12,141 square metres;
 - .b the lot has a minimum lot width of 60 metres; and,
 - .c the maximum gross commercial floor area of an office building devoted to those uses permitted in **12.1912.1.2 to 10**, shall not exceed 15 percent of an office building;
- .9 Parking shall be provided in accordance with **Section 20** of this by-law;
- .10 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) and Maritime Ontario Boulevard;
- .11 an adult entertainment parlour, an adult video store, an adult video bookstore, and an amusement arcade shall not be permitted;
- .12 outdoor display of goods and materials shall not be permitted along or visible from Regional Road #107 (Queen Street East) or Maritime Ontario Boulevard;
- .13 no drive thru facilities shall be located within 30 metres of Airport Road or Regional Road #107 (Queen Street East).

12.1912.3 for the purposes of ~~section~~exception 1912:

- .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 the ones set out in ~~section~~exception **12.1912.2**.

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12.1913 Exception 1913

12.1913.1 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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12.1913.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres
- .2 Minimum Interior Lot Width: 18.3 metres
- .3 Minimum Front Yard Depth: 6.0 meters to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .4 Minimum Lot Depth: 0 metres
- .5 Minimum Rear Yard Depth: 10 metres
- .6 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;
- .7 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- .8 Where a lot has a width greater than 13.5 meters 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.
- .9 No permanent structures or 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.

12.1913.3 for the purposes of ~~section exception~~ 1913:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~section exception~~ **12.1913.2**.

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12.1917 Exception 1917

12.1917.1 The lands shall only be used for the following purposes:

- .1 Commercial uses:
 - .a gas bar;
 - .b retail establishment;
 - .c service shop;
 - .d personal service shop;
 - .e bank, trust company, and finance company;
 - .f office;
 - .g dry cleaning and laundry distribution station;
 - .h convenience restaurant, dining room restaurant, and take out restaurant;
 - .i printing or copying establishment;
 - .j commercial school;
 - .k garden centre sales establishment;
 - .l place of commercial recreation, but not including a billiard hall;
 - .m community club;
 - .n health and fitness centre;
 - .o custom workshop;
 - .p motor vehicle sales establishment;
 - .q motor vehicle repair shop;
 - .r motor vehicle washing establishment;
 - .s swimming pool sales and service establishment;
 - .t retail warehouse;
 - .u large retail warehouse;
 - .v home furnishing and home improvement retail warehouse;
 - .w hotel;
 - .x convenience store;
 - .y banquet hall;

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- .z a supermarket; and,
- .aa purposes accessory to other permitted uses.
- .2 Industrial uses:
 - .a the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;
 - .b warehouse; and
 - .c purposes accessory to the other permitted uses.

12.1917.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum gross leasable floor area:
 - .a For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of commercial uses, on lands zoned **SCLC-1917, SCLC-1919 and SCLC(H)-1919.**
 - .b For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned **SCLC-1917, SCLC-1918, SCLC-1919 and SCLC(H)-1919.**
 - .c Only one supermarket with a maximum gross floor area of 9290 square metres shall be permitted.
 - .d A motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle washing establishment shall be located a minimum distance of 200 metres from Queen Street East.
- .2 Minimum lot area: 4,050 square metres (1.0 acre).
- .3 Minimum Landscaped Open Space:
 - .a 5 metres abutting a “**Natural SystemFloodplain (NSF)**” zone.
 - .b 6 metres abutting the Regional Road 50 right-of-way, except at approved access locations.
 - .c 3 metres abutting all other lands not zoned **SCLC-1919 and SCLC(H)-1919**, except at approved access locations.
- .4 Minimum building setback:
 - .a 6 metres abutting the Regional Road 50 right-of-way.
 - .b 10 metres abutting a “**Natural SystemFloodplain (NSF)**” zone.
 - .c 3 metres abutting all other lands not zoned **SCLC-1919 and SCLC(H)-1919.**
- .5 Outdoor Storage:

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Exception Zones

- .a Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
 - .b Outdoor storage shall not be located in areas required for landscaping and parking.
 - .c all garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.
- .6 The lot line abutting Queen Street East shall be considered the front lot line.

12.1917.3 for the purposes of [section exception 1917](#):

- .7 Land zoned [SCLC-1917](#), [SCLC-1919](#), and [SCLC\(H\)-1919](#) shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.
- .8 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .9 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8,360.0 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.
- .10 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.
- .11 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 12.1917.2](#).

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12.1919 Exception 1919

12.1919.1 The lands shall only be used for the following purposes:

- .1 Commercial Uses:
 - .a convenience store;
 - .b retail establishment; excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,
 - .c personal service shop;
 - .d bank, trust company, and finance company;
 - .e office;
 - .f dry cleaning and laundry distribution station;
 - .g dining room restaurant, and take out restaurant;
 - .h printing or copying establishment;
 - .i commercial school;
 - .j place of commercial recreation, but not including a billiard hall;
 - .k community club;
 - .l health and fitness centre;
 - .m hotel; and,
 - .n purposes accessory to other permitted uses.

12.1919.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following uses shall not be permitted:
 - .a Retail establishments, personal service shops and service shops that occupy a building having a gross floor area less than 930 square metres.
 - .b Drive through facilities.
- .2 Maximum gross leasable floor area:
 - .a For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned **SCLC-1917** and **SCLC-1919** and **SCLC(H)-1919**.
 - .b For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned **SCLC-1917, SCLC-1918 and SCLC-1919, and SCLC(H)-1919**.

