

12.2300 Exception 2300

12.2300.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R2E-R1~~– 8.25 zone.

12.2300.2 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 A chimney breast may project a maximum of 0.4m into any yard. ~~iii)~~
- .3 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.

12.2301 Exception 2301

12.2301.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R2R3A zone**.

12.2301.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this By-law the front lot line will be the lot line along McVean Drive.
- .2 Minimum Lot Area – 225 square metres per dwelling unit
- .3 Minimum Lot Width – 19 metres
- .4 Minimum Interior Side Yard Width – 1.5 metres
- .5 Minimum Exterior Side Yard Width – 1.5 metres
- .6 Minimum Rear Yard Width – 1.5 metres
- .7 Maximum Building Height – 11 metres
- .8 Maximum Lot Coverage – 40%
- .9 Minimum Landscape Open Space – 40%
- .10 Minimum Building Separation – 3 metre
- .11 Visitor Parking – Minimum Required Spaces – 15
- .12 Maximum Number of Dwelling Units – 98
- .13 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.
- .14 A Dwelling unit that fronts and/or flanks on to a municipal road shall have a minimum unit width of 6 metres.

12.2302 Exception 2302

12.2302.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **LCC1 zone**, as well as the following uses, excluding drive-through facilities:
 - .a A printing or copying establishment;
 - .b A health centre;
 - .c A private school tutoring centre

12.2302.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this By-law the front lot line will be the lot line along McVean Drive
- .2 Minimum front yard depth – 2.0 metre
- .3 Minimum exterior side yard width – 5.0 metre
- .4 An encroachment of 1.2 metres into required yards shall be permitted solely for the purpose of canopies along Castlemore Road and McVean Drive.
- .5 Minimum Landscape Open Space:
 - .a Minimum 3 metre wide landscaped open space strip along Castlemore Road except at approved driveway locations
 - .b Minimum 1.5 metre wide landscaped open space strip along McVean Drive except at approved driveway locations.

12.2303 Exception 2303

12.2303.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1F-11.6** zone.

12.2303.2 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 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.
- .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.

12.2304 Exception 2304

12.2304.1 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.

12.2304.2 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 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.
- .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.

12.2305 Exception 2305

12.2305.1 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.

12.2305.2 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 Minimum Lot Depth: 29.0 metres
- .4 Minimum Rear Yard Depth: 6.0 metres

12.2306 Exception 2306

12.2306.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R2E-8.0** zone.

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12.2306.2 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.

12.2307 Exception 2307

12.2307.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R2E~~ **R1**-8.0 zone.

12.2307.2 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 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.
- .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 Minimum Lot Depth: 21.5 metres
- .6 Minimum Rear Yard Depth: 2.0 metres

12.2308 Exception 2308

12.2308.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2ER1A, R1-8.0 zone.

12.2308.2 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.

12.2309 Exception 2309

12.2309.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R2E-8.0** zone.

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12.2309.2 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.
- .4 Minimum Rear Yard: 4.5 metres

12.2310 Exception 2310

12.2310.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by Exception 12.2310.1.1.a, or the purposes permitted by Exception 12.2310.1.1.b, but not both sections and not any combination of both sections:
 - .a the purposes permitted by the I1 zone; or
 - .b the purposes permitted by R1A, R1R1F-11.6-2303

12.2310.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by 12.2310.1.1.a, the requirements and restrictions of the I1 zone and the following:
 - .a Minimum Landscaped Open Space:
 - 3.0 metres along all lot lines, except at approved access locations.
- .2 For the purposes permitted by 12.2310.1.1.b the requirements and restrictions of the R1A, R1R1F-11.6-2303 zone.

12.2312 Exception 2312

12.2312.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FR1-14.0** zone.

12.2312.2 The lands shall be subject to the following requirements and restrictions:

- .1 On detached dwelling 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.
- .2 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.
- .3 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.

12.2314 Exception 2314

12.2314.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1P1E-11.6** zone.

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12.2314.2 The lands shall be subject to the following requirements and restrictions:

- .1 On detached dwelling lots greater than or equal to 11.6 metres but less than 12.5 in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .2 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.
- .3 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.
- .4 Minimum lot depth: 25 metres;
- .5 The minimum building setback to a daylight rounding/triangle shall be 1.5 metres. Eaves and cornices may project an additional 0.6 metres into the minimum building setback to a daylight rounding/triangle;
- .6 On detached dwelling lots greater than or equal to 14.0 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2315 Exception 2315

12.2315.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER1-9.15** zone.

12.2315.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or 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.

12.2316 Exception 2316

12.2316.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1P2E**-7.2 zone.

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12.2316.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2318 Exception 2318

12.2318.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width – 2.0m;
- .2 Minimum Rear Yard Depth – 4.0m;
- .3 A balcony or unenclosed porch with or without cold cellar and foundation may project a maximum of 1.8 metres into any minimum required front yard, exterior side yard or rear yard;
- .4 Bay windows and box-out windows with or without foundations, to a maximum width of 3 metres, and including chimney elements, roof eaves and cornices, may project a maximum of 1.0 metres into any front yard; exterior side yard or rear yard;
- .5 Maximum gross floor area of a detached garage or carport - 48.0 square metres;
- .6 No fence or hedge within a required front yard may exceed 1.3m in height.

12.2319 Exception – 2319

12.2319.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling
- .2 a stacked townhouse dwelling (including those where entrances to individual dwelling units are independent or through a common vestibule)
- .3 an apartment dwelling
- .4 purposes accessory to the permitted uses

12.2319.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section all lands zoned **R4AR3L– 2319** shall be one lot for zoning purposes.
- .2 Notwithstanding all minimum yards, the following minimum Building Setbacks shall apply, except where there are more restrictive requirements for the minimum yards required for townhouse dwelling unit lots:
 - .a 3.0 metres from Mavis Road
 - .b 1.0 metres from Chinguacousy Road
 - .c 6.0 metres from all other lot lines, and 7.5 metres for those portions of buildings above 4 storeys in height
- .3 Maximum Number of Dwelling Units – 187
- .4 Maximum Floor Space Index – 1.9
- .5 Minimum Landscaped Open Space – 30 percent
- .6 Maximum Building Height – 4 storeys for townhouse and stacked townhouse dwellings and 6 storeys for apartment dwellings
- .7 The requirements and restrictions of Lot Area, Lot Width and Lot Coverage shall not apply.
- .8 For townhouse dwellings the following additional requirements shall apply:
 - .a Minimum Dwelling Unit Width – 4.8 metres
 - .b Minimum Front Yard Depth on a Dwelling Unit Lot:
 - .i 4.5 metres
 - .ii 6.0 metres to the front of a garage door
 - .iii 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .iv 3.5 metres to the bay/box/bow window with or without foundation

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Exception Zones

- .c Minimum Rear Yard Depth on a Dwelling Unit Lot – 7.0 metres
 - .d Minimum Side Yard Width on a End Dwelling Unit Lot – 1.2 metres for the Interior Side Yard and 2.0 metres for the Exterior Side Yard facing a street or private lane.
- .9 For stacked townhouse dwellings, the following additional requirements shall apply:
- .a Minimum Dwelling Unit Width – 4.8 metres
 - .b A minimum of 11 square metres of outside amenity area shall be provided exclusively for each dwelling unit.

12.2321 Exception 2321

12.2321.1 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.

12.2321.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2322 Exception 2322

12.2322.1 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.

12.2322.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2323 Exception 2323

12.2323.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1P1E-11.6** zone.

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12.2323.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2324 Exception 2324

12.2324.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FR1A, R1-11.6** zone.

12.2324.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Minimum Rear Yard Depth: 7.0 metres.
- .3 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2325 Exception 2325

12.2325.1 The lands shall only be used for the following purposes:

- .1 A single-detached dwelling;
- .2 A two-unit dwelling;
- .3 An office;
- .4 A bank and finance company;
- .5 A personal service shop;
- .6 A retail establishment, with no outside storage;
- .7 A dining room restaurant;
- .8 A public or private school;
- .9 A commercial school;
- .10 A day nursery;
- .11 Uses accessory to the above permitted purposes.

