

## 12.2200 Exception 2200

### 12.2200.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1F-12.5** zone.

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### 12.2200.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 310.0 square metres; Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: No minimum required;
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

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- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

### .7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .8 Maximum Building Height – 11.0 metres

### .9 Minimum Landscaped Open Space:

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- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
  - .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .e the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;
- .16 80 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard;

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**12.2200.3 for the purposes of ~~section~~ Exception 2200:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1FR1A, R1-12.5 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section Exception 12.2200.2.

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## 12.2201 Exception 2201

### 12.2201.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1F-9.0** zone.

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### 12.2201.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

#### .6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- .g Minimum Interior Side Yard:
  - .h 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
  - .i Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
  - .j 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - .k 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
  - .l 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

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- .m 0.6 metres to an accessory building; and
- .n 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .7 Maximum Building Height – 11.0 metres
- .8 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .10 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .11 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .12 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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- .13 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

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- .14 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;
- .15 The driveway width shall not exceed the exterior width of the garage:

#### **12.2201.3 for the purposes of ~~section-Exception~~ 2201:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FR1A, R1-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12, 2201.2.**

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## 12.2202 Exception 2202

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### 12.2202.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FRI-9.0 zone**.

### 12.2202.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 225.0 square metres;
  - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 9.0 metres
  - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: No minimum required;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

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- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
  - .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
  - .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard Setback:
- .a 3.0 metres for an interior lot;
  - .b 3.0 metres for a corner lot
  - .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
  - .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
  - .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;
- .7 Minimum Interior Side Yard:
- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
  - .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

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- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:

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- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

#### **12.2202.3 for the purposes of ~~section exception 2202~~:**

- .18 Shall also be subject to the requirements and restrictions relating to the **R1F-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2202.2**.

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## 12.2203 Exception 2203

### 12.2203.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2, R1A, R1, R1A R2E-7.2 zone**.

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### 12.2203.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a Interior Lot – 175.0 square metres;
  - .b Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot: 7.2 metres
  - .b Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;

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

### .6 Minimum Rear Yard:

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

### .7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and

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- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
  - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
  - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
  - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 15.8.2.k.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding Section 10.9.1B.1 the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Section 10.12 shall not apply;

#### **12.2203.3 for the purposes of section 2203:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R2, R1, R1A, R1R2E-7.2** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2203.2**.

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## 12.2204 Exception 2204

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### 12.2204.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-4.4 zone**.

### 12.2204.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 70.0 square metres; Corner Lot – 110.0 square metres; End Lot – 90.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 4.4 metres Corner Lot: 7.4 metres End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
  - .a 0.0 metres;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
  - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
  - .h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard:
- .7 No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .8 Minimum Interior Side Yard:

## Exception Zones

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
- .e 0.6 metres to an accessory building, except for a detached garage; and
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .9 Maximum Building Height – 14.0 metres;
- .10 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .11 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .12 Maximum Lot Coverage – no requirement;
- .13 Minimum Amenity Area:
  - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .14 The following provisions apply to garages:
  - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
  - .b notwithstanding **Section 10.4.1**
  - .c a detached garage may exceed 24 square metres;
  - .d The following shall apply to a bay, bow or box window:
    - .e notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
    - .f notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
    - .g a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
    - .h a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

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#### Exception Zones

.16 Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;

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.17 **Section 10.13.3** shall not apply;

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.18 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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

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

.20 Section 10.12 shall not apply;

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

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

.22 **Section 10.9.1.4**) shall not apply;

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

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

.25 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.26 For zoning purposes, when a lot abuts an open space zone (O), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line. Therefore Section 6.6 shall not apply;

#### **12.2204.3 for the purposes of ~~section-Exception~~ 2204.:**

.27 Shall also be subject to the requirements and restrictions relating to the **R3ER2-6.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2204.2**.

## 12.2205 Exception 2205

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### 12.2205.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2R3E-4.4** zone.

### 12.2205.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 70.0 square metres; Corner Lot – 110.0 square metres; End Lot – 90.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 4.4 metres Corner Lot: 7.4 metres End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
  - .a 0.0 metres;
  - .b Minimum Exterior Side Yard:
    - .c 3.0 metres
    - .d 1.2 metres where the exterior side yard abuts a public or private lane;
    - .e the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
    - .f a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
    - .g a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
    - .h a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
    - .i a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
    - .j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .5 Minimum Rear Yard:
- .6 No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:



## Exception Zones

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
- .e 0.6 metres to an accessory building, except for a detached garage; and
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 Maximum Lot Coverage – no requirement;
- .12 Minimum Amenity Area:
  - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .13 The following provisions apply to garages:
  - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
  - .b notwithstanding **Section 10.4.1**
  - .c a detached garage may exceed 24 square metres;
  - .d The following shall apply to a bay, bow or box window:
    - .e notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
    - .f notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
    - .g a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
    - .h a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

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#### Exception Zones

.15 Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;

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.16 **Section 10.13.3** shall not apply;

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.17 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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

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

.19 **Section 10.12** shall not apply;

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.20 Notwithstanding **Section 10.9.1 A and 10.9.1.B.7**, the following shall apply:

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

.22 **Section 10.9.1.4)** shall not apply;

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

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

.25 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.26 For zoning purposes, when a lot abuts an open space zone (O), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line. Therefore Section 6.6 shall not apply;

#### **12.2205.3 for the purposes of ~~Exception~~section 2205:**

.27 Shall also be subject to the requirements and restrictions relating to the **R2R3E-4.4** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section ~~Exception~~ 12.2205.2**.

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## 12.2206 Exception 2206

### 12.2206.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2R3E-6.0** zone.

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### 12.2206.2 The lands shall be subject to the following requirements and restrictions:

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- .1 Minimum Lot Area: Interior Lot – 78.0 square metres; Corner Lot – 105.0 square metres; End Lot – 90.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 6.0 metres Corner Lot: 9.0 metres End Lot: 7.2 metres
- .3 Minimum Lot Depth: 13.0 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .g a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .h a bay, bow or box window with or without foundation, may encroach to within 0.0 metres of a daylight rounding/triangle; and
  - .i a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres;
  - .b 1.2 metres to a public lane;
  - .c 5.5 metres to a garage door facing the exterior side yard; the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

## Exception Zones

- .d a porch and /or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
  - .f a bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
  - .h for corner lots with an exterior side of 1.2m adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres;
- .6 Notwithstanding **Section 10.13.3**, the following shall apply:
- .a Minimum rear yard 0.0 metres;
- .7 Minimum Interior Side Yard:
- .a 1.2 metres;
  - .b 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and
  - .c 0.7 metres to a bay, bow, or box window with or without foundation;
- .8 Maximum Building Height – 14.0 metres;
- .9 Minimum Landscaped Open Space:
- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 For Back to Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- .11 Minimum Amenity Area:
- .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .12 Air conditioning units are permitted to be located on a balcony or in the front yard;
- .13 The following provisions apply to garages:
- .a the maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
  - .b the maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;

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## Exception Zones

- .c the maximum cumulative garage door width for interior lots equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
  - .e the maximum cumulative garage door width for corner lots shall be 4.9 metres;
  - .f a two bay garage shall be permitted on an exterior corner lot;
  - .g the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .h the maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .14 A walkout balcony/uncovered terrace is permitted on the second and third stories;
- .15 The following shall apply to a bay, bow or box window:
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .16 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .17 Notwithstanding **Section 10.13.4** no more than 16 dwelling units shall be attached;
- .18 Notwithstanding **Section 10.9.1B.1** the following shall apply:
- .a the minimum driveway width shall be 2.75 metres.
- .19 **Section 10.9.4** shall not apply;
- .20 **Section 10.12** shall not apply;

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12.2206.3 for the purposes of ~~section~~ **Exception 2206**:

.21 Shall also be subject to the requirements and restrictions relating to the **R2R3E-6.0 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2206.2**.

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## 12.2208 Exception 2208

### 12.2208.1 The lands shall only be used for the following purposes:

- .1 ~~R1FR1A, R1-12.5-SECTION 2199, R1FR1A, R1-9.0-SECTION 2201, R2ER2, R1A, R1-7.2-SECTION 2203, R3ER2-5.5-SECTION-2204, and R3ER2-4.4-SECTION 2205.~~
- .2 A gas regulator facility

### 12.2208.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the ~~I1, R1FR1A, R1-12.5, R1FR1A, R1-9.0 R2ER2-7.2, R3ER2-5.5, R3ER2-4.4, and R3ER2-7.0~~ zones and the general provisions of this by-law not in conflict with those sections ~~2199.2, 2201.2, 2203.2, 2204.2, and 2205.2.~~
  - ~~.a~~ Minimum Front Yard for a gas regulator facility:
    - ~~.ii.i~~ 0.0 metres;
  - ~~.a~~ Minimum Interior Side Yard for a gas regulator facility:
    - ~~.iv.i~~ 0.0 metres;
  - ~~.a~~ Minimum Exterior Side Yard for a gas regulator facility:
    - ~~.vi.i~~ 0.0 metres;
  - ~~.a~~ Minimum Rear Yard for a gas regulator facility:
    - ~~.ii.i~~ 0.0 metres;
  - .e Infrastructure for various other utilities shall be exempt from the requirements and restrictions of ~~Section-Exception 2208.2~~, except that a minimum 3.0 metre setback from the front lot line is required;

### 12.2208.3 for the purposes of ~~section-exception 2208~~:

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception 12.2208.2.~~

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## 12.2209 Exception 2209

### 12.2209.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-9.0** zone.

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### 12.2209.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;



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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

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- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 Other Setbacks:
  - .a when abutting the TransCanada Pipe Line right-of-way the minimum permanent building setback shall be 7.0 metres; and

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## Exception Zones

- .b when abutting the TransCanada Pipe Line right-of-way the minimum accessory building setback shall be 3.0 metres;

.14 The following shall apply to a bay, bow or box window:

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

.16 Notwithstanding **Section 10.9.1B.1** the following shall apply:

- .a the minimum driveway width shall be 2.75 metres;

.17 The driveway width shall not exceed the exterior width of the garage:

.18 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

### 12.2209.3 for the purposes of ~~Exception~~section 2209:

.19 Shall also be subject to the requirements and restrictions relating to the **R1R1F-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2209.2**.