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Exception Zones

- .3 Minimum Building Height: Three (3) storeys.
- .4 Minimum lot area: 4,050 square metres (1.0 acre).
- .5 Minimum Landscaped Open Space:
 - .a 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.
 - .b 3 metres abutting all other lands not zoned **SCLC-1917**, except at approved access locations.
- .6 Minimum building setback:
 - .a 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
 - .b 3 metres abutting all other lands not zoned **SCLC-1917**.
- .7 Outdoor Storage of goods and materials shall not be permitted.

12.1919.3 for the purpose of section 1919:

- .8 Land zoned **SCLC-1917**, **SCLC-1919**, and **SCLC(H)-1919** shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.
- .1 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .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 shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .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 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.
- .4 shall also be subject to the requirements and restrictions relating to the **SCLC zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1919.2**.

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12.1919.4 Holding (H):

- .5 When a holding symbol (H) is appended to the Zone on Schedule A of the Zoning By-law, the lands ~~designated~~ **zoned SCLC(H)-Section-Exception 12.1919** shall be subject to the following provisions.
- .a shall only be used for the following purposes:
- .i Office,
 - .ii Only in conjunction with office uses:
 - .1 Financial Institutions,
 - .2 Personal service shops,
 - .3 Retail establishments, excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,
 - .4 A printing or copying establishment,
 - .5 A convenience store,
 - .6 A dining room restaurant and take-out restaurant, and
 - .7 A health and fitness centre.
- .b shall be subject to the following requirements and restrictions:
- .i The uses in ~~Section-Exception 12.1919.4.1.a.ii~~ shall only be permitted within the first storey or basement of the same building as the primary office use.
 - .ii The following use shall not be permitted:
Drive through facilities.
 - .iii Maximum gross leasable floor area:
 - .1 For commercial uses, excluding offices: 19,800 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned **SCLC-1917 and SCLC-1918.**
 - .2 For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned **SCLC-1917 and SCLC-1918, SCLC-1919 and SCLC(H)-1919.**
 - .iv Minimum Building Height: -Three (3) storeys.
 - .v Minimum lot area: -4,050 square metres (1.0 acre).
 - .vi Minimum Landscaped Open Space:
 - .1 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.

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Exception Zones

- .2 3 metres abutting all other lands not zoned **SCLC-1917** except at approved access locations. Formatted: Highlight
 - .vii Minimum building setback:
 - .1 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
 - .2 3 metres abutting all other lands not zoned **SCLC-1917**. Formatted: Highlight
 - .viii Outdoor Storage of goods and materials shall not be permitted.
- .c 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 **SCLC(H) - Section 12.1919.2**. Formatted: Highlight
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- .d the holding symbol (H) shall not be removed until there is a combined minimum gross floor leasable area of office uses of 9,290 square metres on lands zoned **SC-1914, SC-1915, SC-1916, SC(H)-1916, SCLC-1917, SCLC-1919 and SCLC(H)-1919**. Formatted: Highlight
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12.1921 Exception 1921

12.1921.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 18.2 metres, except where a lot has a side lot line that abuts an **Open Space (OS)** zone, the minimum lot width shall be 17.5 metres;
- .2 Minimum Lot Depth: 30.0 metres, except where a lot has a rear lot line that abuts a **Floodplain (F) Natural System (NS)** zone, the minimum lot depth shall be 27.0 metres;
- .3 Minimum front yard depth shall be 4.5 metres to the main wall, including a side wall of a garage, and 6.0 metres to the front of the garage, but in the case of a 3 bay garage, the front yard setback for one or two of the garage bays may be reduced to 5.0 metres;
- .4 Minimum exterior side yard width shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line;
- .5 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .6 Notwithstanding **section 13.4.2(j)(2)** of the by-law, a garage shall be permitted to face the front lot line and interior side lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .7 Notwithstanding **section 13.4.2(j)(3)** of the by-law, dwellings containing a 3 car garage shall:
 - .a have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line or a flankage lot line; or shall, and,
 - .b have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres where the garage door faces an interior side lot line;
- .8 Notwithstanding **section 13.4.2(j)(4) and (5)** of the by-law: a maximum of 25 per cent of the dwelling units shall be permitted to have a 3 bay garage with a maximum interior garage width of 57 % of the dwelling unit width, provided that no more than 2 abutting lots facing a street have a 3 bay garage and that the related driveways of those 2 lots are not paired together;
- .9 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations, and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

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12.1922 Exception 1922

12.1922.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- .3 Notwithstanding **section 13.4.2(j)(2) of the by-law**, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .4 Notwithstanding **section 13.4.2(j)(3) of the by-law**, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .5 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

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12.1923 Exception 1923

12.1923.1 The lands shall only be used for the following purposes:

.1 Commercial Uses

- .a a recreation facility and structures;
- .b a public and utility use;
- .c a banquet hall;
- .d a retail warehouse, having no outside storage;
- .e the following uses located within 180 metres of Goreway Drive:
 - .i a retail establishment, having no outside storage;
 - .ii a service shop;
 - .iii a personal service shop;
 - .iv a bank, trust company and financial company;
 - .v an office use;
 - .vi a dry cleaning and laundry distribution station;
 - .vii Any combination of two of the following restaurants: a dining room restaurant, a convenience restaurant and a take-out restaurant;
 - .viii a printing establishment;
 - .ix a health or fitness centre;
 - .x a commercial, technical or recreational school;
 - .xi a motel; and,
 - .xii a community club;

.2 Industrial Uses

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .b a distribution centre; and,
- .c a warehouse.