12.2325.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, the front lot line is the lot line abutting Chinguacousy Road.
- .2 The minimum landscaped area along the rear lot line shall be 4.5 metres, except at an approved access point.
- .3 The minimum landscaped area along the interior side lot line shall be 1.5 metres.
- .4 The maximum gross floor area for a dining room restaurant shall be 150 square metres.
- .5 The maximum gross floor area for a single detached dwelling and a two-unit dwelling shall be 300 square metres.
- .6 Minimum Interior Side Yard Width: 8 metres.
- .7 No drive through facilities are permitted.

12.2326 Exception 2326

12.2326.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~section exception~~ 12.2326.1.1.a, b, or for the purposes permitted by 12.2326.1.1.c, but not both sections or not any combination of both sections:
- either:
- .a a place of worship; and
 - .b purposes accessory to the other permitted purposes.
- or:
- .c those purposes permitted in a ~~R3C-R2~~ zone.

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12.2326.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted by ~~section exception~~ 12.2326.1.1.a, b, the requirements and restrictions relating to the I1 zone.
- .2 for those uses permitted by ~~section exception~~ 12.2326.1.1.c, the requirements and restrictions as set out in a ~~R3C-R2~~ zone.

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12.2327 Exception 2327

12.2327.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1P1F-11.6** zone.

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12.2327.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres
- .2 Minimum Rear Yard Depth: 7.0 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2328 Exception 2328

12.2328.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R2E-8.4 zone**

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12.2328.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7.0 metres.
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2329 Exception 2329

12.2329.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2ER1-8.4 zone

12.2329.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7.0 metres.
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

12.2330 Exception 2330

12.2330.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2ER1A, R1-8.4** zone

12.2330.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7.0 metres.
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .5 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2331 Exception 2331

12.2331.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2ER1A, R1-8.4** zone

12.2331.2 The lands shall be subject to the following requirements and restrictions:

- .1 The dwelling unit closest to the daylight triangle shall have a minimum lot width of 5.5 metres.
- .2 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .6 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .7 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2332 Exception 2332

12.2332.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2ER1A-8.4 zone

12.2332.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.
- .2 Minimum Rear Yard Depth: 6.7 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2333 Exception 2333

12.2333.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1AR2E-8.4** zone

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12.2333.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.
- .2 Minimum Rear Yard Depth: 6.7 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2334 Exception 2334

12.2334.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2ER1-8.4** zone

12.2334.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.
- .2 Minimum Rear Yard Depth: 6.4 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

12.2335 Exception 2335

12.2335.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1-ERIM-11.0 zone**:

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12.2335.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 275 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 11.0 metres;
- .3 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .c 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,
 - .d 5.5 metres to the garage door facing the front lot line and, where a staggered garage is permitted in accordance with **Section-Exception 12.2335.2(10)**, 2.4 metres to the front of the second garage.
- .4 Minimum Rear Yard Depth:
 - .a 7.0 metres; and,
 - .b 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.
- .5 Minimum Interior Side Yard Width:
 - .a 1.2 metres and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres.
- .6 Maximum Building Height - 11.0 metres
- .7 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.
- .8 Except for a staggered garage permitted in accordance with **Section-Exception 12.2335.2(10)**, no garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

Exception Zones

- .9 The following provisions apply to garages:
- .a The maximum cumulative garage door width shall be 5.0 metres; and,
 - .b For a staggered garage, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width.
- .10 The following provisions apply to staggered garages:
- .a Staggered garages shall only be permitted on lots with a minimum lot width of 11.0 meters;
 - .b A maximum of ten (10) lots within lands zoned **R1FR1M-11.0 – 2335** shall be permitted to have staggered garages;
 - .c Staggered garages shall not be permitted on Drinkwater Road or Lockwood Road; and,
 - .d A maximum of one (1) staggered garage shall be permitted on Francis Lundy Street.
- .11 The following shall apply to a bay, bow or box window:
- .a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b 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 shall contain side windows.
- .12 Notwithstanding **Section 10.9.1.B(7)**, the driveway width shall not exceed the exterior width of the garage or staggered garage.

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12.2336 Exception 2336

12.2336.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1-ERIM, R1A-9.0 zone**

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12.2336.2 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 – 280.0 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot – 9.0 metres;
 - .b Corner Lot – 11.6 metres;
- .3 Minimum Front Yard Depth:
- .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 3.0 metres to the front of a garage from a daylight rounding/triangle;
 - .d a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
 - .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.
- .4 Minimum Exterior Side Yard Width:
- .a 3.0 metres;
 - .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
 - .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.
- .5 Minimum Rear Yard Depth:
- .a 7.0 metres;

Exception Zones

- .b 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; and,
- .c 0.6 metres to a detached garage.
- .6 Minimum Interior Side Yard Width:
 - .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; and,
 - .b a porch may encroach 0.3 metres into a 1.2 metre interior side yard.
- .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 interior lots shall be 3.7 metres;
 - .b The maximum cumulative garage door width for corner lots shall be 5.0 metres;
 - .c The maximum gross floor area of a detached garage shall be 38m²;
 - .d The maximum height of a detached garage shall be 4.6m;
- .11 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line.
- .12 The following shall apply to a bay, bow or box window:
 - .a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .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 shall contain side windows.
- .13 A porch, balcony and deck are permitted in the interior side yard.

12.2337 Exception 2337

12.2337.1 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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12.2337.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area Per Dwelling Unit: Interior Lot – 130.0 square metres; Corner Lot – 200.0 square metres; End Lot – 160.0 square metres;
- .2 Minimum Lot Width: Interior Lot – 5.5 metres; Corner Lot – 8.5 metres; End Lot – 6.7 metres;
- .3 Minimum Front Yard Depth:
- .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
 - .e 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.
- .4 Minimum Exterior Side Yard Width:
- .a 3.0 metres;
 - .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
 - .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.
- .5 Minimum Rear Yard Depth:
- .a 7.0 metres; and,
 - .b 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.
- .6 Minimum Interior Side Yard Width:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

Exception Zones

- .7 Maximum Building Height - 14.0 metres;
- .8 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;
- .11 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for interior lots shall be 3.7 metres; and,
 - .b The maximum cumulative garage door width for corner lots shall be 5.0 metres.
- .12 The following shall apply to a bay, bow or box window:
 - .a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .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 shall contain side windows.
- .13 A porch, balcony and deck are permitted in the interior side yard.
- .14 Front to rear yard access shall be permitted via non habitable rooms and with more than a three step grade difference.
- .15 The minimum driveway width shall be:
 - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
 - .b 3.0 metres for the portion of the driveway between a porch and the front property line

12.2338 Exception 2338

12.2338.1 The lands shall only be used for the following purposes:

- .1 Back to Back Townhouse Dwelling;

12.2338.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per Dwelling Unit: 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 a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
 - .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.
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
 - .d a bay window, bow window or box window with or without foundation or cold cellar and chimney may encroach 1.0 metre into the minimum exterior side yard.
- .6 Minimum Rear Yard Depth: 0.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

- .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 Townhouse Dwellings, 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 floor or third floor or in the front 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 for interior lots shall be 3.7 metres.
- .14 A walkout balcony/uncovered terrace are permitted on the second and third storeys.
- .15 The following shall apply to a bay, bow or box window:
 - .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .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 shall contain side windows.
- .16 A porch, balcony and deck are permitted in the interior side yard.

12.2341 Exception —2341**12.2341.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in a **NS, R2, R1P3A zone**.

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12.2341.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section, the rear lot line is any lot line abutting lands zoned **Floodplain (F)**.
- .2 Minimum Lot Area: 225 square metres per dwelling unit;
- .3 Minimum Lot Width: 15 metres;
- .4 Minimum Rear Yard Depth: 4.0 metres;
- .5 Minimum Interior Side Yard Width: 1.9 metres;
- .6 Minimum Rear Yard Depth to a Hydro Transformer: 1.2 metres;
- ~~.7~~ Maximum Building Height: 12 metres;
- ~~7.8~~ ~~(viii)~~ Minimum Landscaped Open Space: 40% of the lot area;
- ~~8.9~~ Maximum Lot Coverage: 35%;
- ~~9.10~~ Minimum Unit Width: 5.5 metres;
- ~~10.11~~ Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required interior side yard width; and,
- ~~11.12~~ Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required interior side yard width.