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## 12.2210 Exception 2210

### 12.2210.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-9.0** zone.

### 12.2210.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: No minimum required;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

#### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

#### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and

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- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 Other Setbacks:
  - .a when abutting the TransCanada Pipe Line right-of-way the minimum permanent building setback shall be 7.0 metres; and
  - .b when abutting the TransCanada Pipe Line right-of-way the minimum accessory building setback shall be 3.0 metres;

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#### Exception Zones

.14 The following shall apply to a bay, bow or box window:

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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.16 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;

.17 The driveway width shall not exceed the exterior width of the garage:

.18 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

#### **12.2210.3 for the purposes of ~~section~~ Exception 2210:**

.19 Shall also be subject to the requirements and restrictions relating to the **R1R1F-9.0 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2210.2**.

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## 12.2211 Exception 2211

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### 12.2211.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-5.5 zone**.

### 12.2211.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 129.0 square metres; Corner Lot – 185.0 square metres; End Lot – 155.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 5.5 metres Corner Lot: 8.5 metres End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to garage door facing the front lot line;
  - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;



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- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 3 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard:

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

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### .7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .8 Maximum Building Height – 14.0 metres;

### .9 For the purposes of this by-law, Mercedes Road shall be deemed to be the front yard;

### .10 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;

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### .11 Minimum Landscaped Open Space:

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

- .12 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .13 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;
  - .c the maximum cumulative garage door width for interior lots, with a lot width Page 3 of 3 equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior end lots, with a lot width equal to 10.7 metres but less than 12.2 metre shall be 5.5 metres;
  - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f a two bay garage shall be permitted on a corner lot;
  - .g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .14 Notwithstanding **Section 16.10.2.k.2** a garage may face the flankage lot line;
- .15 The following shall apply to a bay, bow or box window:
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .16 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .17 Notwithstanding **Section 10.13.2** the following shall apply:
- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

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.18 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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.a the minimum driveway width shall be 2.75 metres;

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

.20 **Section 10.12** shall not apply;

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#### **12.2211.3 for the purposes of ~~section~~ Exception 2211:**

.21 Shall also be subject to the requirements and restrictions relating to the **R3ER2-5.5** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2211.2**.

## 12.2212 Exception 2212

### 12.2212.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R1A, R1R1F-12.5 zone.

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### 12.2212.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 310.0 square metres; Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

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- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

#### .6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

#### .7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;
- .e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .g 0.6 metres to an accessory building; and

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- .h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .b for lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
  - .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .e the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;

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**12.2212.3 for the purposes of ~~Exception~~section 2212:**

- .16 Shall also be subject to the requirements and restrictions relating to the ~~R1A, R1R1F-12.5~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 12.2212.2.**

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## 12.2214 Exception 2214

### 12.2214.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1F-9.0** zone.

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### 12.2214.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: No minimum required;
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;



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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

#### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

#### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and

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- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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.15 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage:

.17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard

#### **12.2214.3 for the purposes of ~~section~~Exception 2214:**

.18 Shall also be subject to the requirements and restrictions relating to the **R1FR1A, R1-9.0 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2214.2**.

## 12.2215 Exception 2215

### 12.2215.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1F-9.0** zone.

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### 12.2215.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: No minimum required;
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 3 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

#### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

#### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and

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- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling; Page 3 of 3
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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#### Exception Zones

- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard

#### **12.2215.3 for the purposes of ~~section~~ Exception 2215.:**

- .18 Shall also be subject to the requirements and restrictions relating to the **R1A, R1R2E-7.2** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2215.2**.

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## 12.2216 Exception 2216

### 12.2216.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R2E 7.2** zone.

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### 12.2216.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 175.0 square metres; Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 7.2 metres Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;



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- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard:

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

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### .7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .8 Maximum Building Height – 14.0 metres

### .9 Minimum Landscaped Open Space:

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- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
  - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
  - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
  - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 15.8.2.k.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

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

.14 Notwithstanding [Section 6.13 Table 6.13.A](#) a porch, balcony and deck is permitted in the interior side yard;

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.15 Notwithstanding [Section 10.9.1B.1](#) the following shall apply:

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.a the minimum driveway width shall be 2.75 metres;

.16 The driveway width shall not exceed the exterior width of the garage;

.17 [Section 10.12](#) shall not apply;

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#### **12.2216.3 for the purposes of ~~section~~ [Exception 2216](#):**

.18 Shall also be subject to the requirements and restrictions relating to the [R2ER1-7.2](#) zone and all the general provisions of this by-law, which are not in conflict with those set out in [Section \[Exception 12.2216.2\]\(#\)](#).

## 12.2217 Exception 2217

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### 12.2217.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2R3E-5.5 zone.

### 12.2217.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 129.0 square metres; Corner Lot – 185.0 square metres; End Lot – 155.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 5.5 metres Corner Lot: 8.5 metres End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to garage door facing the front lot line;
  - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

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- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard:

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

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### .7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .8 Maximum Building Height – 14.0 metres;

### .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;

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### .10 Minimum Landscaped Open Space:

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

### .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

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- .12 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;
  - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior end lots, with a lot width equal to 11.0 metres but less than 12.2 metre shall be 5.5 metres;
  - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f a two bay garage shall be permitted on a corner lot;
  - .g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding [Section 16.10.2.k.2](#) a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
- .a notwithstanding [Section 6.13 Table 6.13.A](#) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding [Section 6.13 Table 6.13.A](#) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding [Section 6.13 Table 6.13.A](#) a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding [Section 10.13.2](#) the following shall apply:
- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding [Section 10.9.1B.1](#) the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the width of the garage;
- .19 **Section 10.12** shall not apply;

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**12.2217.3 for the purposes of ~~section-Exception~~ 2217:**

- .20 Shall also be subject to the requirements and restrictions relating to the **R2R3E-5.5** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2217.2**.

## 12.2218 Exception 2218

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### 12.2218.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-4.4** zone.

### 12.2218.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 70.0 square metres; Corner Lot – 110.0 square metres; End Lot – 90.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 4.4 metres Corner Lot: 7.4 metres End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
  - .a 0.0 metres;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
  - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
  - .h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard Setback:
  - .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:



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- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
- .e 0.6 metres to an accessory building, except for a detached garage; and
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 Maximum Lot Coverage – no requirement;
- .12 Minimum Amenity Area:
  - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .13 The following provisions apply to garages:
  - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
  - .b notwithstanding **Section 10.4.1 (g)a** detached garage may exceed 24 square metres;
- .14 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;

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- .17 **Section 10.13.3** shall not apply;
- .18 Notwithstanding **Section 10.9.1B.1** the following shall apply:
- .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .19 The driveway width shall not exceed the width of the lot;
- .20 **Section 10.12** shall not apply;
- .21 Notwithstanding **Section 10.9.1 A and 10.9.1.B.7**, the following shall apply:
- .a a minimum of 1 parking space for each residential unit shall be provided on each lot;
- .22 **Section 10.9.1.4)** shall not apply;
- .23 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .24 A public/private lane is deemed to be a street for zoning purposes;
- .25 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- .26 For zoning purposes, when a lot abuts an open space zone (O), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line. Therefore Section 6.6 shall not apply;

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#### **12.2218.3 for the purposes of ~~section-Exception~~ 2218:**

- .27 Shall also be subject to the requirements and restrictions relating to the **R2R3E 4.4** zone and all the general provisions of this by-law, which are not in conflict with those set out in **ExceptionSection 12.2218.2.**

## 12.2219 Exception 2219

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### 12.2219.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-7.0 zone.**

### 12.2219.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following uses are permitted within a Live-Work Townhouse dwelling on the ground floor:
  - .a A residential unit;
  - .b Bank, trust company and finance company;
  - .c Service shop;
  - .d Retail establishment with no outdoor storage or display;
  - .e Home occupation;
  - .f Commercial, technical or recreational school;
  - .g Art gallery;
  - .h Artist and photography studio including framing;
  - .i Personal service shop;
  - .j A health or fitness centre;
  - .k A dining room restaurant, and take-out restaurant;
  - .l A Laundromat;
  - .m A dry cleaning and laundry distribution station;
  - .n A printing or copying establishment;
  - .o A custom workshop;
  - .p An animal hospital and or veterinary clinic;
  - .q An office, including the office of a health care practitioner;
  - .r A convenience store;
  - .s A day nursery;
  - .t A police station;
  - .u A radio or television broadcast establishment; and
  - .v Purposes accessory to the other permitted purposes;

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.2 The following uses shall not permitted:

- .a A tattoo parlour;
- .b An amusement arcade;
- .c A massage or body rub parlour;
- .d The repair and servicing of motor vehicles or internal combustion engines;
- .e A billiard parlour or pool hall; and
- .f An adult video store or adult book store;

.3 Minimum Lot Area:

- .a Interior Lot – 122.0 square metres;
- .b Corner Lot – 140.0 square metres;
- .c End Lot – 140.0 square metres;

.4 Minimum Lot Width:

- .a Interior Lot: 7.0 metres
- .b Corner Lot: 8.8 metres
- .c End Lot: 8.2 metres

.5 Minimum Lot Depth: 17.5 metres

~~.5~~ Minimum Front Yard Depth:

~~.b.6~~ 0.0 metres;

~~.e.a~~ a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and

~~.d.b~~ an awning may encroach into a public road allowance by a maximum 0.5 metres;

~~.5~~ Minimum Exterior Side Yard:

~~.f.7~~ 0.0 metres;

~~.g.a~~ a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and

~~.h.b~~ an awning may encroach into a public road allowance by a maximum 0.5 metres;

~~.6.8~~ Minimum Rear Yard:

- .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

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**7.9** Minimum Interior Side Yard:

- .a 1.2 metres, and 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .d 0.6 metres to an accessory building, except for a detached garage; and
- .e 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

**8.10** Maximum Building Height – 14.0 metres;**9.11** Minimum Landscaped Open Space:

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

**10.12** Maximum Lot Coverage – no requirement;**11.13** Minimum Amenity Area:

- .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

**12.14** The following shall apply to a bay, bow or box window:

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

**13.15** Notwithstanding **Section 10.9.1.B.1** the following shall apply:

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

**14.16** Sections **6.17.2.a, 10.9.1.F, 10.9.1.G, 10.9.1.H, 10.12, and 10.13.3** shall not apply;**15.17** Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;**16.18** Notwithstanding **Sections 10.9.1 A and 10.9.1.B.7** or any other provision to the contrary, the following shall apply:

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

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## Exception Zones

- .b one (1) additional parking space is required on a public street for any commercial use on the ground floor;

.17.19 Section 10.9.1.4 shall not apply;

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.18.20 Notwithstanding Section 6.12.1 (b);

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- .a a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;

.19.21 Notwithstanding Section 6.12.2 (b);

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- .a a office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit on the second and third floors;

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

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

.22.24 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.23.25 For zoning purposes, when an entry feature is located between a public street and a lot, the entry feature is deemed to be a public street, in order that the entry feature block can be deemed the front lot line;

.24.26 Section 6.6 – Frontage On Road or Street shall not apply.

### **12.2219.3 for the purposes of section ~~Section-Exception~~ 2219:**

.25.27 Shall also be subject to the requirements and restrictions relating to the R3ER2-7.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ Exception 12.2219.2.

## 12.2220 Exception— 2220

### 12.2220.1 The lands shall only be used for the following purposes:

- .1 A semi-detached dwelling
- .2 Purposes accessory to the other permitted purposes.

### 12.2220.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lands zoned **R3A R2 – Section Exception 2220** not owned by a Public Authority shall be deemed to be one Lot for zoning purposes;
- .2 **Section 6.27** – One Dwelling Per Lot and Section 10.2 - One Dwelling Per Lot shall not apply;
- .3 Minimum Lot Area: 150 square metres per dwelling unit;
- .4 Minimum Front Yard Depth: 3.0 metres;
- .5 Minimum Interior Side Yard Width: 2.0 metres;
- .6 Minimum Rear Yard Depth: 7.0 metres;
- .7 Maximum Height: 14.0 metres;
- .8 Maximum Lot Coverage shall not apply;
- .9 **Section 16.1.2.(j)** shall not apply;
- .10 An open space landscaped area having a minimum area of 30 square metres shall abut the rear or exterior side wall of each dwelling unit;
- .11 Maximum cumulative garage door width for each dwelling unit:
  - .a 5.5 metres for end/corner units;
  - .b 3.7 metres for an interior dwelling unit;
- .12 The maximum interior garage width for each dwelling unit shall be 0.9 metres wider than the maximum cumulative garage door width for each dwelling unit;
- .13 The minimum width of a driveway shall be 2.5 metres;
- .14 The width of a driveway appurtenant to a dwelling unit shall not exceed the exterior width of the garage for said dwelling unit; Page 2 of 2
- .15 A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .16 A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

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#### Exception Zones

- .17 A walkout balcony, or uncovered terrace on the second storey, or wood deck off the main floor may encroach into the minimum rear yard to within 3.5 metres of the rear lot line;
- .18 A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- .19 Except for a noise attenuation barrier, the maximum height of a fence or hedge within the required front yard shall be 2.0 metres;
- .20 Sections 6.17.2, 10.3.(d), 10.9.1.B, 10.13.2 and 10.13.3 shall not apply;
- .21 Section 10.3.e.(ii) is applicable for each permitted accessory building on an individual building basis;

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#### 12.2220.3 for the purposes of ~~section exception~~ 2220.:

- .1 Shall also be subject to the requirements and restrictions relating to the R3A-R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section-Exception 2220.2.

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**12.2221 Exception —2221****12.2221.1 The lands shall only be used for the following purposes:**

- .1 A townhouse dwelling;
- .2 A semi-detached dwelling;
- .3 A senior citizen residence;

**12.2221.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The following shall apply for the purposes permitted in **Section 18.1.1** and a senior citizen residence:

- .a Minimum Front Yard Depth: 3.0 metres;
- .b Minimum Rear Yard Depth: 3.0 metres;
- .c Minimum Side Yard Width: 3.0 metres;
- .d Maximum Lot Coverage: 50%;
- .e Minimum Landscaped Open Space: 10%;
- .f Maximum Floor Space Index: 1.4;
- .g **Section 10.2** – One Dwelling Per Lot shall not apply;

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- .2 The following shall apply for a townhouse dwelling and semi-detached dwelling purposes:

- .a Townhouse dwellings and semi-detached dwellings shall be subject to one of the following:
  - .i the requirements of **Section-Exception 2220.2**; or
  - .ii the requirements of the **R23C zone**; or
  - .iii the requirements of **Section-Exception 2221.2**.
- .b If the requirements of **Section-Exception 2220.2** are used, all lands not owned by a Public Authority which are contiguous shall be deemed to be one lot for zoning purposes.
- .c If the requirements of the **R23C zone** are used, the maximum building height shall be 14.0 metres.

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**12.2221.3 for the purposes of ~~section-exception~~ 2221.:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R4A-R3L zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 2221.2**.

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## 12.2222 Exception 2222

### 12.2222.1 The lands shall only be used for the following purposes:

- .1 ~~R1FR1A, R1-12.5-SECTION 2212, R1FR1A, R1-9.0-SECTION 2214, R2ER1-7.2-SECTION 2216, R3ER2-5.5-SECTION-2217, and R3ER2-4.4-SECTION 2218.~~

### 12.2222.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the ~~I1, R1FR1A, R1-12.5, R1FR1A, R1-9.0 R2ER1-7.2, R3ER2-5.5, R3ER2-4.4, and R3ER2-7.0~~ zones and the general provisions of this by-law not in conflict with those sections ~~2212.2, 2214.2, 2216.2, 2217.2, and 2218.2.~~
- .a Infrastructure for various utilities shall be exempt from the requirements and restrictions of Section 2222.2, except that a minimum 3.0 metre setback from the front lot line is required;

### 12.2222.3 for the purposes of ~~section-exception 2222~~:

- .b Shall also be subject to the requirements and restrictions relating to the ~~I1 zone~~ and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section Exception 12.2222.2.~~

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## 12.2223 Exception 2223

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### 12.2223.1 The lands shall only be used for the following purposes:

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

### 12.2223.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement

- .7 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum of 3.0 metre wide strip abutting all Streets;
  - .b a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscape strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law Wanless Drive shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 12.2223.2

**12.2223.3 for the purposes of ~~section-exception~~ 2223:**

- .a Shall also be subject to the requirements and restrictions relating to the **G1-LC zone** and the general provisions of this by-law not in conflict with those set out in ~~section-exception~~ 12.2223.2.

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## 12.2224 Exception 2224

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### 12.2224.1 The lands shall only be used for the following purposes:

- .1 An amusement arcade
- .2 an animal hospital and or a veterinary clinic;
- .3 a bank, trust company, or finance company with or without drive-through facility;
- .4 a commercial school;
- .5 a community club;
- .6 a convenience store;
- .7 a custom workshop;
- .8 a daycare facility;
- .9 a day nursery;
- .10 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .11 a dry cleaning establishment and laundry distribution station;
- .12 a garden centre sales establishment with outdoor storage;
- .13 a health or fitness centre;
- .14 a laundromat;
- .15 an office;
- .16 a parking lot;
- .17 a personal service shop;
- .18 a place of commercial recreation;
- .19 a place of worship;
- .20 a printing or copying establishment;
- .21 a retail establishment having no outside storage;
- .22 a service shop;
- .23 a service station or gas bar;
- .24 a supermarket;
- .25 a swimming pool sales and service establishment;
- .26 a tavern;

- .27 a taxi or bus station;
- .28 a temporary open air market;
- .29 purposes accessory to the other permitted purposes.

**12.2224.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 3.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum of 3.0 metre wide strip abutting all streets;
  - .b a minimum of 1.5 metre wide strip abutting interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted, except for a garden centre;
- .10 Parking shall be provided at one space per 19 square metres of gross commercial floor area;
- .11 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;
- .12 For the purposes of this By-law, Mississauga Road shall be deemed to be the front yard;
- .13 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;
- .14 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 12.2224.2

**12.2224.3 for the purposes of ~~section-exception~~ 2224:**

- .1 Shall also be subject to the requirements and restrictions relating to the C3-GC zone and the general provisions of this by-law not in conflict with those set out in ~~section-exception~~ 12.2224.2.