.3 Other:

- .a purposes accessory to the other permitted purposes.

12.1923.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: ~~—~~0.6 hectares, except within 180 metres of Goreway Drive, which shall be 0.4 hectares;
- .2 Minimum Lot Width: ~~—~~50 metres;
- .3 Minimum Lot Depth: ~~—~~45 metres;
- .4 Yard Depth and Width(s):
 - .a Minimum Yard Depth: 6.0 metres, except for an Industrial Use which shall be 9.0 metres from any public street lot line; and,
 - .b Maximum Yard Depth: None, except for an Industrial Use which shall be 25.0 metres from the Regional Road 107 lot line;
- .5 Minimum Building Height: ~~—~~5.5 metres, except for a restaurant which shall not have a minimum building height;
- .6 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a abutting Regional Road 107: ~~—~~9.0 metres, except in conjunction with Commercial Uses within 170.0 metres of Goreway Drive, which shall be 6.0 metres;
 - .b abutting Goreway Drive: ~~—~~6.0 metres, except in conjunction with Commercial Uses which shall be 4.5 metres;
 - .c abutting Auction Lane: 3.0 metres; and,
 - .d abutting all interior property lines: ~~—~~none.
- .7 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure;
- .8 Outdoor storage shall not be permitted;
- .9 Maximum Lot Coverage:
 - .a Commercial Uses: ~~—~~35 %;
 - .b Other Uses: ~~—~~50 %;
- .10 Maximum Gross Floor Area per restaurant shall be 300 square metres, and the total gross leasable floor area for two restaurants shall not exceed 579 square metres;
- .11 Maximum gross floor area devoted to an office, a personal service use, and a dry cleaning establishment shall be restricted to a maximum of 465 square metres per use;
- .12 Maximum gross floor area devoted to the sale of food in any retail establishment shall be 929.0 square metres;
- .13 An adult entertainment parlour, a massage parlour, an adult video store or an adult bookstore shall not be permitted;

12.1923.3 for the purposes of ~~section~~exception 1923:

- .14 RETAIL WAREHOUSE- shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

12.1924 Exception 1924

12.1924.1 The lands shall only be used for the following purposes:

- .1 Commercial Uses
 - .a a gas bar; and,
 - .b only in conjunction with a gas bar, a motor vehicle washing establishment, a retail establishment having no outside storage, a convenience store, convenience restaurant, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company as an accessory use;
- .2 Other Uses
 - .a Purposes accessory to the other permitted purposes.

12.1924.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.4 hectares;
- .2 Minimum Lot Width: 40 metres;
- .3 Minimum Lot Depth: 45 metres;
- .4 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a 4.5 metres abutting Regional Road 107 and Goreway Drive, and 3.0 metres at a site daylight triangle at a street intersection; and,
 - .b none abutting all other property lines.
- .5 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure.

12.1925 Exception 1925

12.1925.1 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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12.1925.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the ~~R1C-R1A, R1 – Section-Exception~~ 1904 zone
- .2 Minimum Building Setback to the northerly side lot line: 3.0 metres

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12.1927 Exception 1927

12.1927.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for those purposes permitted in a ~~R1F R1A, R1~~ – 14.3 zone;

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12.1927.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Setback from a ~~Floodplain (F)~~Natural System (NS) Zone: No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a ~~Floodplain-Natural System~~ Zone. A balcony or porch, that does not include a basement, may project into the minimum ~~floodplain-natural system~~ setback by a maximum of 2.5 metres.
- .1 Garages:
- .a the maximum cumulative garage door width permitted is 5.5 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.
 - .b The maximum gross floor area of a detached garage located in a rear yard: 40 square metres.

12.1928 Exception 1928

12.1928.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for those purposes permitted in a **R1F-R1A, R1 – 11.6 zone**;

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12.1928.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Setback from a ~~Floodplain (F)~~ **Natural System (NS)** Zone: No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a ~~Floodplain~~ **Natural System** Zone. A balcony or porch, that does not include a basement, may project into the minimum ~~floodplain-natural system~~ setback by a maximum of 2.5 metres.
- .1 Garages:
 - .a the maximum cumulative garage door width permitted is 5.05 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.
 - .b Garages located in the rear yard shall not have a gross floor area greater than 36 square metres.

12.1929 Exception 1929

12.1929.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling; and,
- .2 purposes accessory to the other permitted purposes.

12.1929.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit
- .2 Minimum dwelling unit width: 6 metres
- .3 Minimum Building Setback:
 - .a 7.5 metres from any lot line;
 - .b No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Floodplain (F) Natural System (NS) Zone. A balcony or porch may project into the minimum setback by a maximum of 2.5 metres.
- .4 Minimum Landscaped Open Space: a 7.5 metre wide landscaped strip shall be provided abutting a "Floodplain (F) Natural System (NS)" zone.
- .5 An open space landscaped area having a minimum area of 45 square metres shall abut the rear or exterior side wall of each dwelling unit
- .6 Minimum Landscaped Open Space: 35 percent of the lot area.
- .7 Minimum hydro transformer setback: 1.8 metres from a street, except from Bramalea Road in which case the minimum setback shall be in accordance with the provisions of the By-law.
- .8 Maximum Building Height: 2 storeys;
- .9 Garages:
 - .a no garage shall project out in front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the dwelling unit.
 - .b Maximum Garage Door Width:
 - .i 2.5 metres for a dwelling unit that has a width less than 8.2 metres
 - .ii 3.1 metres for a dwelling unit that has a width less than 9.2 metres but greater than or equal to 8.2 metres
 - .iii 3.7 metres for a dwelling unit that has a width greater than or equal to 9.2 metres
- .10 The width of a driveway for a townhouse unit shall not exceed the width of the garage of the unit.