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12.2342 Exception 2342

12.2342.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3A-R2 zone**.

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12.2342.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section, the rear lot line is any lot line abutting lands zoned Floodplain
- .2 Minimum Lot Area: 225 square metres per dwelling unit;
- .3 Minimum Rear Yard Depth: 1.7 metres;
- .4 Minimum Front Yard Depth: 5.0 metres;
- .5 Maximum Building Height: 12 metres;
- .6 Minimum Landscaped Open Space: 35% of the lot area;
- .7 Maximum Lot Coverage: 35%; (viii) Minimum Unit Width: 5.5 metres;
- .8 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required front yard depth or interior side yard width; and,
- .9 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required front yard depth or interior side yard width.

12.2343 Exception 2343

12.2343.1 The lands shall only be used for the following purposes:

- .1 a place of worship;
- .2 a day nursery;
- .3 purposes accessory to the other permitted purposes

12.2343.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law the lot line adjacent to Commuter Drive, shall be deemed the front lot line.
- .2 Minimum building setbacks: 3.0 metres to all lots lines, except the interior side yard which is 6.0 metres.
- .3 Maximum building height: 3 storeys
- .4 Maximum Lot Coverage: 55.0%
- .5 Minimum Landscaped Open Space: 3.0 metres to all property lines, except at approved access locations
- .6 Minimum lot area: 0.25 ha

12.2344 Exception 2344

12.2344.1 The lands shall only be used for the following purposes:

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

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12.2344.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without cold cellar, may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- .3 On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

12.2345 Exception 2345

12.2345.1 The lands shall only be used for the following purposes:

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

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12.2345.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- .3 On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

12.2346 Exception 2346

12.2346.1 The lands shall only be used for the following purposes:

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

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12.2346.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard.
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard.

12.2347 Exception 2347

12.2347.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R2R3C zone**.

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12.2347.2 The lands shall be subject to the following requirements and restrictions:

- .1 The rear wall of a dwelling unit shall be 6 metres to a lot line of the same zoning category, 1.2 metres to a common amenity area and 7.0 metres in all other situations;
- .2 Notwithstanding Section 6.10(a) a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,
- .3 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
- .4 In the case of a flat roof, the highest point of the roof surface,
- .5 In the case of a mansard roof, the deck line, or
- .6 In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2348 Exception —2348

12.2348.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **Section-Exception 2348.1(1)** or the purposes permitted by **Section-Exception 2348.1(2)**, but not both sections or not any combination of both sections: Either:
- .2 -A townhouse dwelling; or:
- .3 -a Retirement Home or an apartment dwelling in accordance with the following requirements and restrictions:

12.2348.2 The lands shall be subject to the following requirements and restrictions:

- .1 -For those lands uses permitted by **2348.1(1)**, the requirements and restrictions as set out in a **n** **R23C2-2347 zone**; and,
- .2 -For those lands uses permitted by **2348.1(2)**, the requirements and restrictions as set out in a **n** **R4AR3LM(3) zone**, in addition to the following:
- .3 -Minimum Front Yard Depth: 6.0 metres;
- .4 -Minimum Side Yard Width: 6.0 metres;
- .5 -Minimum Rear Yard Depth: 5.0 metres;
- .6 -Maximum Building Height: 4 storeys
- .7 -Maximum Lot Coverage: 35%;
- .8 -Minimum Number of Units: 51: Page 2 of 2
- .9 -Maximum Number of Units: 120;
- .10 -Minimum Landscaped Open Space: 30% of the lot area;
- .11 -An open or enclosed roofed porch, with or without foundation, may project into the minimum required side yard and rear yard by a maximum of 2.0 metres. Eaves and cornices may project an additional 0.5 metres into the minimum required side or rear yard.
- .12 -Notwithstanding **Section 6.10(a)** a transformer may be located no less than 3.0 metres from a public road right-of-way and 1.5 metres from any other property line.

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12.2349 Exception 2349

12.2349.1 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 printing establishment;
 - .c a warehouse; and,
 - .d research and development facility;
- .2 Non-Industrial:
 - .a an office;
 - .b only in conjunction with an office use, the following purposes shall be permitted provided that they do not individually or collectively exceed 20% of the total gross floor area of the associated office use:
 - .i a bank, trust company or financial institution;
 - .ii a convenience store;
 - .iii a dry cleaning and laundry establishment;
 - .iv a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - .v a service shop;
 - .vi a personal service shop, but excluding a massage or body rub parlour;
 - .vii a printing or copying establishment;
 - .viii a commercial school
 - .ix community club;
 - .x a health or fitness centre; and,
 - .xi a day nursery;
 - .c only in conjunction with the uses permitted in **Sections-Exceptions 2349.1(a) and 2349.1(b)**, a retail use shall be permitted provided that it does not exceed 15% of the total gross floor area of the associated use;
 - .d a radio or television broadcasting and transmission establishment;
 - .e a park, playground, recreational facility or structure;
 - .f purposes permitted by the **NSF zone**;

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- .g The following purposes shall not be permitted
- .i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .ii a motor vehicle parts or boat parts sales establishment;
 - .iii a salvage, junk, scrap, or bulk storage yard;
 - .iv outdoor storage as a primary use;
 - .v a stand-alone parking lot; and
 - .vi a taxi or bus station;
 - .vii an adult entertainment parlour or an adult videotape store shall not be permitted;
 - .viii a drive through facility; and,
 - .ix purposes accessory to the other permitted uses.

12.2349.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 6.0 metres;
- .2 Minimum Interior Side Yard Width: 3.0 metres;
- .3 Minimum Exterior Side Yard Width: 6.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Minimum Landscape Open Space:
 - .a 6.0 metres along Steeles Avenue West and Heritage Road, except at approved access locations;
 - .b 3.0 metres along all other roads, except at approved access locations; and,
 - .c 1.5 metres abutting a **NSF zone**;
- .6 loading facilities shall not be located within the front yard or the exterior side yard and shall be screened from a public street;
- .7 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be contained within a building;
- .8 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
 - .a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping;
 - .b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area;

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Exception Zones

- .c outdoor storage of truck and trailer parking may exceed 5% of the lot or 10% of the building area, when located between buildings and/or screened from a public street;
- .d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
- .e outdoor storage, shall not be located within 100 metres from Steeles Avenue; and,
- .f outdoor storage of intermodal containers on chassis shall not be permitted.

12.2349.3 for the purposes of ~~section exception~~ 2349:

- .1 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

12.2350 Exception –2350

12.2350.1 The lands shall be subject to the following requirements and restrictions:

- .1 shall only be used for the purposes permitted by **Section-Exception 2350.1(a)** or the purposes permitted by **Section-Exception 2350.1(b)**, but not both sections or not any combination of both sections;
- .2 Either:
 - .a Those purposes permitted in a **M4PE-2349** zone;
- .3 Or:
 - .a those purposes permitted in a **SCLC** zone;
 - .b a gas bar and associated motor vehicle washing establishment; and,
 - .c a drive-through facility associated with a gas bar, and a bank.

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12.2350.2 The lands shall be subject to the following requirements and restrictions:

- .4 For those land uses permitted in the **M4PE-2349** zone, the requirements and restrictions as set out in a **M4PE-2349** zone;
- .1 For those land uses permitted by **SCLC-2350.1(b)**, the following requirements and restrictions:
 - .a Minimum Front Yard Depth: 4.5 metres;
 - .b Minimum Exterior Side Yard Width: 4.5 metres;
 - .c Minimum Interior Side Yard Width: 1.2 metres;
 - .d Minimum Rear Yard Depth: 1.2 metres;
 - .e Minimum Landscaped Open Space:
 - .i 4.5 metres along Steeles Avenue West, except at approved access locations;
 - .ii 3 metres along all other roads, except at approved access locations; and,
 - .iii 1.2 metres abutting a **NSF** zone.
 - .f A gas bar and an associated motor vehicle washing establishment shall only be permitted within 90.0 metres of Lightbeam Terrace;
 - .g For the purpose of this zone, the lot line abutting Steeles Avenue West shall be deemed the front lot line; and,
 - .h The lands zoned **SCLC-2350**, located between Lightbeam Terrace and Rivermont Road, shall be considered one lot for zoning purposes.