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## 12.2225 Exception 2225

### 12.2225.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-12.5** zone.

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### 12.2225.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 310.0 square metres; Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

## Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for an interior lot;
- .c 3.0 metres for a corner lot
- .d 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .e 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

### .7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;
- .e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .g 0.6 metres to an accessory building; and
- .h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;



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- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
- .a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
- .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
- .e the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding [Section 13.5.2.j.2](#) a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
- .a notwithstanding [Section 6.13 Table 6.13.A](#) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding [Section 6.13 Table 6.13.A](#) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding [Section 6.13 Table 6.13.A](#) a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;

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**12.2225.3 for the purposes of ~~section~~ Exception 2225:**

- .16 Shall also be subject to the requirements and restrictions relating to the ~~R1R1F-12.5~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ 12.2225.2.

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## 12.2226 Exception —2226

### 12.2226.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-9.0 zone**.

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### 12.2226.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 310.0 square metres; Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: No minimum requirement
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

## Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

### .7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .8 Maximum Building Height – 11.0 metres

### .9 Minimum Landscaped Open Space:

## Exception Zones

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
  - .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .e the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;
- .16 80 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard;

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**12.2226.3 for the purposes of ~~Exception~~section 2226.:**

- .17 Shall also be subject to the requirements and restrictions relating to the ~~R1R1F-12.5~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 2226.2.**

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## 12.2227 Exception 2227

### 12.2227.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1F-9.0** zone.

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### 12.2227.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 4 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;
- .f 4.5 metres for open roofed porches and uncovered terraces not exceeding one storey.

### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;



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- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling; Page 3 of 4
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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#### Exception Zones

- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:

#### **12.2227.3 for the purposes of ~~Exception~~section 2227:**

- .17 Shall also be subject to the requirements and restrictions relating to **the R1A, R1R1F-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section ~~Exception~~ 12.2227.2**.

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## 12.2228 Exception 2228

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### 12.2228.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FRI-9.0** zone.

### 12.2228.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.0 metres Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: No minimum required
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 4 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

#### .6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;
- .f 4.5 metres for open roofed porches and uncovered terraces not exceeding one storey.

#### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling; Page 3 of 4
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding Section 13.5.2.j.2 a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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- .b notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding Section 10.9.1B.1 the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

#### **12.2228.3 for the purposes of ~~section~~ Exception 2228:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R1R1F-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2228.2**.
- .2 For the purposes of this section:
- .a Any lot line abutting an OS zone or an F zone shall be considered and interior side lot line for zoning purposes.

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## 12.2229 Exception 2229

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### 12.2229.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R2E-7.2** zone.

### 12.2229.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: Interior Lot – 175.0 square metres; Corner Lot – 220.0 square metres;
- .3 Minimum Lot Width: Interior Lot: 7.2 metres Corner Lot: 9.0 metres
- .4 Minimum Lot Depth: 25.0 metres
- .5 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .6 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

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- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 Page 2 of 3 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .j for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .7 Minimum Rear Yard:

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

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### .8 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .9 Maximum Building Height – 14.0 metres

### .10 Minimum Landscaped Open Space:



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- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
  - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
  - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
  - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .13 Notwithstanding **Section 15.8.2.k.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

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

.15 Notwithstanding [Section 6.13 Table 6.13.A](#) a porch, balcony and deck is permitted in the interior side yard;

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.16 Notwithstanding [Section 10.9.1B.1](#) the following shall apply:

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.a the minimum driveway width shall be 2.75 metres;

.17 The driveway width shall not exceed the exterior width of the garage;

.18 [Section 10.12](#) shall not apply;

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#### 12.2229.3 for the purposes of ~~section~~ [Exception 2229](#):

.19 Shall also be subject to the requirements and restrictions relating to the [R1A, R1R2E-7.2](#) zone and all the general provisions of this by-law, which are not in conflict with those set out in [Section \[Exception 12.2229.2\]\(#\)](#).

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## 12.2230 Exception 2230

### 12.2230.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2R3E-5.5** zone.

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### 12.2230.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 129.0 square metres; Corner Lot – 185.0 square metres; End Lot – 155.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 5.5 metres Corner Lot: 8.5 metres End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to garage door facing the front lot line;
  - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

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- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
  - .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard:
- .a 5.0 metres for an interior lot;
  - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
  - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
  - .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
  - .f **Section 10.13.3** shall not apply;
  - .g Minimum Interior Side Yard:
  - .h 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - .i 0.6 metres to an accessory building; and
  - .j 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .7 Maximum Building Height – 14.0 metres;
- .8 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .9 Minimum Landscaped Open Space:
- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

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- .11 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
  - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f a two bay garage shall be permitted on a corner lot;
  - .g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .12 Notwithstanding Section 16.10.2.k.2 a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
- .a notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding Section 10.13.2 the following shall apply:
- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .16 Notwithstanding Section 10.9.1B.1 the following shall apply:

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## Exception Zones

.a the minimum driveway width shall be 2.75 metres;

.17 The driveway width shall not exceed the width of the garage;

.18 **Section 10.12** shall not apply;

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**12.2230.3 for the purposes of ~~Exception~~section 2230:**

.19 Shall also be subject to the requirements and restrictions relating to the **R3ER2-5.5** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section ~~Exception 12.2230.2~~**.

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## 12.2231 Exception 2231

### 12.2231.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2 -4.4 zone**.

### 12.2231.2 The lands shall be subject to the following requirements and restrictions:

#### .1 The Minimum Lot Area:

- .a Interior Lot – 70.0 square metres;
- .b Corner Lot – 110.0 square metres;
- .c End Lot – 90.0 square metres;

#### .2 Minimum Lot Width:

- .a Interior Lot: 4.4 metres
- .b Corner Lot: 7.4 metres
- .c End Lot: 5.6 metres

#### .3 Minimum Lot Depth: 16.9 metres

#### ~~.3~~ Minimum Front Yard Depth:

~~.b.4~~ 0.0 metres;

#### ~~.4.5~~ Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

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## Exception Zones

- .h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### 5.6 Minimum Rear Yard:

- .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

### 6.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.5 metres to a detached garage;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
- .e 0.6 metres to an accessory building, except for a detached garage; and
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### 7.8 Maximum Building Height – 14.0 metres;

### 8.9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;

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### 9.10 Minimum Landscaped Open Space:

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

### 10.11 Maximum Lot Coverage – no requirement;

### 11.12 Minimum Amenity Area:

- .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

### 12.13 The following provisions apply to garages:

- .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
- .b notwithstanding **Section 10.4.1 (g)** a detached garage may exceed 24 square metres;

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### 13.14 The following shall apply to a bay, bow or box window:

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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## Exception Zones

- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.14.15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

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.15.16 Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;

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.16.17 **Section 10.13.3** shall not apply;

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.17.18 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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

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

.19.20 **Section 10.12** shall not apply;

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.20.21 Notwithstanding **Section 10.9.1 A and 10.9.1.B.7**, the following shall apply:

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

.21.22 **Section 10.9.1.4** shall not apply;

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

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

.24.25 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.25.26 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

### **12.2231.3 for the purposes of section ~~Section-Exception~~ 2231:**

.26.27 Shall also be subject to the requirements and restrictions relating to the **R3ER2-7.0 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2231.2**.

## 12.2232 Exception 2232

### 12.2232.1 The lands shall only be used for the following purposes:

- .1 ~~R1FR1-12.5-SECTION-Exception 2225, R1F R1-9.0- Exception SECTION 2227, R2ER1A, R1, R1A-7.2- Exception SECTION 2229, R3ER2-5.5- Exception SECTION-2230, and R3ER2-4.4- Exception SECTION 2231;~~

### 12.2232.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the ~~I1, R1FR1-12.5, R1FR1-9.0 R1, R2ER1A, R1-7.2, R3ER2-5.5, R3ER2-4.4, and R3ER2-7.0 zones~~ and the general provisions of this by-law not in conflict with those ~~sections-Exceptions~~ 2225.2, 2227.2, 2229.2, 2230.2, and 2231.2
- .a Infrastructure for various utilities shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 12.2232.2, except that a minimum 3.0 metre setback from the front lot line is required;

### 12.2232.3 for the purposes of section ~~Section-exception~~ 2232:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~I1 zone~~ and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ 12.2232.2.

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## 12.2233 Exception 2233

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### 12.2233.1 The lands shall only be used for the following purposes:

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

### 12.2233.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from:
  - .a Creditview Road – 3.0 metres
  - .b Kempenfelt Trail – 3.0 metres
  - .c Remembrance Road – 1.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres

## Exception Zones

- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum of 3.0 metre wide strip abutting Creditview Road, Kempenfelt Trail;
  - .b a minimum 1.0 metre wide strip abutting Remembrance Road;
  - .c a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 For the purposes of this by-law Creditview Road shall be deemed to be the front yard;
- .10 No outdoor storage shall be permitted;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 12.2233.2

### 12.2233.3 for the purposes of ~~section-exception~~ 2233:

- .1 Shall also be subject to the requirements and restrictions relating to the C11C zone and the general provisions of this by-law not in conflict with those set out in section 12.2233.2.