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Exception Zones

- .11 A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres.

12.1932 Exception 1932

12.1932.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 an office;
- .3 bank, trust company, or financial institution;
- .4 a service shop;
- .5 a recreation facility or structure;
- .6 a community club;
- .7 a garden centre sales establishment;
- .8 manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;
- .9 retail warehouse;
- .10 a dry cleaning and laundry distribution station;
- .11 a dining room restaurant, a takeout restaurant;
- .12 a commercial school, technical school, recreational school; and,
- .13 purposes accessory to the permitted purposes.

12.1932.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Front Yard Depth: 17.0 m to the closest building fronting Queen Street East;
- .2 Minimum Rear Yard Depth: 3.0 m;
- .3 Minimum Interior Side Yard Width: 4.0 m;
- .4 Minimum Exterior Side Yard Width: 3.0 m;
- .5 No outdoor storage shall be permitted;
- .6 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened from Queen Street East.
- .7 No drive through facilities shall be permitted; and
- .8 Minimum Landscaped Open Space:
 - .a Queen Street East: 9.0 m;
 - .b Delta Park Boulevard: 3.0 m except at an approved access location;

.c Tracey Boulevard: 3.0 m except at an approved access location;

.9 For purposes of the Zoning By-law, Queen Street East shall be deemed the front lot line.

12.1932.3 for the purposes of ~~section~~exception 1932:

.1 Retail Warehouse shall mean a building or structure, or a part of a building or structure, 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

12.1933 Exception 1933

12.1933.1 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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12.1933.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres
 - .b Corner Lot: 21.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard 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: 4.5 metres, 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% 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 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 Minimum Setback from a **Floodplain (F) Natural System (NS)** zone: 10 metres
- .11 no permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures on lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.

12.1933.3 for the purposes of ~~section exception~~ 1933:

- .1 shall be subject to the following requirements and restrictions relating to the **R1A-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~~ **12.1933.2**.

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12.1934 Exception 1934

12.1934.1 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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12.1934.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 630 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 21.0 metres
- .b Corner Lot: 23.7 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard 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: 4.5 metres, 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% 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 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 Setback from a **Floodplain (F)** **Natural System (NS)** zone: 10 metres for the rear wall of the main building or 5.0 metres for a side wall of the main building

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12.1934.3 for the purposes of ~~section exception~~ 1934:

- .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~~ **12.1934.2**.

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12.1935. Exception 1935

12.1935.1 The lands shall only be used for the following purposes:

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

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12.1935.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 600 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 24.0 metres
 - .b Corner Lot: 26.7 metres
- .3 Minimum Lot Depth: 25.0 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: 1.5 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: 4.5 metres, 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% 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 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 Minimum Setback from a **Floodplain (F) Natural System (NS)** zone: 10 metres

12.1935.3 for the purposes of ~~section exception~~ 1935:

- .1 shall be subject to the following requirements and restrictions relating to the **R1A zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~section exception~~ **12.1935.2**.

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12.1936 Exception 1936

12.1936.1 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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12.1936.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 350 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres.
 - .b Corner Lot: 15.3 metres.
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
 - .b 1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
 - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.1937 Exception 1937

12.1937.1 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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12.1937.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 430 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 16.5 metres.
- .b Corner Lot: 18.3 metres.
- .3 Minimum Lot Depth: 26 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a ~~nonresidential~~non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Garage Door Width:
- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

Exception Zones

- .9 Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.0 metres beyond a porch or front wall of a dwelling.
- .10 When a holding symbol (H) is appended to the Zone on **Schedule A** of the Zoning By-law, the lands designated **RIAR1(H)-Section Exception 1937** shall be only be used for the purposes of the **OS zone**.
- .11 the holding symbol (H) shall not be removed until the Commissioner of Planning, Design and Development is satisfied that the lands are not required to provide a pedestrian pathway.

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12.1939 Exception 1939

12.1939.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a R3C-R2 zone.

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12.1939.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 140 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.75 metres
 - .b Corner Lot: 7.0 metres
- .3 Minimum Lot Depth: 24.5 metres.
- .4 Minimum Yard Setback for a Principal Building:
 - .a The front wall of a dwelling unit: 3 metres to a private road.
 - .b The rear wall of a dwelling unit: 6 metres to a lot line.
 - .c The side wall of a dwelling unit:
 - .i 3 metres to a public road and 2 metres to a private road;
 - .ii 1.5 metres to a lot line not zoned in the same zoning category but 1.2 metres to a lot line zoned in the any other category.
 - .d The garage door opening shall have a minimum setback of 6 metres from a private road.
- .5 Maximum Porch Encroachment: 1.8 metres into the minimum front yard depth.
- .6 Maximum Building Height: 11.0 metres or 3 storeys.
- .7 Maximum Lot Coverage: No requirement.
- .8 Minimum Landscaped Open Space: 40 percent of lot area.
- .9 Garage Control:
 - .a The maximum garage door width per dwelling unit shall be 2.5 metres;
 - .b The maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to a private road than the ground floor main entrance of the dwelling unit;
 - .c No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit;
 - .d These requirements do not apply to the garage door facing a flankage lot line.

