

12.2600 Exception 2600

12.2600.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B~~ **R1** Zone:

12.2600.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 600 square metres
- .2 Minimum Lot Width: 24 metres
- .3 Minimum Lot Depth: 24 metres

12.2604 Exception 2604

12.2604.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **M1-PE Zone** of this by-law.

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12.2604.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Landscaped Open Space Area, a minimum of 3 metres in width, shall be provided along the rear lot line.

12.2605 Exception 2605

12.2605.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R4A R3~~ HL Zone

12.2605.2 That the following uses be prohibited:

- .1 Minimum Lot Area: 1.7 hectares
- .2 Minimum Front Yard Depth: 30 metres
- .3 Minimum Side Yard Width: 30 metres
- .4 Minimum Rear Yard Depth: 30 metres
- .5 Maximum Density: 113.15 units per hectare or 198 dwelling units, whichever is the greater
- .6 Maximum Building Height: 20 storeys
- .7 Maximum Lot Coverage: 20%
- .8 Minimum Landscaped Open Space: 60%
- .9 Minimum Street Line Setback for underground garage structure: 3 metres
- .10 Minimum Distance between a ramp and a side or rear lot line: 6 metres
- .11 Minimum Number of Parking Spaces: as determined in accordance with section 10.9, of which a maximum of 51 spaces may be tandem parking spaces.
- .12 a gatehouse:
 - .a may not exceed one storey in height
 - .b may not be used for human habitation, and
 - .c shall be at least 8 metres from any lot line.

12.2607 Exception 2607

12.2607.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B~~ **R1** Zone:

12.2607.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 540 square metres corner lot: 630 square metres
- .2 Minimum Lot Width: interior lot: 18 metres corner lot: 21.0 metres

12.2608 Exception 2608

12.2608.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1C-R1 Zone**:

12.2608.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 420 square metres corner lot: 510 square metres
- .2 Minimum Lot Width: interior lot: 13 metres corner lot: 16 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

12.2608.3 for the purposes of ~~Exception~~section 2608:

- .1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2609 Exception 2609

12.2609.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **G1-LC Zone**:

12.2609.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 1 storey
- .2 Minimum Landscaped Open Space:
- .3 15% of the lot area
- .4 20% of the minimum required front yard area
- .5 Minimum Width abutting a residential zone: 3 metres, and
- .6 Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres
- .7 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;
- .8 Minimum Distance Separation between a restaurant and a residential zone: 50 metres
- .9 garbage and refuse containers for a restaurant shall be located within a climatecontrolled area within the building
- .10 garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone,
- .11 no amusement devices shall be permitted, and,
- .12 no outside storage or display of goods shall be permitted

12.2614 Exception 2614

12.2614.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- .2 an office;
- .3 a research and development facility;
- .4 a recreation facility or structure;
- .5 a day nursery;
- .6 a retail outlet operated in conjunction with a particular purpose permitted by section 12.2614.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- .7 purposes accessory to the other permitted purposes.

12.2614.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
- .2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- .3 Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- .4 Minimum Lot Width: 60.0 metres;
- .5 Minimum Lot Area: 7.6 hectares;
- .6 Maximum Lot Coverage: 45 percent;
- .7 Maximum Building Height: 13.7 metres;
- .8 Maximum Floor Space Index for an office: 0.5;
- .9 Minimum Landscaped Open Space:
 - .a a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - .b a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.

- .10 all garbage and refuse containers for a restaurant shall be located within a climate-controlled area within a building.

12.2614.3 for the purposes of ~~Exception~~section 2614:

- .1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

12.2615 Exception 2615

12.2615.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- .2 offices;
- .3 warehouse;
- .4 health and fitness club;
- .5 golf course;
- .6 community club, and
- .7 purposes accessory to the other permitted purposes.

12.2615.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Floor Area: 50% of the total lot area
- .2 Minimum Front Yard Depth: 15 metres
- .3 Minimum Lot Area: 5.0 hectares
- .4 Minimum Exterior Side Yard Width: abutting Steeles Avenue: 46 metres abutting any other road: 15 metres
- .5 Maximum Lot Coverage by all buildings and structures: 25% of the lot area
- .6 Maximum Building Height: 13.7 metres
- .7 Minimum Landscaped Open Space:
 - .a 60 percent of the space minimum required front yard area
 - .b 60 percent of the minimum required exterior side yard
- .8 all buildings and structures shall be set back a minimum of 55 metres from the boundary of any lot zoned or used for residential purposes;
- .9 no buildings or structures shall be located on the lands shown as Landscaped Open Space on **Figure 1 - Exception SCHEDULE C – SECTION 2615**, and
- .10 no outside storage of goods, materials or machinery shall be permitted.
- .11 Minimum Interior Side Yard Width: 4 metres, except that where it abuts a railway line or utility corridor, the minimum requirement is 15 metres.