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12.2350.3 for the purposes of ~~section exception~~ 2350.:

- .1 Notwithstanding ~~Sections Exceptions~~ 2350.2(a) and 2350.2(b), an office use shall be subject to the requirements and restrictions contained within the ~~SCLC~~-2350.2(b) zone.

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12.2351 Exception 2351

12.2351.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling;
- .2 Purposes accessory to the permitted purpose.

12.2351.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units – 81;
- .2 Minimum Lot Area – 90 square metres per dwelling unit;
- .3 Maximum Building Height – 15 metres;
- .4 Minimum Front Yard Depth – 3 metres
- .5 Minimum Exterior Side Yard Width – 2.5 metres;
- .6 The minimum interior side yard width for a stacked townhouse dwelling located more than 70 metres from the front lot line shall be 12.1 metres and all other stacked townhouse dwellings shall have a minimum interior side yard width of 10 metres;
- .7 Balconies, decks, and porches are permitted to encroach a maximum of 1.8 metres into the required interior side yard;
- .8 The minimum setback from the rear wall of a dwelling or deck to a private road shall be 1.0 metre;
- .9 The minimum setback from a garage door opening to a private road shall be 2.0 metres;
- .10 The minimum setback from the wall of a stacked townhouse dwelling to a visitor parking space shall be 1.8 metres;
- .11 Minimum Landscaped Open Space – 33% of the lot area;
- .12 Maximum Lot Coverage – 35%

12.2352 Exception 2352

12.2352.1 The lands shall only be used for the following purposes:

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

12.2352.2 The lands shall be subject to the following requirements and restrictions:

- .2 For the purpose of this section, the rear lot line is the longest lot line abutting the Floodplain Natural System (NSF) zone.
- .1 Minimum Lot Depth: 18.0 metres
- .2 Minimum Rear Yard Depth: 2.0 metres
- .3 A balcony or unenclosed porch, with or without a cold cellar and foundations, including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard or rear yard.
- .4 Bay windows, with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves may project a maximum of 1.5 metres into the minimum front yard, exterior side yard or rear yard.
- .5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

12.2353 Exception —2353

12.2353.1 The lands shall only be used for the following purposes:

- .1 Place of worship and uses permitted in the I2 zone while the Holding (H) symbol is in effect;
- .2 Uses permitted in the I2 zone
- or
- .3 Uses permitted in the R1FR1A, R1-11.0-2303 zone; but not both or any combination of both.

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12.2353.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall be subject to the following requirements and restrictions while the Holding (H) symbol remains in effect:
 - .a Uses permitted by the I2 zone other than a place of worship are only permitted in combination with a place of worship.
 - .b A place of worship shall have a minimum gross floor area of 929 square metres.
- .2 shall be subject to the following requirements and restrictions once the Holding (H) symbol has been lifted:
 - .a The requirements and restrictions of the R1FR1A, R1-11.0-2303 zone for the uses permitted by the R1FR1A, R1-11.0-2303 zone.
 - .b The requirements and restrictions of the I2 zone for the uses permitted by the I2 zone.
- .3 The lifting of the Holding (H) symbol shall only occur:
 - .a after five years from the date of assumption of the plan of subdivision (File: 21T-11001B)
 - or
 - .b after five years from the date of registration of the plan of subdivision (File: 21T-11001B) provided that:
 - .i The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,
 - .ii The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

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12.2354 Exception 2354

12.2354.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 A Street Townhouse dwelling;
- .3 A Rear Lane Townhouse Dwelling;
- .4 Purposes accessory to other permitted purposes;
- .5 Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross floor area of 1,500 square metres;
 - .a A retail establishment;
 - .b A personal service shop;
 - .c A service shop;
 - .d A bank, trust company or finance company;
 - .e An office, including a medical office;
 - .f A dry cleaning and laundry distribution station;
 - .g A restaurant other than a convenience restaurant;
 - .h A printing or copying establishment;
 - .i A community club;
 - .j A health care centre;
 - .k A commercial school;
 - .l A private school; and
 - .m A day nursery.

12.2354.2 The lands shall be subject to the following requirements and restrictions:

- .1 An Apartment Dwelling shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: 1.2 hectares
 - .b Minimum Lot Width: 85 metres
 - .c Minimum Lot Depth: 132 metres
 - .d Minimum Front Yard Depth: 2.5 metres
 - .e Minimum Interior Side Yard width: 6.0m

Exception Zones

- .f Minimum Exterior Side Yard width: 1.5 metres
- .g Maximum Building Height: 5 storeys
- .h Maximum Lot Coverage: 31%
- .i Minimum Landscaped Open Area: 22% of the lot area
- .j Maximum density: 119 residential units per net hectare; and
- .k Maximum Floor Space Index: 1.27

.2 Shall also be subject to the requirements and restrictions of the **R4A-R3L Zone** which are not in conflict with those in **12.2354.2 (1)**

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.3 A Street Townhouse Dwelling and a Rear Lane Townhouse Dwelling, shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area: 114 square metres per dwelling unit.
- .b Minimum Yard Setback for a Principal Building:
 - .i The front wall of a dwelling unit: 3.0 metres to a private road; 2.3 metres to a public road; 1.2 metres to a common amenity area; and 4.5 metres in all other situations provided that a minimum setback of 6.0 metres is maintained to a garage door.
 - .ii The rear wall of a dwelling unit: 6.0 metres to a rear lot line; 1.2 metres to a common amenity area; and 7.5 metres in all other situations.
 - .iii The side wall of a dwelling unit: 3.0 metres to a public road; 1.5 metres to a private road; 1.2 metres to a side lot line; 1.2 metres to a common amenity area; 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings.
 - .iv The main wall of a dwelling may encroach to within 2.0 metres of a daylight rounding/triangle.
 - .v A porch with or without foundation or cold cellar including eaves and cornices may encroach into the required front yard to within 1.0 metre of the front lot line abutting a public road.
 - .vi A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle.
 - .vii A bay window, box window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum required front yard.
 - .viii Maximum Rear Yard encroachment for a rear lane townhouse dwelling with a walkout balcony or uncovered terrace on the third storey or wood deck off the second floor: 3.0 metres.
 - .ix A wall containing utilities and having a maximum length of 3 m may project into the rear yard of a rear lane townhouse dwelling.

Exception Zones

- .c Maximum Building Height: 11.2 metres
- .d Minimum Landscaped Open Space:
 - .i Each dwelling unit shall have a minimum of 29 square metres of landscaped open space in its rear yard, except dwelling units fronting a public street with rear access from a private road which shall have a minimum of 11.0 square metres of uncovered terrace amenity space.
- .e Garage Control:
 - .i The maximum cumulative garage door width for a lot having a width equal to 6.0 metres but less than 9.8 metres shall be 4.9 metres.
 - .ii The interior garage width as calculated 3.0 metres from the garage door opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
 - .iii These requirements do not apply to the garage door facing a flankage lot line.
 - .iv The driveway width shall not exceed the interior width of the garage for a street townhouse dwelling fronting on a public road with rear access from a private road.
- .f Notwithstanding **Section 10.13.2**, front to rear yard access shall be permitted via non-habitable rooms or habitable rooms or any combination of the two and with more than a two step grade difference.
- .g Utilities including a hydro transformer shall be exempt from the setback requirements of this zone.
- .h Notwithstanding **10.9.1.B(7) and 10.9.1.B(4)(b)** requirement for a 0.6m permeable landscape strip abutting one side lot line shall not apply for a rear lane townhouse dwelling.
- .i For a rear lane townhouse dwelling the public street shall be deemed the front lot line.