12.1944 Exception 1944

12.1944.1 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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12.1944.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 440 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.24 metres
 - .b Corner Lot: 17.04 metres.
- .3 Minimum Lot Depth: 29 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres..
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .7 Minimum Interior Side Yard: 1.2 metres on one side and 0.6 metres of the other.
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
 - .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.

Exception Zones

- .10 Maximum Porch Projection: Where a lot has a width 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 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.

12.1944.3 for the purposes of ~~section exception~~ 1944:

- .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~~ **12.1944.2.**

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12.1945 Exception 1945

12.1945.1 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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12.1945.2 The lands shall be subject to the following requirements and restrictions:

- .1 those purposes permitted in an **R1B-R1 – Section Exception 1944** zone and the requirements and restrictions as set out in an **R1B-R1 – Section Exception 1944** zone.

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12.1945.3 for the purposes of ~~section exception~~ 1945:

- .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~~ **12.1945.2**.

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12.1946 Exception 1946

12.1946.1 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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12.1946.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 530 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.3 metres
 - .b Corner Lot: 20.1 metres.
- .3 Minimum Lot Depth: 29 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area. Where a rear yard abuts a **Floodplain (F) Natural System (NS)** Zone the minimum rear yard setback shall be 7.5m.
- .7 Minimum Interior Side Yard: 1.2 metres
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 Maximum Interior Garage Width: the maximum interior garage width shall not exceed 50% of the width of the dwelling unit.; -5
- .10 Maximum Porch Projection: Where a lot has a width 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 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.
- .12 a minimum 7.5 metre structural rear yard setback is required for all lots abutting **Floodplain Natural System (NS) Zone (F)** and no buildings, accessory structures, (including sheds, pools, decks or patios), paved/hardened surfaces or any other infrastructure are permitted within this 7.5 metre setback area.

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12.1946.3 for the purposes of ~~section-exception~~ 1946:

- .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~~ **12.1946.2.**

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12.1947 Exception 1947

12.1947.1 The lands shall only be used for the following purposes:

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

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12.1947.2 The lands shall be subject to the following requirements and restrictions:

- .1 those purposes permitted in a **RIA-R1 – Section-Exception 1787 zone**, and the requirements and restrictions as set out in an **R1 A – Exception Section-1787 zone**.

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12.1947.3 for the purposes of ~~section exception~~ 1947:

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- .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~~ **12.1947.2**.

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12.1948 Exception 1948

12.1948.2~~1~~ The lands shall only be used for the following purposes:

shall only be used for the purposes permitted by [section-exception 12.1948.1\(1\)](#), or the purposes permitted by [section-exception 12.1948.1\(2\)](#), but not both sections and not any combination of both [sectionexceptions](#):

either:

.1 the following:

- .a those purposes permitted in an [OS-P zone](#); and,
- .b purposes accessory to the other permitted purposes;

or:

.2 the following:

- .a those purposes permitted in a [R1B-R1 – SECTION-EXCEPTION 1944](#) zone; and,
- .b purposes accessory to the other permitted purposes.

12.1948.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in a [R1B-R1 – EXCEPTION SECTION 1944](#) zone, the requirements and restrictions as set out in an [R1B-R1 – SECTION-EXCEPTION 1944](#) zone;
- .2 for those purposes permitted in an [OS](#) zone, the requirements and restrictions as set out in an [OS P zone](#);
- .3 shall also be subject to all the general provisions of this by-law which are not in conflict with the ones set out in [section-exception 12.1948.2](#).

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12.1949 Exception 1949

12.1949.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a **R1F R1A, R1** zone.

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12.1949.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in an **R1F R1A, R1** zone.

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.2 Garage Control:

- .a where the minimum interior lot width in **13.5.2(a)** is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is **13.5.2(a)** is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling.

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- .b No garage shall face the flankage lot line

- .c The maximum cumulative garage door width for an attached garage shall be 5.5 metres.

- .d The maximum interior garage width of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; unless the interior lot width in 13.5.2(a) is greater than 14 metres, then the maximum interior garage width shall be 50% of the dwelling unit width.

- .3 The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width, unless (i) where a decorative pier is included on the outside of the garage between the garage doors, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width and (ii) the interior lot width in **13.5.2(a)** is greater than 14.0 metres, then the maximum interior garage width shall be 50 percent of the dwelling unit width.

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12.1950 Exception 1950

12.1950.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a R2D, R1A, R1 zone.