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## 12.2234 Exception 2234

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### 12.2234.1 The lands shall only be used for the following purposes:

- .1 An amusement arcade
- .2 an animal hospital and or a veterinary clinic;
- .3 a bank, trust company, or finance company with or without drive-through facility;
- .4 a commercial school;
- .5 a community club;
- .6 a convenience store;
- .7 a custom workshop;
- .8 a daycare facility;
- .9 a day nursery;
- .10 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .11 a dry cleaning establishment and laundry distribution station;
- .12 a garden centre sales establishment with outdoor storage;
- .13 a health or fitness centre;
- .14 a Laundromat;
- .15 an office;
- .16 a parking lot;
- .17 a personal service shop;
- .18 a place of commercial recreation;
- .19 a place of worship;
- .20 a printing or copying establishment;
- .21 a retail establishment having no outside storage;
- .22 a service shop;
- .23 a service station or gas bar;
- .24 a supermarket;
- .25 a swimming pool sales and service establishment;
- .26 a tavern;

- .27 a taxi or bus station;
- .28 a temporary open air market;
- .29 a retail warehouse; and
- .30 purposes accessory to the other permitted purposes.

**12.2234.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from:
  - .a Mayfield Road – 3.0 metres
  - .b Mississauga Road – 3.0 metres
  - .c Veterans Drive – 3.0 metres
- .3 Minimum Interior Side Yard Width – 3.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum of 3.0 metre wide strip abutting Mississauga Road, Mayfield Road and Veterans;
  - .b a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 A service station or gas bar may only be located at the south west corner of Mayfield Road and Veterans Drive;
- .10 No outdoor storage shall be permitted, except for a garden centre;
- .11 Parking shall be provided at one space per 19 square metres of gross commercial floor area;
- .12 For the purposes of this by-law, Mississauga Road shall be deemed to be the front yard;
- .13 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;
- .14 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;
- .15 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of ~~Section-Exception~~ **12.2234.2**

**12.2234.3 for the purposes of ~~section~~ Section-Exception 2234:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~C3 R1~~ GC zone and the general provisions of this by-law not in conflict with those set out in ~~section-exception~~ 12.2234.2.

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## 12.2235 Exception 2235

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### 12.2235.1 The lands shall only be used for the following purposes:

- .1 a hotel or motel;
- .2 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, a motor vehicle or boat parts and accessories sales establishment;
- .3 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- .4 a parking lot;
- .5 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 a tavern;
- .7 a taxi or bus station;
- .8 banquet facilities;
- .9 a community club;
- .10 a tool and equipment establishment;
- .11 an animal hospital and or a veterinary clinic;
- .12 a service station or gas bar;
- .13 a motor vehicle washing establishment;
- .14 a retail establishment having no outside storage;
- .15 a personal service shop;
- .16 a convenience store;
- .17 a dry cleaning establishment and laundry distribution station;
- .18 a bank, trust company or financial company;
- .19 a place of worship; and
- .20 purposes accessory to the other permitted purposes..

### 12.2235.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads - 3.0 metres
- .3 Minimum Interior Side Yard Width – 3.0 metres



#### Exception Zones

- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be a minimum of 1.5 metre wide strip, except when adjacent to a masonry wall, then no landscaped strip is required; Page 2 of 2
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law, Creditview Road shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Section 2235.2

#### 12.2235.3 for the purposes of ~~section exception~~ 2235.:

- .1 Shall also be subject to the requirements and restrictions relating to the **HC1-HC zone** and the general provisions of this by-law not in conflict with those set out in ~~section exception~~ 2235.2.

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## 12.2236 Exception 2236

### 12.2236.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FRI-12.5 zone**.

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### 12.2236.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a Interior Lot – 310.0 square metres;
  - .b Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot: 12.5 metres
  - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres

## Exception Zones

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

### .6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

### .7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;

## Exception Zones

- .e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .g 0.6 metres to an accessory building; and
- .h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .b for lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
  - .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .e the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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#### Exception Zones

- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage:

#### **12.2236.3 for the purposes of section ~~Section-Exception~~ 2236:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FR1-12.5 zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 12.2236.2**.

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## 12.2237 Exception 2237

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### 12.2237.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FRI-9.0 zone**.

### 12.2237.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 225.0 square metres;
  - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 9.0 metres
  - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

## Exception Zones

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

### .6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

### .7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

#### Exception Zones

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;

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#### Exception Zones

- .13 The following shall apply to a bay, bow or box window:
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:

#### **12.2237.3 for the purposes of ~~section~~ Section-Exception 2237:**

- .17 Shall also be subject to the requirements and restrictions relating to the **R1FR1-12.5 zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 12.2237.2**.

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## 12.2238 Exception 2238

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### 12.2238.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2ER1-7.2 zone**.

### 12.2238.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 175.0 square metres;
  - .b Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 7.2 metres
  - .b Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;

## Exception Zones

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

### .6 Minimum Rear Yard:

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

### .7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and

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## Exception Zones

- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres
- .9 Minimum Landscaped Open Space:
  - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
  - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
  - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
  - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .i the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .k the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 15.8.2.k.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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#### Exception Zones

- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;

- .16 The driveway width shall not exceed the exterior width of the garage;

- .17 **Section 10.12** shall not apply;

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#### **12.2238.3 for the purposes of ~~section~~ Section-Exception 2238:**

- .18 Shall also be subject to the requirements and restrictions relating to the **R2ER1-7.2 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2238.2**.

## 12.2239 Exception 2239

### 12.2239.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-5.5** zone.

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### 12.2239.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 129.0 square metres; Corner Lot – 185.0 square metres; End Lot – 155.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 5.5 metres Corner Lot: 8.5 metres End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
  - .b 5.5 metres to garage door facing the front lot line;
  - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
  - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

#### Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .f a porch and/or balcony with or without foundation or cold cellar including Page 2 of 3 eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
  - .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard:
- .a 5.0 metres for an interior lot;
  - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
  - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
  - .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
  - .f Section 10.13.3 shall not apply;
- .7 Minimum Interior Side Yard:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - .b 0.6 metres to an accessory building; and
  - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

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- .12 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior, lots equal to 10.7 Page 3 of 3 metres but less than 12.2 metres shall be 5.5 metres;
  - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f a two bay garage shall be permitted on a corner lot;
  - .g the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding **Section 16.10.2.k.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding **Section 10.13.2** the following shall apply:
- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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- .a the minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the width of the garage;
- .19 **Section 10.12** shall not apply;

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**12.2239.3 for the purposes of ~~section-Exception~~ 2239:**

- .20 Shall also be subject to the requirements and restrictions relating to the R3E-~~5.5~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2239.2.**

## 12.2240 Exception 2240

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### 12.2240.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-4.4** zone.

### 12.2240.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 70.0 square metres;
  - .b Corner Lot – 110.0 square metres;
  - .c End Lot – 90.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 4.4 metres
  - .b Corner Lot: 7.4 metres
  - .c End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
  - .a 0.0 metres;
- .5 Minimum Exterior Side Yard:
  - .a 3.0 metres
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
  - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

## Exception Zones

.h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

### .6 Minimum Rear Yard:

.a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

### .7 Minimum Interior Side Yard:

.a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

.b 0.5 metres to a detached garage;

.c 0.0 metres when abutting side lot line coincides with a common wall between two garages;

.d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;

.e 0.6 metres to an accessory building, except for a detached garage; and

.f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

### .8 Maximum Building Height – 14.0 metres;

### .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;

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### .10 Minimum Landscaped Open Space:

.a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

### .11 Maximum Lot Coverage – no requirement;

### .12 Minimum Amenity Area:

.a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

### .13 The following provisions apply to garages:

.a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and

.b notwithstanding **Section 10.4.1 (g)** a detached garage may exceed 24 square metres;

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### .14 The following shall apply to a bay, bow or box window:

.a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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.b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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## Exception Zones

- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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

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.16 Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;

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.17 **Section 10.13.3** shall not apply;

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.18 Notwithstanding **Section 10.9.1B.1** the following shall apply:

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

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

.20 **Section 10.12** shall not apply;

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

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

.22 **Section 10.9.1.4)** shall not apply;

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

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

.25 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

.26 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

### 12.2240.3 for the purposes of ~~section Section-Exception~~ 2240:

.27 Shall also be subject to the requirements and restrictions relating to the **R3ER2-4.4 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2240.2**.

## 12.2241 Exception 2241

### 12.2241.1 The lands shall only be used for the following purposes:

- .1 ~~R1FR1~~-12.5-SECTION 2236, ~~R1FR1~~-9.0-SECTION 2237, ~~R2ER1~~-7.2-SECTION 2238, ~~R3ER2~~-5.5-SECTION-2239, and ~~R3ER2~~-4.4-SECTION 2240;

### 12.2241.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the ~~I1~~, ~~R1FR1~~-12.5, ~~R1FR1~~-9.0 ~~R2ER1~~-7.2, ~~R3ER2~~-5.5, ~~R3ER2~~-4.4, and ~~R3ER2~~-7.0 zones and the general provisions of this by-law not in conflict with those sections ~~2236.2~~, ~~2237.2~~, ~~2238.2~~, ~~2239.2~~, and ~~2240.2~~
- .a Infrastructure for various utilities shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 2232.2, except that a minimum 3.0 metre setback from the front lot line is required;

### 12.2241.3 for the purposes of ~~section-Section~~Exception 2241:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~I1~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ 12.2241.2.

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## 12.2242 Exception 2242

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### 12.2242.1 The lands shall only be used for the following purposes:

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

### 12.2242.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement

## Exception Zones

- .7 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum of 3.0 metre wide strip abutting Creditview Road, Novice Drive;
  - .b a minimum 1.0 metre wide strip abutting Remembrance Road;
  - .c a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law Creditview Road shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 12.2242.2

### 12.2242.3 for the purposes of section ~~Section-Exception~~ 2242:

- .1 Shall also be subject to the requirements and restrictions relating to the C1-LC zone and the general provisions of this by-law not in conflict with those set out in ~~section-exception~~ 12.2242.2.