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12.2354.3 for the purposes of **section exception 2354**:

- .1 Shall also be subject to the requirements and restrictions of the **R23C Zone** which are not in conflict with those in **12.2354.2 (3)**

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12.2355 Exception 2355

12.2355.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **C2-GC zone** and the following additional uses:
 - .a A day nursery
 - .b A private school
 - .c A seasonal garden centre
- .2 Shall not be used for the following purposes:
 - .a An adult entertainment parlour
 - .b An adult video store
 - .c An adult book store
 - .d A massage or body rub parlour
 - .e An amusement arcade

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12.2355.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Interior Side Yard Width: 9.0 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 10.0 metres
- .5 Minimum Landscape Open Space:
 - .a 3.0 metres wide along the northerly, easterly and southerly lot lines, except at approved vehicular access locations; and,
 - .b 2.3 metres wide along the westerly lot line.
- .6 Maximum Gross Commercial Floor Area: 6,000m²
- .7 Minimum setback of an above ground utility structure: 3.0 metres from all lot lines
- .8 Minimum Parking Spaces: 1 space per 23.5 square metres of gross commercial floor area or portion thereof.
- .9 A drive through facility is only permitted for a bank, trust company or financial company.
- .10 Minimum number of stacking spaces for a drive through facility: 3
- .11 Maximum number of drive through facilities: 2

Exception Zones

- .12 All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure.
- .13 Outside storage shall not be permitted.

12.2356 Exception 2356

12.2356.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling;
- .2 Purposes accessory to the permitted purpose

12.2356.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units – 18;
- .2 Minimum Dwelling Unit Width – 4.9 metres;
- .3 Minimum Lot Area – 200 square metres per dwelling unit;
- .4 Maximum Building Height – 12.6 metres;
- .5 Minimum Interior Side Yard Width – 2.4 metres;
- .6 Minimum Rear Yard Depth – 6 metres;
- .7 Minimum Front Yard Depth – 4.5 metres;
- .8 Maximum Height of a Rear or Interior side yard fence – 2.4 metres;
- .9 Minimum Parking Aisle Width – 6.0 metres;
- .10 Minimum Number of Parking Spaces – 36;
- .11 Minimum Landscaped Open Space – 35% of lot area.

12.2357 Exception 2357

12.2357.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3C-R2 Zone**.

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12.2357.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area per dwelling unit: 134 square metres
- .3 Minimum Interior Lot Width: 5.5 metres
- .4 Minimum Yard Setback for a Principal Building:
 - .a The rear wall of a dwelling unit: 6 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area and 4.8 metres in all other situations.
 - .b The side wall of a dwelling unit: 0.75 metres to a lot line zoned in the same zoning category.
- .5 Maximum Building Height: 3 storeys
- .6 The provisions of **Section 6.10 (a)** of the Zoning By-law shall not apply.

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12.2358 Exception 2358

12.2358.1 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or covered porch with or without a foundation or 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;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

12.2359 Exception 2359

12.2359.1 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or covered porch with or without a foundation or 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;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

12.2360 Exception 2360

12.2360.1 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or covered porch with or without a foundation or 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;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and
- .3 A minimum interior side yard setback of 3.0 metres shall be required from the southerly lot line.

12.2361 Exception 2361

12.2361.1 The lands shall only be used for the following purposes:

- .1 Single detached dwelling;
- .2 Semi-detached dwelling;
- .3 Townhouse dwelling;
- .4 Purposes accessory to the other permitted purposes.

12.2361.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- .2 Maximum number of bedrooms in any dwelling unit - 2;
- .3 Maximum floor area per dwelling unit above established grade:
 - .a Single Detached and Semi-Detached Dwellings - 225 square metres
 - .b Townhouse Dwelling Unit - 195 square metres
- .4 Minimum Lot Area - 195 square metres per dwelling unit;
- .5 Maximum Building Height - 10.6 metres or two storeys, whichever is less;
- .6 The minimum front yard setback from a private road shall be 4.5 metres;
- .7 A porch may project into the minimum front yard by a maximum of 1.5 metres;
- .8 A garage door shall have a minimum setback of 6.0 metres to a private road;
- .9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .10 Notwithstanding **Section 6.10(a)**, all electric power facilities and structures shall be permitted in any zone and in any required yard;
- .11 The minimum distance between two detached dwellings shall be 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is 1.2 metres;
- .12 Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;
- .13 Maximum Lot Coverage - 65%
- .14 Minimum Landscape Open Space:
 - .a 30% of the front yard of an interior lot;
 - .b 40% of the front yard of a corner lot;

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Exception Zones

- .c 20% of the front yard where the side lot lines converge towards the front lot line.
- .15 Minimum of 2.0 parking spaces per dwelling unit;
- .16 No visitor parking spaces are required;
- .17 Minimum rear yard setback for a dwelling unit - 9 metres.

12.2361.3 for the purposes of ~~section exception~~ 2361:

- .1 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

12.2362 Exception 2362

12.2362.1 The lands shall only be used for the following purposes:

- .1 Single detached dwelling;
- .2 Semi-detached dwelling;
- .3 Townhouse dwelling;
- .4 Purposes accessory to the other permitted purposes.

12.2362.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- .2 Maximum number of bedrooms - 2;
- .3 Maximum floor area per dwelling unit above established grade:
 - .a Single Detached and Semi-Detached Dwellings - 225 square metres
 - .b Townhouse Dwelling Unit - 195 square metres
- .4 Minimum Lot Area - 195 square metres per dwelling unit;
- .5 Maximum Building Height - 10.6 metres or two storeys, whichever is less;
- .6 The minimum front yard setback from a private road shall be 4.5 metres;
- .7 A porch may project into the minimum front yard by a maximum of 1.5 metres;
- .8 A garage shall have a minimum setback of 6.0 metres to a private road;
- .9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .10 Notwithstanding Section 6.10(a), all electric power facilities and structures shall be permitted in any zone and in any required yard;
- .11 The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is not less than 1.2 metres;
- .12 Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;
- .13 Maximum Lot Coverage - 65%
- .14 Minimum Landscape Open Space:
 - .a 30% of the front yard of an interior lot;
 - .b 40% of the front yard of a corner lot;

- .c 20% of the front yard where the side lot; lines converge towards the front lot line.
- .15 Minimum of 2.0 parking spaces per dwelling unit;
- .16 No visitor parking spaces are required;

12.2362.3 for the purposes of ~~section~~exception 2362:

- .1 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

12.2363 Exception 2363

12.2363.1 The lands shall only be used for the following purposes:

- .1 Townhouse dwelling;
- .2 Purposes accessory to the other permitted purposes.

12.2363.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- .2 Maximum number of bedrooms - 2;
- .3 Minimum Lot Area - 195 square metres per dwelling unit;
- .4 Maximum floor Area per dwelling unit above established grade - 195 square metres;
- .5 The minimum front yard setback from a private road shall be 4.5 metres;
- .6 A porch may project into the minimum front yard by a maximum of 1.5 metres;
- .7 A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;
- .8 Minimum Outdoor Living Area: 17 square metres per dwelling unit;
- .9 Minimum Exterior Side Yard Width – 2.5 metres;
- .10 Minimum Rear Yard Depth – 1.2 metres;
- .11 Maximum Lot Coverage - 65%
- .12 Minimum Landscape Open Space:
 - .a 30% of the front yard of an interior lot;
 - .b 40% of the front yard of a corner lot;
 - .c 20% of the front yard where the side lot; lines converge towards the front lot line.
- .13 Minimum of 2.0 parking spaces per dwelling unit;
- .14 No visitor parking spaces are required;

12.2363.3 for the purposes of ~~section~~exception 2363:

- .1 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

12.2364 Exception 2364

12.2364.1 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.