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12.1950.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in an R1A, R1 R2D zone.
- .2 Minimum Dwelling Unit Width: 5.6 metres
- .3 Garage Control:
 - .a No garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
 - .b No garage shall face the flankage lot line
 - .c The maximum cumulative garage door width for an attached garage shall
 - .i 2.5 metres if the minimum lot width of an interior dwelling unit in 15.7.2(a) is less than 8.2 metres;

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12.1951 Exception 1951

12.1951.1 The lands shall only be used for the following purposes:

- .1 recreation facility or structure

12.1951.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 15.0 metres
- .2 Minimum Exterior Side Yard Width: 5.0 metres
- .3 Minimum Rear Yard Depth: 3.0 metres
- .4 Maximum Building Height: 1 storey
- .5 Minimum Landscape Open Space: 3.0 metres wide abutting all property boundaries, except at approved access locations.
- .6 Minimum Building Setback to **OS-NS, OS₁ – 1886 zone**: 7.5 metres
- .7 Maximum Building Coverage: 25 %
- .8 for the purposes of **RC – 1951**, the front yard is Don Minaker Drive
- .9 all lands zoned **RC – 1951** shall be treated as one property.
- .10 for the purposes of **RC – 1951**:
 - .a RECREATION FACILITY OR STRUCTURE shall mean a building or place, an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreation facility may include, but shall not be limited to, a squash court, swimming pool, fitness centre, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch, shuffleboard court and a parking lot. In addition, a dining room restaurant and banquet hall is permitted within the recreation facility. A recreation facility or structure shall not include a bowling alley, billiard hall or amusement arcade.

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12.1953 Exception 1953

12.1953.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in **an NSF zone**
- .2 a golf course and accessory purposes
- .3 a tennis court
- .4 a golf driving range

12.1953.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to **OS-NS, OS_A – 1886** zone for an accessory use: 7.5 metres
- .2 Minimum Setback to **F-NS_A – 1597** zone for an accessory use: 10.0 metres
- .3 Parking:
 - .a Tennis Court: 4 spaces for each court
 - .b Golf Driving Range: 1 parking space for each tee.

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12.1954 Exception 1954

12.1954.1 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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12.1954.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 470 square metres
- .2 Minimum Lot Width: 21.0 metres
- .3 Minimum Lot Depth: 18.0 metres
- .4 Minimum Front Yard: 4.5 metres, but 6.0 metres to the front of the garage
- .5 Minimum Rear Yard: 6 metres
- .6 Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
- .7 Permitted Balcony or Porch Encroachment: A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices.

12.1957 Exception 1957

12.1957.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot area: ~~—~~1,500 square metres
- .2 Minimum lot depth: ~~—~~57 metres
- .3 Minimum rear yard depth: ~~—~~15 metres
- .4 Minimum setback to an **'NSF' Zone**: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 5 metres of a side lot line abutting an **'NSF' Zone**

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12.1958 Exception 1958

12.1958.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum exterior side yard width: 3.5 metres
- .2 Minimum setback to an 'NSF' Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 7.5 metre of a rear lot line abutting an 'NSF' Zone, or 5 metres of a side lot line abutting an 'NSF' Zone

12.1959 Exception 1959

12.1959.1 The lands shall be subject to the following requirements and restrictions:

- .1 minimum setback to an 'NSF' Zone: no permanent structures, including in-ground swimming pools, accessory buildings or excavations shall be located within 7.5 metres of a rear lot line abutting an 'FNS' Zone, or 5 metres of a side lot line abutting an 'NSF' Zone

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12.1960 Exception 1960

12.1960.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot size: 1,200 square metres
- .2 Minimum lot depth: 57 metres
- .3 Minimum rear yard depth: 15 metres

12.1961 Exception 1961

12.1961.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted in the ~~R2E-R1~~ – x Zone.

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12.1961.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per dwelling unit: Shall be the value of 24 times the minimum lot width in square metres.
- .2 Minimum Lot Depth: 24 metres.

12.1962 Exception 1962

12.1962.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1E-R1A, R1 zone**.

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12.1962.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in a **R1E-R1A, R1 zone**.

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.2 Minimum Lot Area:

- .a 546.0 square metres, except where a lot has a rear lot line that abuts an Open Space (OS) zone, the minimum lot area shall be 525.0 square metres.

.3 Minimum Front Yard Depth:

- .a 4.5 metres for any portion of a dwelling, including a side wall of a garage, but shall be 6.0 metres when the front of a garage faces a street.

.4 Minimum Lot Depth:

- .a 30.0 metres, except where a lot has a rear lot line that abuts an Open Space (OS) zone, in which case the minimum lot depth shall be 22.0 metres.

.5 Minimum Interior Side Yard Width:

- .a 1.2 metres for the first storey and 1.5 metres for the second storey.

.6 Garage Control:

- .a No garage shall project into the front yard beyond a porch or front wall of a dwelling, except when the garage has a garage door that faces a side lot line.
- .b No garage shall face the flankage lot line.
- .c On Lots greater than 18.2 metres in width, the maximum interior garage width, of an attached garage, shall be 57 % of the dwelling unit width.

- .7 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1963 Exception 1963

12.1963.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1E R1A, R1 zone.**

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12.1963.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in a **R1A, R1 R1E zone.**
- .2 Minimum Exterior Side Yard Width:
 - .a 4.5 metres, which may be reduced to 4.0 metres where that portion of a dwelling abuts an entry feature block, and which may be further reduced to 2.0 metres for that portion of a dwelling which abuts a site daylight triangle at the McVean Drive street intersection.
- .3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1964 Exception 1964

12.1964.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1E-R1A, R1 zone**.

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12.1964.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in a **R1E-R1A, R1 zone**.
- .2 Minimum Lot Width:
- .a Interior Lot: 12.2 metres; and,
- .b Corner Lot: 15.5 metres, except for a lot has a rear lot line that abuts a **R2A-R1A, R1 – 1864** and **R1C-R1A, R1 – 1860 zone**, the minimum lot width shall be 14.5 metres.
- .3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

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12.1965 Exception 1965

12.1965.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F, R1A, R1 zone**.