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## 12.2243 Exception 2243

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### 12.2243.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-10.4** zone

### 12.2243.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum building height of a single detached dwelling shall be 10.9 metres.



## 12.2244 Exception 2244

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### 12.2244.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1A, R1R1E-11.6** zone.

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### 12.2244.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum building height of a single detached dwelling shall be 10.9 metres.
- .4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .5 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

## 12.2245 Exception 2245

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### 12.2245.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1A, R1R2D-7.9** zone.

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### 12.2245.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .2 Bay windows and box-out windows with or without foundations, including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum interior garage width of an attached garage shall be 3.5 metres.

## 12.2246 Exception —2246

### 12.2246.1 The lands shall only be used for the following purposes:

- .1 a service station or gas bar;
- .2 a motor vehicle washing establishment;
- .3 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .4 a retail establishment having no outside storage;
- .5 a bank, trust company and finance company; and
- .6 purposes accessory to the other permitted purposes

### 12.2246.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, Torbram Road shall be considered to be the front yard.
- .2 Minimum Interior Side Yard Width: 1.6 metres
- .3 Minimum Number of Parking Spaces: 135
- .4 Minimum Setback to a Daylight Triangle: 3.2 metres
- .5 All lands zoned **HC1HC-2246** and **SCLC-2247** shall be considered to be one lot for the purposes of determining required parking.

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## 12.2247 Exception 2247

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### 12.2247.1 The lands shall only be used for the following purposes:

- .1 a townhouse;
- .2 a retail establishment having no outside storage;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company
- .6 an office (including medical and dental);
- .7 a dry cleaning and laundry distribution station;
- .8 a printing or copying establishment;
- .9 a community club;
- .10 a laundromat;
- .11 a dining room restaurant, a convenience restaurant,
- .12 a take-out restaurant; and
- .13 purposes accessory to the other permitted purposes.

### 12.2247.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: -1.8 metres
- .2 Minimum Interior Side Yard Width: -1.6 metres
- .3 Minimum Number of Parking Spaces:- 135
- .4 All lands zoned **SCLC-2247** and **HC1HC-2246** shall be considered to be one lot for the purposes of determining required parking.

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## 12.2248 Exception 2248

### 12.2248.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **C3-GC zone**; excluding convenience restaurants, drive-through facilities, a gas bar, a car wash, outdoor storage, with the exception of a garden centre that is accessory to a permitted use.
- .2 an art gallery or studio;
- .3 a department store;
- .4 a library;
- .5 a medical laboratory;
- .6 a photographic studio;
- .7 a service shop;

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### 12.2248.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this By-law, the lands zoned **C3-A,GC,FDGC-2248** shall be treated as one property;
- .2 A maximum of 25,547 square metres of gross floor area shall be permitted;
- .3 Setbacks
  - .a Minimum 3 metres from Bramalea Road;
  - .b Minimum 5 metres from Mayfield Road; and
  - .c Minimum 3 metres from the eastern property line
- .4 The maximum building height shall be 2 storeys;
- .5 A minimum 3 metre wide landscape strip shall be provided along the eastern property line.

### 12.2248.3 for the purposes of ~~section~~ **Exception 2248**:

- .1 Shall also be subject to the requirement and restrictions relating to the **C3-GC Zone** and all the general provisions of this by-law, which are not in conflict with the ones set out in **2248.2**.
- .2 For the purposes of this By-law, Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, restaurant, including take out, optical services, medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive rental, service and repair, children's amusement facility, travel agency, and personal services.

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## 12.2250 Exception 2250

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### 12.2250.1 The lands shall only be used for the following purposes:

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

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### 12.2250.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum building height of a single detached dwelling shall be 10.9 metres.
- .4 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

## 12.2253 Exception 2253

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### 12.2253.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R2D-7.3** zone.

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### 12.2253.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

## 12.2254 Exception 2254

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### 12.2254.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 an office (excluding a medical office and a real estate office);
- .3 a hair salon;
- .4 an animal care and grooming establishment;
- .5 a nursing home;
- .6 an animal hospital;
- .7 a commercial school (excluding driver education).

### 12.2254.2 The lands shall be subject to the following requirements and restrictions:

- .1 maximum gross floor area of 431.0 square metres;
- .2 minimum front yard depth – 16.0 metres;
- .3 minimum interior side yard width – 18.0 metres;
- .4 minimum exterior side yard width – 3.0 metres;
- .5 minimum rear yard depth – 28.0 metres;
- .6 minimum landscaped open space:
  - .a 0.0 metres abutting the daylight triangle;
  - .b 3.0 metres abutting all other lot lines which may be reduced to 0.2 metres abutting a parking space;
- .7 a minimum of 6 spaces shall be provided within lands designated **SCLC-2254**; and
- .8 no loading space is required.

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## 12.2256 Exception 2256

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### 12.2256.1 The lands shall only be used for the following purposes:

- .1 Industrial
  - .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
  - .b a warehouse (subject to ~~Section-Exception~~ 12.2256.2(1));
- .2 Non-Industrial
  - .a An office;
  - .b A bank, trust company, and finance company;
  - .c A research and development facility in conjunction with an office;
  - .d A hotel;
  - .e A conference centre or banquet hall, only in conjunction with a hotel;
  - .f A convenience store;
  - .g A dry cleaning and laundry distribution station;
  - .h A service shop;
  - .i A personal service shop, excluding a massage or body rub parlour;
  - .j A printing or copying establishment;
  - .k A recreational facility or structure;
  - .l An animal hospital.

### 12.2256.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 10% of the total gross floor area of the warehouse
- .2 For the purposes of this section, the Front Lot Line shall be the lot line abutting Ace Drive.
- .3 Building Setbacks:
  - .a Maximum Setbacks:
    - .i One building on a lot shall be setback a maximum of 20 metres from Ace Drive

- .ii If a lot is located within 130 metres of Countryside Drive, one building on a lot shall be setback a maximum of 20 metres from Ace Drive, and 110 metres from Countryside Drive.
  - .b Minimum Yards:
    - .i Front yard Depth: 3.0 metres
    - .ii Interior Side Yard Width: 2.0 metres
    - .iii Exterior Side Yard Width: 3.0 metres
    - .iv Rear Yard Depth: 3.0 metres
  - .c No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.
- .4 Minimum width of Landscaped Open Space:
  - .a Except at approved driveway locations, 3.0 metres abutting a street.
- .5 Outside storage shall only be permitted in the rear yard and shall be screened from view from a street.

## 12.2257 Exception 2257

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### 12.2257.1 The lands shall only be used for the following purposes:

- .1 Industrial
  - .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
  - .b A maximum of one motor vehicle repair shop and/or motor vehicle body shop as a principal use (subject to ~~Section-Exception~~ 12.2257.2(4));
- .2 Non-Industrial
  - .a A motor vehicle sales, leasing and rental establishment;
  - .b An office;
- .3 Non-Industrial
  - .a A motor vehicle repair or motor vehicle body shop is permitted as an accessory use to a motor vehicle sales, leasing and rental establishment.

### 12.2257.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, a private or condominium road shall be interpreted as a street for zoning purposes.
- .2 Minimum Lot Width: 50.0 metres
- .3 Minimum Yards:
  - .a Front yard Depth: 3.0 metres
  - .b Interior Side Yard Width: 2.0 metres
  - .c Exterior Side Yard Width: 3.0 metres
  - .d Rear Yard Depth: 3.0 metres
  - .e No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.
- .4 In no case shall any portion of a building or structure used for the purpose of a motor vehicle repair shop and/or a motor vehicle body shop as a principal use be located within:
  - .a 98 metres of Mayfield Road;
  - .b 110 metres of Highway 410;
  - .c 85 metres of Ace Drive.
- .5 Minimum width of Landscaped Open Space:

- .a Except at approved driveway locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.
- .6 Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment.
- .7 Notwithstanding ~~Section-Exception~~ 12.2257.5(5), a maximum of two display areas, not exceeding 18 square metres each, shall be permitted in conjunction with a motor vehicle sales, leasing and rental establishment within the required minimum landscaped open space.
- .8 Minimum Building Height:
  - .a 8.0 metres for any building or portion thereof within 40 metres of Highway 410 or Mayfield Road.

## 12.2258 Exception 2258

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### 12.2258.1 The lands shall only be used for the following purposes:

- .1 Industrial
  - .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
  - .b A warehouse (subject to ~~Section~~ **Exception 2258.2(1)**);
- .2 Non-Industrial
  - .a An office;
  - .b A bank, trust company, and finance company;
  - .c A research and development facility in conjunction with an office;
  - .d A hotel;
  - .e A conference centre or banquet hall, only in conjunction with a hotel;
  - .f A convenience store;
  - .g A dry cleaning and laundry distribution station;
  - .h A service shop;
  - .i A personal service shop, excluding a massage or body rub parlour;
  - .j A printing or copying establishment;
  - .k A recreational facility or structure;
  - .l An animal hospital.

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### 12.2258.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse
- .2 For the purposes of this section, the front lot line shall be the lot abutting Dixie Road.
- .3 Setbacks:
  - .a Maximum Setbacks:
    - .i For lots abutting Mayfield Road, one building on a lot shall have a maximum setback of 8.0 metres from Mayfield Road.