12.2364.2 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 greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2365 Exception 2365

12.2365.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-12.2** zone

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12.2365.2 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 greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2366 Exception 2366

12.2366.1 The lands shall only be used for the following purposes:

- .1 Residential
 - .a an apartment dwelling;
 - .b live-work dwelling;
 - .c purposes accessory to an apartment dwelling and live-work dwelling;
- .2 Non-Residential
 - .a a bank, trust company and finance company;
 - .b a service shop;
 - .c a retail establishment, having no outside storage or display;
 - .d a commercial, technical or recreational school;
 - .e an art gallery;
 - .f an artist and photography studio including framing;
 - .g a personal service shop;
 - .h a health or fitness centre;
 - .i a dining room restaurant and take-out restaurant;
 - .j a laundromat;
 - .k a dry cleaning and laundry distribution station;
 - .l a printing or copying establishment;
 - .m a custom workshop;
 - .n an animal hospital
 - .o convenience store;
 - .p an office, including the office of a health care practitioner;
 - .q a day nursery;
 - .r a radio or television broadcast establishment; and,
 - .s purposes accessory to the other permitted purposes;

12.2366.2 The lands shall be subject to the following requirements and restrictions:

- .1 The uses permitted in ~~section-exception~~ 12.2366.1 (2) shall only be permitted on the ground floor;
- .2 Maximum Building Height: 3 storeys;
- .3 Maximum Number of Apartment Dwelling Units (including the dwelling portion of a Live-Work unit): 20;
- .4 Floor Space Index: no requirement;
- .5 Minimum Side Yard Width: 12 metres to the westerly lot line, and 2.5 metres to all other lot lines;
- .6 Minimum Landscaped Open Space:
 - .a 1.5 metres to the westerly lot line;
 - .b 3 metres wide abutting the front lot line, except at approved access locations;
- .7 Minimum Number of Parking Spaces:
 - .a 1.25 per residential dwelling unit (including the dwelling portion of a Live-Work unit), and
 - .b 1 per 23 square metres for all uses permitted in ~~section-exception~~ 12.2366.1 (2)

12.2366.3 for the purposes of ~~section-exception~~ 2366:

- .1 A Live-Work unit shall mean any residential unit that is connected to a commercial unit below.

12.2367 Exception 2367

12.2367.1 The lands shall only be used for the following purposes:

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

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12.2367.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 13.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 Maximum interior garage width: 6.1 metres.

12.2368 Exception 2368

12.2368.1 The lands shall only be used for the following purposes:

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

12.2368.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 9.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 On lots greater than or equal to 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .6 The maximum cumulative garage door width for an attached garage shall be 5.05 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres.

12.2369 Exception 2369

12.2369.1 The lands shall only be used for the following purposes:

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

12.2369.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum lot width for a lot abutting a daylighting triangle: 8.0 metres;
- .5 Minimum building setback to a daylighting triangle/rounding: 1.5 metres.

12.2370 Exception 2370

12.2370.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3E-R2 zone**

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12.2370.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres;
- .5 Minimum building setback to a daylighting triangle/rounding: 1.5 metres.

12.2371 Exception 2371

12.2371.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3E-R2 zone**;

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12.2371.2 The lands shall be subject to the following requirements and restrictions:

- .1 No minimum dwelling unit width shall apply;
- .2 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .3 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .4 Minimum front yard depth: 3.0 metres;
- .5 Minimum rear yard depth: 6.0 metres;
- .6 Maximum building height: 3 storeys;
- .7 The minimum lot width for a lot abutting a daylighting triangle: 4.0 metres;
- .8 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .9 Direct pedestrian access from the front yard to the rear yard is not required;
- .10 Maximum cumulative garage door width: 3.8 metres;
- .11 The maximum width of a driveway shall be the actual lot width;
- .12 The requirement for maintaining a minimum 0.6 m wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .13 A minimum of one outdoor amenity area of at least 8.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .14 Parking in the rear yard is permitted for a home occupation use.

12.2372 Exception 2372

12.2372.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3E-R2 zone**;

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12.2372.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum front yard depth: 3.0 metres;
- .4 The minimum rear yard depth shall be 6.0 metres if there is an attached garage;
- .5 Minimum lot width of a lot abutting a daylighting triangle: 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;
- .7 Direct pedestrian access from the front yard to the rear yard is not required;
- .8 No minimum dwelling unit width shall apply;
- .9 A detached garage shall be no closer than 0.2 metres to a curved lot line abutting the intersection of two lanes or two parts of the same lane;
- .10 A detached garage shall be no closer than 0.3 metres to an interior side lot line;
- .11 Notwithstanding ~~Section-Exception~~ **12.2372.2.(10)** to the contrary, a detached garage may be located with no setback from the side lot line subject to the following requirements and restrictions:
- .a the garages for the two lots abutting said side lot line are designed as one building;
- .b a common wall on and along the side lot line divides the garages; and,
- .c the garages for the two lots abutting said side lot line are constructed or reconstructed simultaneously.
- .12 Maximum gross floor area for a detached garage: 42 square metres;
- .13 Maximum cumulative garage door width: 5.5 metres;
- .14 The maximum width of a driveway shall be the actual lot width;
- .15 Sections 10.4.1.(d) and 10.4.1.(e) shall not apply;

Exception Zones

- .16 Minimum setback to a flankage lot line for a detached garage: 2.0 metres;
- .17 The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .18 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .19 Parking in the rear yard is permitted for a home occupation use.

12.2373 Exception 2373

12.2373.1 The lands shall only be used for the following purposes:

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

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12.2373.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front yard;
- .3 Minimum front yard depth: 3.5 metres;
- .4 Minimum rear yard depth: 4.0 metres;
- .5 Minimum lot depth: 20.0 metres.

12.2374 Exception 2374

12.2374.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling;
- .2 a live-work townhouse dwelling;
- .3 an office;
- .4 a retail establishment having no outdoor storage;
- .5 a bank, trust company, or financial institution;
- .6 an art gallery;
- .7 a personal service shop;
- .8 a dry-cleaning and laundry distribution station;
- .9 a laundromat;
- .10 a printing or copying establishment;
- .11 a commercial school;
- .12 a take-out restaurant;
- .13 a dining room restaurant;
- .14 a health or fitness centre;
- .15 a custom workshop;
- .16 a visual and performing arts studio;
- .17 veterinary clinic;
- .18 a medical or dental practice or office;
- .19 purposes accessory to the other permitted uses;

12.2374.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard by a maximum of 0.3 metres, or into the exterior side yard by a maximum of 1.0 metre and eaves and cornices may project an additional 0.2 metres into the minimum front yard and 0.6 metres into the exterior side yard;
- .2 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the front yard or exterior side yard to within 1.5 metres of a daylighting triangle/rounding;

- .3 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard, may encroach a maximum of 1.0 metres into the minimum exterior side yard, and may encroach a maximum of 0.3 metres into the minimum front yard;
- .4 No minimum dwelling unit width shall apply;
- .5 Minimum lot width of a lot abutting a daylighting triangle: 5.0 metres;
- .6 Minimum front yard depth: 0.6 metres;
- .7 Minimum exterior side yard: 2.0 metres;
- .8 Minimum rear yard depth: 6.0 metres;
- .9 Maximum building height: 4 storeys;
- .10 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .11 Notwithstanding the definition Dwelling , Live-Work Townhouses, the garage of a Live-Work Townhouse Dwelling unit may be attached to the main dwelling unit;
- .12 Maximum cumulative garage door width: 5.5 metres;
- .13 The maximum driveway width shall be the greater of 6.1 metres or the actual lot width;
- .14 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- .15 No parking spaces are required for non-residential uses;
- .16 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .17 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .18 Outdoor patios are permitted;
- .19 The lot line abutting a lane shall be deemed to be the rear lot line on a corner lot;
- .20 Direct pedestrian access from the front yard to the rear yard is not required;
- .21 Parking in the rear yard is permitted for a home occupation use.

12.2375 Exception 2375

12.2375.1 The lands shall only be used for the following purposes:

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

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12.2375.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 and eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;
- .3 Minimum rear yard depth: 6.0 metres;
- .4 Maximum interior garage width: 6.1 metres.