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12.1965.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions as set out in a **R1A, R1, R1F zone**.
- .2 Minimum Lot Depth: 28.0 metres.
- .3 Encroachment: A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

12.1967 Exception 1967

12.1967.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in a **R1E R1 – x zone**.

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12.1967.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Northerly Interior Side Width: 6.2 metres.

12.1968 Exception 1968

12.1968.1 The lands shall only be used for the following purposes:

- .1 offices, including offices for doctors, dentists or drugless practitioners
- .2 a retail establishment
- .3 a service shop
- .4 a motor vehicle washing establishment
- .5 a motor vehicle sales establishment
- .6 a gas station
- .7 a hotel or motel
- .8 a banquet hall
- .9 a commercial school
- .10 a health and fitness centre
- .11 a dining room restaurant and convenience restaurant
- .12 a veterinary clinic
- .13 a financial institution
- .14 purposes accessory to the other permitted purposes
- .15 the following purposes shall not be permitted:
 - .a an adult entertainment parlour
 - .b an adult video store
 - .c an adult book store
 - .d a massage or body rub parlour
 - .e an amusement arcade

12.1968.2 The lands shall be subject to the following requirements and restrictions:

- .16 Minimum Lot Area: 0.8 hectares
- .17 Minimum Front Yard Setback: 4.5 metres
- .18 Minimum Interior Side Yard Setback: 3.0 metres
- .19 Minimum Exterior Side Yard Setback Abutting Beaumaris Drive: 3.0 metres, except along a daylight triangle, the minimum building setback shall be 1.5 metres

Exception Zones

- .20 Maximum Exterior Side Yard Setback Abutting Beaumaris Drive: 12.0 metres
- .21 Minimum Rear Yard Setback: 7.0 metres
- .22 Maximum Lot Coverage by all Buildings and Structures: 25% of the lot area
- .23 Maximum Building Height: 2 storeys
- .24 Maximum Number of Buildings: 2
- .25 Minimum Landscaped Open Space:
 - .a a 9.0 metre wide landscaped open space area shall be provided abutting Queen Street East for uses permitted in **Exception 1968.1 (3), (4) and (6)**, except at approved access locations.
 - .b a 4.5 metre wide landscaped open space area shall be provided abutting Queen Street East for uses permitted in **SectionException 1968.1 (1), (2), (5) and (7) through (14)**, except at approved access locations.
 - .c a 3.0 metre wide landscaped open space area shall be provided abutting Beaumaris Drive, Abacus Road and along the daylight triangle, except at approved access locations. A building may encroach 1.5 metres into the minimum landscape requirement along a daylight triangle.
- .26 all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Queen Street East.
- .27 all restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- .28 no outside storage of goods, materials or machinery shall be permitted.

12.1968.3 for the purposes of ~~section~~**exception 1968**:

- .1 for the purposes of this by-law, Queen Street East shall be the front yard.

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12.1969 Exception 1969

12.1969.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1-11.6 zone.**

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12.1969.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width for an attached garage shall be 7.5 metres;
- .2 The maximum interior garage width shall be 9.14 metres; and
- .3 The maximum building height shall be 12.0 metres.

12.1970 Exception 1970

12.1970.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for private open space purposes, and no buildings or structures including above and below ground pools or ponds shall be constructed.

12.1970.2 for the purposes of section 1970:

- .1 This OS – Section Exception 1970 zone applies to lands 5 metres wide from the rear lot line of the lot.

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12.1971 Exception 1971

12.1971.1 The lands shall only be used for the following purposes:

- .1 Commercial Uses
 - .a the purposes permitted in a **C1-LC zone**
 - .b a day care centre
 - .c a commercial school
 - .d a dentist office
- .2 Other Use
 - .a a single detached dwelling on a lot separate from the permitted commercial uses

12.1971.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 50 metres
- .2 Minimum Yards – 3.0 metres abutting all lot lines except a lot line abutting an **NSF zone** in which case the minimum setback shall be 7.5m
- .3 Minimum Landscape Open Space – 3.0 metres abutting all lot lines except at approved access locations
- .4 The requirement of providing a loading space shall not apply provided the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres
- .5 No drive through facilities are permitted except for those used in conjunction with a bank, trust company, finance company, convenience restaurant and take-out restaurant
- .6 For the purpose permitted by **12.1972.1(b)(1)**, the requirements and restrictions of the **R1F-11.6 zone**

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12.1972 Exception 1972

12.1972.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1ER1-11.6 zone**.

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12.1972.2 The lands shall be subject to the following requirements and restrictions:

- .2 **Section 10.12** shall not apply;
- .3 The minimum interior side yard width shall be 0.6 metres;
- .4 The rear lot line shall be deemed to be the lot line most distant from Clarkway Drive and substantially parallel thereto.

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12.1973 Exception 1973

12.1973.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R3DR2-6.0 zone.

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12.1973.2 The lands shall be subject to the following requirements and restrictions:

- .2 Bellchase Trail shall be deemed to be the Front Lot Line;
- .3 The Minimum Rear Yard Depth shall be 6.0 metres;
- .4 The Maximum Building Height shall be 11.0 metres;
- .5 Section 10.13.2 shall not apply;
- .6 All lots shall be deemed to be Interior Lot

12.1974 Exception —1974

12.1974.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R2DR1-7.9 zone**.