#### Exception Zones

- .ii For lots abutting Dixie Road, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
  - .iii For lots abutting Dockstader Road, which do not abut Mayfield Road, one building shall have a maximum setback of 8.0 metres from Dockstader Road.
- .b Minimum Yards:
  - .i Front yard Depth: 4.5 metres
  - .ii Interior Side Yard Width: 2.0 metres
  - .iii Exterior Side Yard Width: 3.0 metres
  - .iv Rear Yard Depth: 3.0 metres
- .c No portion of any building or structure shall be located within 4.5 metres of the Mayfield Road right of way.
- .4 Minimum width of Landscaped Open Space:
  - .a Except at approved driveway locations, 6.0 metres along Mayfield Road or Dixie Road, and a minimum 3.0 metres along all other streets.
- .5 Building Height:
  - .a The maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.
- .6 Outside storage is not permitted

## 12.2259 Exception 2259

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### 12.2259.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
  - .a An office;
  - .b A retail establishment;
  - .c A bank, trust company, and finance company;
  - .d A dining room or take-out restaurant;
  - .e A place of worship;
  - .f A dry cleaning and laundry distribution station;
  - .g A service shop;
  - .h A personal service shop, excluding a massage or body rub parlour;
  - .i A printing or copying establishment;
  - .j A community club;
  - .k A funeral home;
  - .l A health and fitness centre;
  - .m A commercial, technical or recreational school;
- .2 Drive-through facilities shall not be permitted.

### 12.2259.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
- .2 Maximum Setbacks:
  - .a The following maximum setbacks apply to one building on a corner lot:
    - .i For lots abutting Dixie Road, 6.0 metres from Dixie Road;
    - .ii For lots abutting Ace Drive, which do not abut Dixie Road, 3.0 metres from Ace Drive;
    - .iii Front yard: ~~3.0~~ 3.0 metres
  - .b Minimum Yards:
    - .i Front yard Depth: ~~0.0~~ 0.0 metres
    - .ii Interior Side Yard Width: 1.2 metres

- .iii Exterior Side Yard Width: ~~\_\_\_\_\_~~ 0.0 metres
- .iv Rear Yard Depth: ~~\_\_\_\_\_~~ 3.0 metres
- .v Notwithstanding ~~Section-Exception~~ 12.2259.2.2.b.iii the minimum setback from the Dixie Road right of way shall be 3.0 metres.

.3 Minimum width of Landscaped Open Space:

- .a Except at approved driveway and building locations, 3.0 metres along Dixie Road, and a minimum 1.0 metres along all other streets.

.4 Building Height:

- .a Minimum Building Height: ~~\_\_\_\_\_~~ 2 Storeys
- .b Maximum Building Height: ~~\_\_\_\_\_~~ 5 Storeys
- .c Notwithstanding ~~Section-Exception~~ 12.2259.2.4.b, the maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.

.5 Outside storage is not permitted.



## 12.2260 Exception 2260

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### 12.2260.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses
  - .a Purposes permitted in the **HC2-GC Zone**
- .2 Accessory
  - .a Purposes accessory to the other permitted uses.

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### 12.2260.2 The lands shall be subject to the following requirements and restrictions:

- .1 The property line abutting Mayfield Road shall be considered the front property line for zoning purposes.
- .2 Minimum Yards:
  - .a Front yard Depth: ~~\_\_\_\_\_~~ 4.5 metres
  - .b Interior Side Yard Width: ~~\_\_\_\_\_~~ 3.0 metres
  - .c Exterior Side Yard Width: ~~\_\_\_\_\_~~ 3.0 metres
  - .d Rear Yard Depth: ~~\_\_\_\_\_~~ 3.0 metres
- .3 Maximum Yards:
  - .a The maximum front yard setback and maximum exterior yard setback for the principal building on a lot shall be 8.0 metres. For the purpose of this section, a gas bar canopy shall not be considered to be the principle building.
- .4 Minimum width of Landscaped Open Space:
  - .a Except at approved driveway and building locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.

## 12.2262 Exception 2262

### 12.2262.1 The lands shall only be used for the following purposes:

- .1 Industrial
  - .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
  - .b A warehouse (subject to ~~Section-Exception~~ 12.2262.2(1));
- .2 Non-Industrial
  - .a An office;
  - .b A bank, trust company, and finance company;
  - .c A research and development facility in conjunction with an office;
  - .d A dining room restaurant (subject to ~~Section-Exception~~ 2262.2(2));
  - .e A place of worship (subject to ~~Section-Exception~~ 2262.2(3));
  - .f A hotel;
  - .g A conference centre or banquet hall, only in conjunction with a hotel;
  - .h A convenience store;
  - .i A dry cleaning and laundry distribution station;
  - .j A service shop;
  - .k A personal service shop, excluding a massage or body rub parlour;
  - .l A printing or copying establishment;
  - .m A recreational facility or structure;
  - .n An animal hospital.

### 12.2262.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse
- .2 For the lands zoned ~~M1PE-2262~~, (located north and south of the ~~SCLC-2259 zone~~), a maximum of two dining room restaurants in total shall be permitted.
- .3 For the lands zoned ~~M1PE-2262~~, (located north and south of the ~~SCLC-2259 zone~~), a maximum of one place of worship in total shall be permitted having a maximum gross floor area of 3,000 square metres.

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#### Exception Zones

- .4 For the purpose of this section, the front lot line shall be the lot line abutting Dixie Road.
- .5 Setbacks:
  - .a For, lots abutting Dixie Road, north of Inspire Boulevard, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
  - .b For lots abutting Dockstader Road, one building on a lot shall have a maximum setback of 8.0 metres from Dockstader Road.
  - .c Minimum Yards:
    - .i Front yard Depth: 4.5 metres
    - .ii Interior Side Yard Width: 2.0 metres
    - .iii Exterior Side Yard Width: 3.0 metres
    - .iv Rear Yard Depth: 3.0 metres
- .6 Minimum width of Landscaped Open Space:
  - .a Except at approved driveway and building locations, 6.0 metres along Dixie Road and 3.0 metres along all other streets.
- .7 Building Height:
  - .a The maximum building height for building located within 50 metres of a residential zone shall be 2 storeys.
- .8 Outside storage shall not be permitted.
- .9 Lots zoned **M1PE-2262** that abut Dixie Road and are located south of Inspire Blvd and north of Tasker Road shall be considered one lot for the purposes of this Section.

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## 12.2263 Exception 2263

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### 12.2263.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1A, R1R1E-11.6** zone.

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### 12.2263.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

## 12.2264 Exception 2264

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### 12.2264.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1R1E-11.6** zone.

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### 12.2264.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.
- .5 Minimum dwelling setback from the Rail right-of-way – 17.5m

## 12.2265 Exception 2265

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### 12.2265.1 The lands shall only be used for the following purposes:

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

### 12.2265.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Lot Width - Interior and Corner Lots: 12.2 metres.
- .5 Minimum Front Yard Depth: 4.5 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 The garage is permitted to face the flankage lot line.

## 12.2266 Exception 2266

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### 12.2266.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-12.2** zone.

### 12.2266.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

## 12.2267 Exception 2267

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### 12.2267.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1R1E-13.7** zone.

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### 12.2267.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.



## 12.2268 Exception 2268

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### 12.2268.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1R1E-15.2** zone.

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### 12.2268.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

## 12.2269 Exception 2269

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### 12.2269.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-15.2** zone.

### 12.2269.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .5 Minimum Lot Width - Interior and Corner Lots: 15.2 metres
- .6 Minimum Front Yard Depth: 4.5 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres.
- .8 The garage is permitted to face the flankage lot line.

## 12.2270 Exception 2270

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### 12.2270.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-18.3 zone**.

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### 12.2270.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

## 12.2271 Exception 2271

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### 12.2271.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1R1E-12.2** zone.

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### 12.2271.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Rear Yard Depth: 3.0 metres
- .5 Minimum Lot Depth: 28.0 metres

## 12.2272 Exception 2272

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### 12.2272.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1R1E-12.2** zone.

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### 12.2272.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Lot Depth: 28.0 metres

## 12.2273 Exception 2273

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### **12.2273.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Rear Yard Depth: 3.0 metres.
- .5 Minimum Lot Depth: 25.0 metres

## 12.2274 Exception 2274

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### 12.2274.1 The lands shall only be used for the following purposes:

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

### 12.2274.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Exterior Side Yard Width: 3.6 metres.
- .5 Minimum Lot Width – Corner Lot: 14.0 metres.

## 12.2276 Exception 2276

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### **12.2276.1 The lands shall be subject to the following requirements and restrictions:**

- .1 The shortest lot line opposite the street shall be deemed to be the rear lot line;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage may face the flankage lot line;
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.



## 12.2277 Exception 2277

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### **12.2277.1 The lands shall be subject to the following requirements and restrictions:**

- .1 The rear lot line will be the most northerly lot line that abuts an OS zone;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage may face the flankage lot line;
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .5 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

## 12.2278 Exception 2278

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### **12.2278.1 The lands shall be subject to the following requirements and restrictions:**

- .1 The minimum setback between a main building or garage and lands zoned OS shall be 1.2 metres;
- .2 The minimum setback for all other interior side lot lines not adjacent to an OS zone shall be 7.5 metres;
- .3 The minimum lot width shall be 27.0 metres;
- .4 The minimum lot area shall be 0.3 hectares;
- .5 The minimum front yard depth shall be 57.0 metres;
- .6 The minimum rear yard depth shall be 25.0 metres

## 12.2279 Exception 2279

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### **12.2279.1 The lands shall be subject to the following requirements and restrictions:**

- .1 The minimum lot width shall be 27.0 metres;
- .2 The minimum lot area shall be 0.3 hectares;
- .3 The minimum front yard depth shall be 69.0 metres

## 12.2280 Exception 2280

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### 12.2280.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1E-11.6** zone.