12.2376 Exception 2376

12.2376.1 The lands shall only be used for the following purposes:

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

12.2376.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 and eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;
- .3 Minimum interior side yard: 0.9 metres.
- .4 No minimum interior side yard is required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.
- .5 No minimum dwelling unit width shall apply

12.2377 Exception 2377

12.2377.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R3E~~ R2 zone;

12.2377.2 The lands shall be subject to the following requirements and restrictions:

- .1 The requirements and restrictions of ~~Section-Exception 12.2371.2~~ shall apply with the exception of the following:
 - .a No more than 9 dwelling units shall be attached;
 - .b Minimum exterior side yard width: 2.0 metres;
 - .c The maximum cumulative garage door shall be 5.5 metres on a lot abutting a daylighting triangle;
 - .d The lot line abutting a lane shall be deemed to be the rear lot line;
 - .e The maximum width of a driveway on a lot abutting a daylighting triangle shall be the greater of 6.1 metres or the actual lot width.

12.2378 Exception 2378

12.2378.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **C2 GC zone** and the following additional uses:
 - .a a day nursery
 - .b a private school
 - .c a seasonal garden centre
- .2 shall not be used for the following purposes:
 - .a an adult entertainment parlour
 - .b an adult video store
 - .c an adult book store
 - .d a massage or body rub parlour
 - .e an amusement arcade
- .3 Notwithstanding ~~Section-Exception~~ **12.2378.1.(1)** to the contrary, a building which existed prior to 2013 may also be used for a single detached dwelling in addition to the uses permitted in a **C2 GC zone**.

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12.2378.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Mayfield Road shall be deemed to be the front lot line;
- .2 Minimum front yard depth: 3 metres;
- .3 Minimum interior side yard width: 3 metres;
- .4 Minimum exterior side yard width: 3 metres;
- .5 The minimum rear yard depth shall be 3 metres except that where the rear yard abuts a Residential Zone, the minimum rear yard depth shall be 9 metres;
- .6 A drive-through facility is not permitted between the building and the street;
- .7 All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure;
- .8 Outside storage is not permitted

12.2379 Exception 2379

12.2379.1 The lands shall only be used for the following purposes:

Shall only be used for the purposes permitted by **Section-Exception 12.2379.1.1**, or the purposes permitted by **Section-Exception 12.2379.1.2**, but not both sections and not any combination of both sections:

Either:

- .1 The following:
 - .a A public or private school;
 - .b A park, playground or recreation facility operated by a public authority; and,
 - .c Purposes accessory to the other permitted purposes;

or:

- .2 The following:
 - .a Those purposes permitted in a **R1FR1A, R1-9.0 – 2368 zone and/or R1A, R1R2E-9.0 - 2369 zone;**

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12.2379.2 The lands shall be subject to the following requirements and restrictions:

- .1 For a public or private school and for a park, playground or recreation facility operated by a public authority, the requirements and restrictions set out in an **I1 zone;**
- .2 For those purposes permitted in a **R1FR1A, R1-9.0 - 2368 zone** the requirements and restrictions as set out in a **R1FR1A, R1-9.0 – 2368 zone;**
- .3 For those purposes permitted in a **R1A, R1R2E-9.0 - 2369 zone** the requirements and restrictions as set out in a **R1A, R1R2E-9.0 – 2369 zone.**

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12.2381 Exception 2381

12.2381.1 The lands shall only be used for the following purposes:

- .1 dwelling units for display purposes [with or without sale office(s)].

12.2381.2 The lands shall be subject to the following requirements and restrictions:

- .2 The requirements and restrictions of ~~Section-Exception~~ 12.2374.2 shall apply with the exception of the following:
 - .a The minimum lot depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
 - .b The minimum lot area shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
 - .c The minimum rear yard depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
 - .d No parking is required for dwelling units for display purposes [with or without sales office(s)];
 - .e The minimum amenity area shall not apply for dwelling units for display purposes [with or without sales office(s)].

12.2382 Exception 2382

12.2382.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 An office
- .3 Only in conjunction with an apartment dwelling or an office within the same building:
 - .a a retail establishment
 - .b a grocery store or supermarket
 - .c a service shop
 - .d a personal service shop
 - .e a bank, trust company, or financial company
 - .f a dry cleaning and laundry distribution station
 - .g a laundromat
 - .h a parking lot
 - .i a dining room restaurant, a convenience restaurant, a take- out restaurant
 - .j a printing or copying establishment
 - .k a commercial school
 - .l a temporary open air market
 - .m a place of commercial recreation
 - .n a community club
 - .o a health or fitness centre
 - .p a theatre
 - .q an art gallery or studio
 - .r a hotel
 - .s an animal hospital
 - .t an administrative office of any public authority
 - .u a place of worship
- .4 purposes accessory to the other permitted purposes
- .5 That the following uses be prohibited:

- .a an adult video store
- .b an adult entertainment parlour
- .c a massage or body rub parlour
- .d a drive-through facility
- .e outside storage of goods, materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.

12.2382.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 2.5 metres
- .2 Minimum Rear Yard Depth: 14 metres
- .3 Minimum Exterior Side Yard: 2.5 metres
- .4 Minimum Exterior Side Yard Setback to Canopy: 1 metre
- .5 Minimum Interior Side Yard Width to Podium: 8 metres
- .6 Minimum Interior Side Yard Width to Tower: 12 metres
- .7 Minimum Setback for an Underground Parking Garage: 0 metres
- .8 Maximum Building Height: 33 storeys for the westernmost tower and 30 Storeys for the easternmost tower.
- .9 Minimum Building Height: 3 Storeys
- .10 Maximum Tower Floorplate: 750 square metres if residential uses are located in the tower
- .11 Minimum Tower Separation: 25.0 metres
- .12 Maximum Gross Floor Area: 52,045 square metres
- .13 Maximum Number of Units: 704
- .14 Minimum Ground Floor Height: 6 metres
- .15 Windows and Doors at Grade:
For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors.
- .16 Continuous Streetwall:
The Podium portion of the building shall have a minimum length of 75% of the length of entire available frontage facing Queen Street East. For the purposes of this section, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.
- .17 Motor Vehicle Parking:

Exception Zones

- .a Motor vehicle surface parking shall only be located within a rear and/or interior side yard.
- .b Motor vehicle surface parking is not permitted between a building and a street.
- .c Except for areas used for vehicular and pedestrian access, no part of a parking garage above grade shall be located within 6.0 metres of the front lot line.

.18 Bicycle Parking:

- .a In addition to the requirements of **Section 20.3.4**, bicycle parking shall be required for commercial uses in accordance with the following:
 - .i Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided

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.19 Loading, Unloading and Waste Disposal and Storage:

- .a One on-site loading space shall be provided
- .b Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road, nor shall be located in the yard adjacent to a Residential Zone or public road;
- .c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

.20 Outdoor Display and Sales:

The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the main use.

.21 Minimum Landscaped Open Space:

- .a A minimum of 500 square metres shall be provided in a roof-top amenity space;
- .b A minimum 400 square metres of publicly accessible open space shall be provided at the corner of Queen Street and Kings Cross Road, which may also be used for outdoor display and sales associated with a permitted use and a patio associated with a restaurant;

12.2382.3 for the purposes of ~~section exception~~ 2382:

- .1 “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the towers rest.
- .2 “Tower” means either of the two portions of the building which extend upward to the top storeys and rest on the podium.
- .3 “Canopy” means any of the various building elements that protrude outward from the building wall horizontally and are not balconies.
- .4 For the purposes of this section, the lot line abutting Queen Street East shall be the front lot line.
- .5 That lands zoned DC-2382 shall be considered one lot for zoning purposes.

12.2382.4 The Holding (H):

- .1 The Holding (H) symbol for all or any part of the lands zoned **DCMM(H)-2382** shall not be removed until such time as the following conditions have been met:
- .a appropriate noise mitigation to meet Ministry of Environment, Conservation and Parks requirements be approved to the satisfaction of the Commissioner of Public Works.
 - .b a Functional Servicing Report, inclusive of confirmation of the availability of sanitary sewage capacity to service the proposed development, is approved to the satisfaction of the Region of Peel.
- All to the satisfaction of the Commissioner of Planning, Building and Economic Development.

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~~12.Section No.2384~~ Exception ~~Section No.2384~~

~~12.Section 2384.1~~ The lands shall only be used for the following purposes:

- .1 Shall only be used for a Place of Worship while the (H) is in place for the subject lands.