12.1974.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width of an attached garage shall be 3.5 metres.

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12. 1975. Exception 1975

12.1975.1 The lands shall only be used for the following purposes:

- .1 a daycare centre;
- .2 a pharmacy;
- .3 a veterinary clinic;
- .4 a commercial school;
- .5 a religious institution;
- .6 a drive-through facility in conjunction with any permitted purpose.

12.1975.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Minimum Front Yard shall be 3.0 metres;
- .2 The Minimum Exterior and Interior Yard Depth shall be 3.0 metres;
- .3 The Minimum Rear Yard Shall be 6.0 metres;
- .4 The requirement of providing a loading space shall not apply provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .5 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated C1-LC H – Section Exception 1975 are not subject to flooding.
- .6 Until the holding [H] symbol is removed, the lands designated C1[H] – Section 1975 shall only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.”

12.1977 Exception —1977

12.1977.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R2ER1A, R1-7.5 zone.**

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12.1977.2 The lands shall be subject to the following requirements and restrictions:

- .1 The front lot line shall be deemed the Peachill Court lot line
- .2 No fence exceeding 1.0 metres in height shall be located in the exterior side yard within 15 metres of the front lot line.

12.1978 Exception 1978

12.1978.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an ~~R1E-11.6~~ zone.

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12.1978.2 Holding:

- .1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated ~~R1E-11.6 [H]~~ – ~~Section Exception 1978~~ are not subject to flooding.
- .2 Until the holding [H] symbol is removed, the lands designated ~~R1E-11.6 [H]~~ – ~~Section Exception 1978~~ shall only be used for those purposes permitted in the ~~A~~ zone, subject to the requirements and restrictions of the ~~A~~ zone, and all the general provisions of this by-law.

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12. 1979. Exception 1979

12.1979.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1E-10.4 zone**.

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12.1979.2 The lands shall be subject to the following requirements and restrictions:

- .1 The holding [H] symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied with arrangements that ensure the lands designated **R1E-10.4 [H] – Section-Exception 1979** are not subject to flooding.
- .2 Until the holding [H] symbol is removed, the lands designated **R1E-10.4 [H] – Section-Exception 1979** shall only be used for those purposes permitted in the **A zone**, subject to the requirements and restrictions of the **A zone**, and all the general provisions of this by-law.

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12.1979. **Section-Exception** No.1979 for the purposes of **section Section-Exception** No.1979:

- .1 Shall also be subject to the requirements and restrictions relating to the **R23E-x zone** and all the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12 1979.2**.

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12.1980 Exception —1980

12.1980.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F11R1 11.6 zone**.

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12.1980.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Northerly Interior Side Yard – 2.5 metres
- .2 Minimum Southerly Interior Side Yard – 0.6 metres.

12.1981 Exception 1981

12.1981.1 The lands shall only be used for the following purposes:

.1 The purposes permitted in an **I1 zone**;

or,

.2 The purposes permitted in an **R1F-11.6 zone**.

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12.1981.2 The lands shall be subject to the following requirements and restrictions:

.1 Shall be subject to the requirements and restrictions of an **I1 zone** for the purposes permitted in an **I1 zone** and the requirements and restrictions of an **R1F-11.6 zone** for the purposes permitted in an **R1F-11.6 zone**.

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12. 1982. Exception 1982

12.1982.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **C1 LC zone**.

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12.1982.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Holding H symbol shall not be removed until the Commissioner of Planning, Design and Development is satisfied that site plan approval can be granted demonstrating that the development of the lands can be properly integrated with future development of the lands to the north including satisfactory access arrangements.
- .2 Until the holding [H] symbol is removed, the lands shall only be used in accordance with the Non-Agricultural provisions of the Agricultural Zone.

12.1996 Exception 1996

12.1996.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- .3 Notwithstanding **section 13.4.2(j)(2)** of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .4 Notwithstanding **section 13.4.2(j)(2)** of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .5 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

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12.1997 Exception —1997

12.1997.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .2 Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- .3 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .4 Notwithstanding **section 13.4.2(j)(2)** of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- .5 Notwithstanding **section 13.4.2(j)(2)** of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .6 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

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12.1998 Exception—1998

12.1998.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: - 666.0 square metres;
- .2 Minimum Lot Depth: - 19.5 metres;
- .3 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .4 Minimum interior side yard width: - 3.0 metres, except where the interior lot line abuts a **R1ER1A, RI 14.2 - 1922 zone**, the minimum interior side yard width shall be 8.0 metres;
- .5 Minimum Rear Yard Depth: - 2.5 metres;
- .6 Notwithstanding **section 13.5.2(j)(2)** of the by-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres; and,
- .7 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

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12.1999 Exception —1999

12.1999.1 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding **section 13.4.2(a)** of the by-law, the minimum interior and corner lot width shall both be 14.2 metres;
- .2 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- .3 Notwithstanding **sections 13.4.2(e) and 13.4.2(f)** of the bylaw, the minimum exterior side yard width and the and the minimum interior side yard width for a side yard that abuts a **R1FR1A-14.2-1998** zone shall both be 1.2 metres;
- .4 If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- .5 Notwithstanding **section 13.4.2(j) (2)** of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line;
- .6 Notwithstanding **section 13.4.2(j) (2)** of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- .7 Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard.

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