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### 12.2280.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 On corner lots, bay windows and box-out windows with or without foundations, an including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.
- .4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .5 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

## 12.2281 Exception 2281

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### 12.2281.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R2D-7.2** zone.

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### 12.2281.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.
- .4 The maximum interior garage width of an attached garage shall be 3.5 metres.

## 12.2282 Exception 2282

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### 12.2282.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2DR1A, R1-7.2- zone.

### 12.2282.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard to a maximum width of 5 metres.
- .4 The maximum interior garage width of an attached garage shall be 3.5 metres.
- .5 The maximum building height shall be 11.5 metres.

## 12.2283 Exception 2283

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### 12.2283.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1E-12.2** zone.

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### 12.2283.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .4 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.
- .5 Maximum Building Height: 10.9 metres.

## 12.2284 Exception 2284

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### 12.2284.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER1-13.7** zone.

### 12.2284.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.
- .4 Maximum Building Height: 10.9 metres.



## 12.2285 Exception 2285

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### 12.2285.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2DR1-7.2** zone.

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### 12.2285.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard and rear yard.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum interior garage width of an attached garage shall be 3.5 metres.

## 12.2287 Exception 2287

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### 12.2287.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1F-R1~~-21.3 zone.

### 12.2287.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 8.1 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

## 12.2288 Exception 2288

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### 12.2288.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1-21.3** zone.

### 12.2288.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 7.8 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

## 12.2289 Exception 2289

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### 12.2289.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1F-R1~~-21.3 zone.

### 12.2289.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

## 12.2290 Exception 2290

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### 12.2290.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1F~~R1-21.3 zone.

### 12.2290.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 8.0 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

## 12.2291 Exception 2291

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### 12.2291.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1F-R1~~-21.3 zone.

### 12.2291.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 7.6 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

## 12.2292 Exception 2292

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### 12.2292.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1-21.3** zone.

### 12.2292.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 8.3 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

## 12.2293 Exception –2293

### 12.2293.1 The lands shall only be used for the following purposes:

- .1 Street Townhouse dwellings in accordance with the requirements and restrictions of **R3ER2-5.5 – Section-Exception 2217.2 and 2217.3;**
- .2 Rear Lane Townhouse dwellings in accordance with the requirements and restrictions of **R3ER2-4.4 – Exception Section 2218.2 and 2218.3;**
- .3 Back to Back Townhouse dwellings in accordance with the requirements and restrictions of **R3ER2-6.0 – Exception Section 2206.2 and 2206.3;**
- .4 Condominium Townhouse dwellings in accordance with the requirements and restrictions of **R3A R2 – Exception Section 2220.2 and 2220.3;**
- .5 Stacked Townhouse dwellings in accordance with the requirements and restrictions of **R3ER2-6.0 - Exception Section 2206.2 and 2206.3;**
- .6 Multiple Residential dwellings;
- .7 An Apartment Dwelling;
- .8 a Senior Citizen's Residence in accordance with the requirements and restrictions of **R4AR3L- Section-Exception 2221.2. and 2221.3; and**
- .9 Purposes accessory to the other permitted purposes.

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### 12.2293.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted in **section-Exception 2293.1(6);** the following requirements and restrictions:
  - .a Minimum Lot Area: no requirement;
  - .b Minimum Lot Width: 33.0 metres;
  - .c Minimum Lot Depth: no requirement;
  - .d Minimum Front Yard Depth;
    - .i 3.0 metres;
    - .ii the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
    - .iii a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

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- .iv a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .v a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
- .vi a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e Minimum Interior Side Yard Width:
  - .i 1.2 metres;
  - .ii 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
  - .iii 0.6 metres to an accessory building; and
  - .iv 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .f Minimum Exterior Side Yard:
  - .i 3.0 metres
  - .ii 1.2 metres where the exterior side yard abuts a public or private lane;
  - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - .iv a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.0 metres into the exterior side yard;
  - .v a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
  - .vi a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - .vii a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and
  - .viii for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .g Minimum Rear Yard Depth:
  - .i 3.0 metres;
  - .ii 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey;

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- .iii 0.6 metres to an accessory building; and
- .iv a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- .h Maximum Building Height: 14 metres;
- .i Maximum Lot Coverage: 50%;
- .j Maximum Floor Space Index: 2.4;
- .k Minimum Distance Between Buildings:
  - .i For 2 storeys or less:
    - 1. Side wall to side wall with windows: 2.4 metres;
    - 2. Side wall to a rear and/or front wall: 7.0 metres; and,
    - 3. Front and/or rear wall to a front and/or rear wall: 11.0 metres;
  - .ii For 3 to 4 storeys:
    - 1. Side wall to side wall with windows: 4.5 metres;
    - 2. Side wall to a rear and/or front wall: 7.0 metres; and,
    - 3. Front and/or rear wall to a front and/or rear wall: 11.0 metres;
  - .iii Buildings with an overall height greater than 4 storeys:
    - 1. For the portions lower than 4 storeys, the lower storey provisions in subsection 11 and 11 above apply; and,
    - 2. 17.0 metres for the portions greater than 4 storeys;
  - .iv When two different buildings with heights of 4 storeys or less are exposed to each other, the higher storey requirement shall apply;
- .l Minimum Landscape Open Space: 10%;
- .m Air conditioning units are permitted to be located on a balcony or in the front yard; and,
- .n Parking for a use permitted under **Section Exception 2293.1(7)** shall be provided as follows:
  - .i 2.15 spaces per dwelling unit, inclusive of visitor parking.
- .2 For the purposes permitted in **section-exception 2293.1 (75)**, the following requirements and restrictions:
  - .a -Maximum building height- 12 storeys;
  - .b -Minimum floor space index- 1.5;
  - .c -Minimum setback from a street- 0.0 metres;

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- .d -Maximum setback from a street- 6.0 metres;
- .e -Minimum Apartment Building Setback Above a Podium- 3.0 metres greater than the actual setback of the podium where abutting a public street;
- .f -Minimum setback from an Open Space, Floodplain or Residential zone, other than a R4A R3LL zone- 3.0 metres;
- .g -Minimum podium height- 3 storeys;
- .h -Maximum podium height- 5 storeys;
- .i -Minimum landscaped open space- no requirement;
- .j -Minimum lot area- no requirement; and
- .k -Maximum lot coverage- no requirement.

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## 12.2295 Exception 2295

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### **12.2295.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth – 3 metres;
- .2 Minimum Interior Side Yard Width – No requirement;
- .3 Minimum Exterior Side Yard Width – 3 metres;
- .4 Minimum Rear Yard Depth – No requirement;
- .5 For the purposes of this by-law, Sandalwood Parkway West shall be deemed to be the front yard;
- .6 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum of 3.0 metre wide landscaped open space area abutting all Streets; and,
  - .b no landscape open space area is required abutting an interior lot line;and;
- .7 Maximum Building Height: 2 storeys;
- .8 No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.
- .9 Minimum Lot Width – 30 metres;
- .10 Minimum Number of Parking Spaces – 23 spaces;
- .11 Minimum Number of Stacking Spaces for a Drive-Through Facility and Car Wash Facility – 7 spaces;
- .12 A loading space shall be permitted within the exterior side yard; and,
- .13 A restaurant patio canopy as an accessory structure shall be permitted in the front and exterior side yard.

## 12.2296 Exception 2296

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### **12.2296.1 The lands shall only be used for the following purposes:**

- .1 An apartment dwelling; and,
- .2 Purposes accessory to the other permitted purposes.

### **12.2296.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Shall be subject to the requirements and restrictions of ~~Section-Exception~~ 12.2293.3.

## 12.2297 Exception 2297

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### 12.2297.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1E-9.0 zone**.

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### 12.2297.2 The lands shall be subject to the following requirements and restrictions:

- .1 An unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front and rear yard setbacks.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum 1.8 metres into the required front and rear yard setbacks.

### 12.2297.3 for the purposes of ~~section exception~~ 2297:

- .1 Shall also be subject to the requirements and restricts of the R1E-9.0 zone and all of the general provisions of the Zoning By-law, which are not in conflict with the ones set out in ~~section exception 2297~~.

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## 12.2298 Exception 2298

### 12.2298.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the M4PE-1569 zone
- .2 A gas bar or service station (truck fueling station) and associated office
- .3 Only in conjunction with a gas bar or service station, a retail establishment having no outside storage

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### 12.2298.2 The lands shall be subject to the following requirements and restrictions:

- .1 A gas bar or service station (truck fueling station) and associated office and retail use shall be subject to the following requirements and restrictions:
  - .a Maximum Building Height: 2 storeys for an office building
  - .b Minimum Setback to Delta Park Blvd: 5 metres
  - .c Minimum Setback to Nevets Road: 5 metres
  - .d Minimum number of Parking Spaces: 24
  - .e Minimum Landscaped Open Space: except at approved driveway locations, a minimum 3 metre wide landscape strip shall be provided abutting all property lines
  - .f Minimum 6 fueling bays
  - .g No outside storage shall be permitted
- .2 Uses permitted in the M4PE-1569 zone shall be subject to the restrictions and requirements of the M4PE-1569 zone

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## 12.2299 Exception 2299

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### 12.2299.1 The lands shall only be used for the following purposes:

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

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### 12.2299.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 2.4 metres into any rear yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .5 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.
- .6 A dwelling unit within this zone may be used as a model homes for display purposes or sales office until May 1, 2014 subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act.