~~12.Section 2384.2~~ The Holding (H):

- .1 The Holding symbol shall only be removed once the following has occurred:
 - .a five years has passed from the date of assumption of the plan of subdivision (File 21T-12009B) provided that the following occurs:
 - .i The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site.
 - .ii The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
 - .iii The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

~~12.Section 2384.3~~ for the purposes of ~~section Section No~~ Exception ~~,2384:~~

- .1 Once the Holding (H) symbol has been lifted, the lands designated **I1-2384** can be used for those purposes, requirements and restrictions in an **R1FR1A, R1-12.2–2394** zone.

12.2385 Exception 2385

12.2385.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the ~~C1-1C~~ zone;
- .2 A day nursery;
- .3 A commercial school.

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12.2385.2 The lands shall be subject to the following requirements and restrictions:

- .1 Drive through facilities shall not be permitted.
- .2 Minimum Front Yard Depth: ~~6.0~~ 6.0 metres.
- .3 Minimum Rear Yard Depth: ~~6.0~~ 6.0 metres.
- .4 Minimum Exterior Side Yard Depth: ~~6.0~~ 6.0 metres.
- .5 For the purposes of this Section, the lot line abutting The Gore Road shall be considered the front lot line.
- .6 Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth a maximum of 3.0 metres.
- .7 Minimum Landscaped open space width:
 - .a Except at approved access and building locations, 6.0 metres along the front lot line and 3.0 metres along all other lot lines.

12.2386 ~~Exception~~ Exception 2386

12.2386.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the **C2-GC zone;**
- .2 A Day Nursery.

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12.2386.2 The lands shall be subject to the following requirements and restrictions:

- .1 A maximum of one drive-through facility is permitted.
- .2 Minimum Front Yard Depth: 6.0 metres.
- .3 Minimum Exterior Side Yard Depth: 6.0 metres.
- .4 Minimum Rear Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Depth: 6.0 metres.
- .6 Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth, minimum Exterior Side Yard Width and minimum Rear Yard Depth a maximum of 3 metres.
- .7 Minimum Landscaped open space width:
- .8 Except at approved access and building locations, 6.0 metres along Mayfield Road and McVean Drive and 3.0 metres along all other lot lines.

12.2387 Exception 2387

12.2387.1 The lands shall only be used for the following purposes:

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

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12.2387.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .3 Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2387.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .10 **Notwithstanding ExceptionSection 12.2387.2.9(9)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .12 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

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Exception Zones

- .13 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .14 The maximum building height of a single detached dwelling shall not exceed 13 metres.
- .15 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2388 Exception 2388

12.2388.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1A, R1P1E** zone.

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12.2388.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .3 Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2388.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A garage may face the flankage lot line;
- .6 A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .7 Notwithstanding **Section-Exception 12.2388.2.6**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .10 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .11 The maximum building height of a single detached dwelling shall not exceed 13 metres

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12.2389 Exception 2389

12.2389.1 The lands shall only be used for the following purposes:

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

12.2389.2 The lands shall be subject to the following requirements and restrictions:

- .1 The shortest lot line not abutting a street shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .6 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .8 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 10.5 , 13.4.2(and 13.4.2((1), 13.4.2((4), 13.4.2((5) and **12.2389.2(** shall not apply;
- .9 A garage may face the flankage lot line;
- .10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .11 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- .12 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

- .13 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2390 Exception 2390

12.2390.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1ER1A zone**.

12.2390.2 The lands shall be subject to the following requirements and restrictions:

- .1 The most easterly lot line abutting a street line shall be deemed to be the front lot line;
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and **12.2390.2.3** shall not apply;
- .3 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .4 A garage may face the flankage lot line;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 Notwithstanding **Section-Exception 12.2390.2.5**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .7 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .8 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .9 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

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12.2391 Exception 2391

12.2391.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1E-R1 zone**.

12.2391.2 The lands shall be subject to the following requirements and restrictions:

- .1 The most easterly lot line abutting a street line shall be deemed to be the front lot line;
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and 2391.2(c) shall not apply;
- .3 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .4 A garage may face the flankage lot line;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 Notwithstanding Section 2391.2(e), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .7 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .8 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .9 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2392 Exception 2392

12.2392.1 The lands shall only be used for the following purposes:

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

12.2392.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting the Open Space (OS) zone shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum rear yard setback shall be 6.0 metres;
- .6 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .7 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .8 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .9 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 10.5 b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and **12.2392.2(h)** shall not apply;
- .10 A garage may face the flankage lot line;
- .11 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .12 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- .13 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 yard, rear yard,

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Exception Zones

or exterior side yard with a maximum width of 4.0 metres. In no case shall a Bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

- .14 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2393 Exception 2393

12.2393.1 The lands shall only be used for the following purposes:

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

12.2393.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard setback shall be 6.0 metres;
- .2 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .3 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and 10.5b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and **12.2393.2.2** shall not apply;
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .5 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .6 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .7 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .8 The maximum building height of a single detached dwelling shall not exceed 13 metres.

12.2394 Exception 2394

12.2394.1 The lands shall only be used for the following purposes:

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

12.2394.2 The lands shall be subject to the following requirements and restrictions:

- .1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.5.2(d) and 13.5.2(j)(1) shall not apply;
- .5 Sections 13.5.2(j)(4) and 13.5.2(j)(5) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 13.5.2(j)(5) shall not apply;
- .7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 13.5.2(j)(5) shall not apply;
- .8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;
- .9 A garage may face the flankage lot line;
- .10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard; **Page 2 of 2**
- .11 Notwithstanding **Section-Exception 12.2394.2.9(9)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

- .14 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .15 The maximum building height of a single detached dwelling shall not exceed 11 metres.

12.2395 Exception 2395

12.2395.1 The lands shall only be used for the following purposes:

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

12.2395.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.5.2(d) and 13.5.2(j)(1) shall not apply;
- .3 Sections 13.5.2(j)(4), 13.5.2(j)(5) and 2395.2(d) and (e) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For interior lots with a lot width of 19.8 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 For corner lots with a lot width of 23.1 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .10 Notwithstanding **ExceptionSection 12.2395.2.9**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .12 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

- .13 Bay windows, bow 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .14 The maximum building height of a single detached dwelling shall not exceed 12 metres.

12.2396 Exception 2396

12.2396.1 The lands shall only be used for the following purposes:

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

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12.2396.2 The lands shall be subject to the following requirements and restrictions:

- .1 The longest lot line not abutting a street shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .6 The minimum rear yard depth may be reduced to a minimum of 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .10 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres but in all cases the balcony or deck shall maintain a minimum setback of 3.5 metres from the rear lot line. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .11 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard provided the building setback to the rear lot line is at least 3.0 metres;
- .12 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

Exception Zones

- .13 The maximum building height of a single detached dwelling shall not exceed 12 metres.

12.2397 Exception 2397

12.2397.1 The lands shall only be used for the following purposes:

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

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12.2397.2 The lands shall be subject to the following requirements and restrictions:

- .1 The shortest lot line not abutting a street shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .6 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard; Page 2 of 2
- .10 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- .11 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and boxout window be located closer than 1.2 metres to the rear lot line; and,
- .12 The maximum building height of a single detached dwelling shall not exceed 12 metres.

12.2398 Exception 2398

12.2398.1 The lands shall only be used for the following purposes:

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

12.2398.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .3 Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2398.2(d) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A garage may face the flankage lot line;
- .6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .7 Notwithstanding **Section-Exception 12.2398.2.6**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .10 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .11 The maximum building height of a single detached dwelling shall not exceed 13 metres.
- .12 For the purpose of **this Section-Exception**, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

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12.2399 Exception 2399

12.2399.1 The lands shall only be used for the following purposes:

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

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12.2399.2 The lands shall be subject to the following requirements and restrictions:

- .1 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .2 Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2399.2(c) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .3 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .4 A garage may face the flankage lot line;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 Notwithstanding ~~Section~~ **Exception 12.2399.2.5**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .7 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .8 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .9 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

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