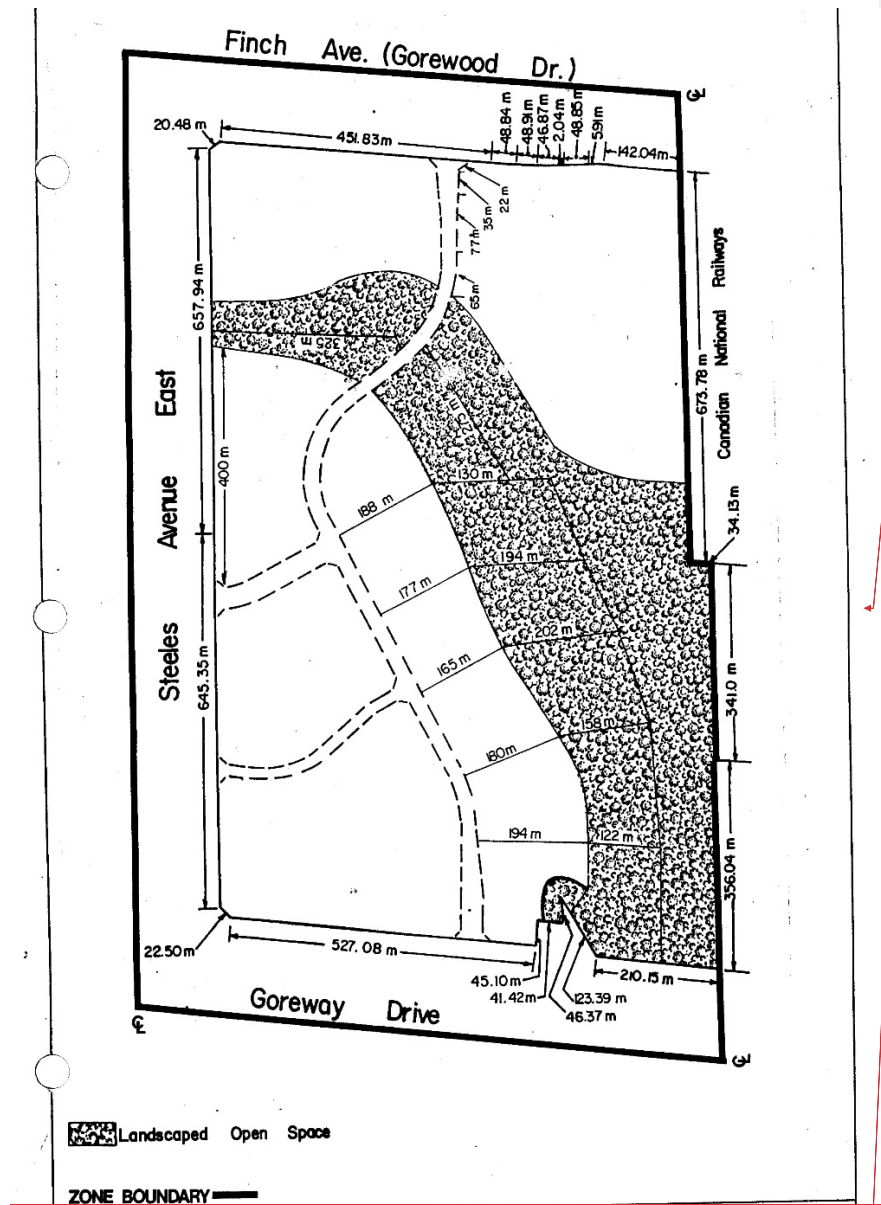
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12.2615.3 for the purposes of ~~section~~ Exception 2615:

.1 Health And Fitness Club shall mean a building or place used for sport, recreational and social purposes.

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Figure 1



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12.2616 Exception 2616

12.2616.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **M1-PE** Zone

12.2616.2 The lands shall be subject to the following requirements and restrictions

- .1 a Minimum Landscaped Open Space Buffer Strip of 10.0 metres shall be provided and maintained abutting lands shown as Landscaped Open Space on **SCHEDULE C Figure 1 - SECTION Exception 2615**;
- .2 Minimum Exterior Side Yard: abutting Steeles Avenue: 32.0 metres abutting any other road: 15.0 metres
- .3 Minimum Lot Area: 3.8 hectares
- .4 no building or structures shall be located on the lands shown as Landscaped Open Space on **Figure 1 - Exception SCHEDULE C - SECTION 2615**
- .5** a Landscaped Open Space Strip having a minimum width of 9.0 metres and 4.5 metres shall be provided and maintained abutting Steeles Avenue and Kenview Boulevard respectively, except at approved driveway locations.

Figure 1

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12.2618 Exception 2618

12.2618.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by **AUT Zone** but not a cemetery
- .2 a driving range
- .3 a miniature golf course
- .4 a putting, chipping or pitching green
- .5 a ball batting facility
- .6 a picnic area
- .7 purposes accessory to the other permitted purposes

12.2618.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 7.8 hectares
- .2 Minimum Lot Width: 50 metres
- .3 Maximum Building Height: one storey
- .4 minimum number of off-street parking spaces: 62

12.2618.3 for the purposes of ~~section-Exception~~ 2618:

- .1 shall also be subject to the requirements and restrictions relating to the Parkway Belt West contained in the General Provisions for All Zones and **UTA**.

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12.2619 Exception 2619

12.2619.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in the **M1-PE Zone**; and
- .2 a retail establishment having no outside storage
- .3 an office (excluding medical and dental)
- .4 a commercial, technical, recreational school
- .5 a banquet hall
- .6 a bank, trust company or finance company
- .7 a service shop
- .8 a personal service shop
- .9 a dining room restaurant, take out restaurant
- .10 a laundromat, dry cleaning and laundry
- .11 distribution station, dry cleaning and laundry establishment
- .12 a health or fitness centre

12.2619.2 The lands shall be subject to the following requirements and restrictions:

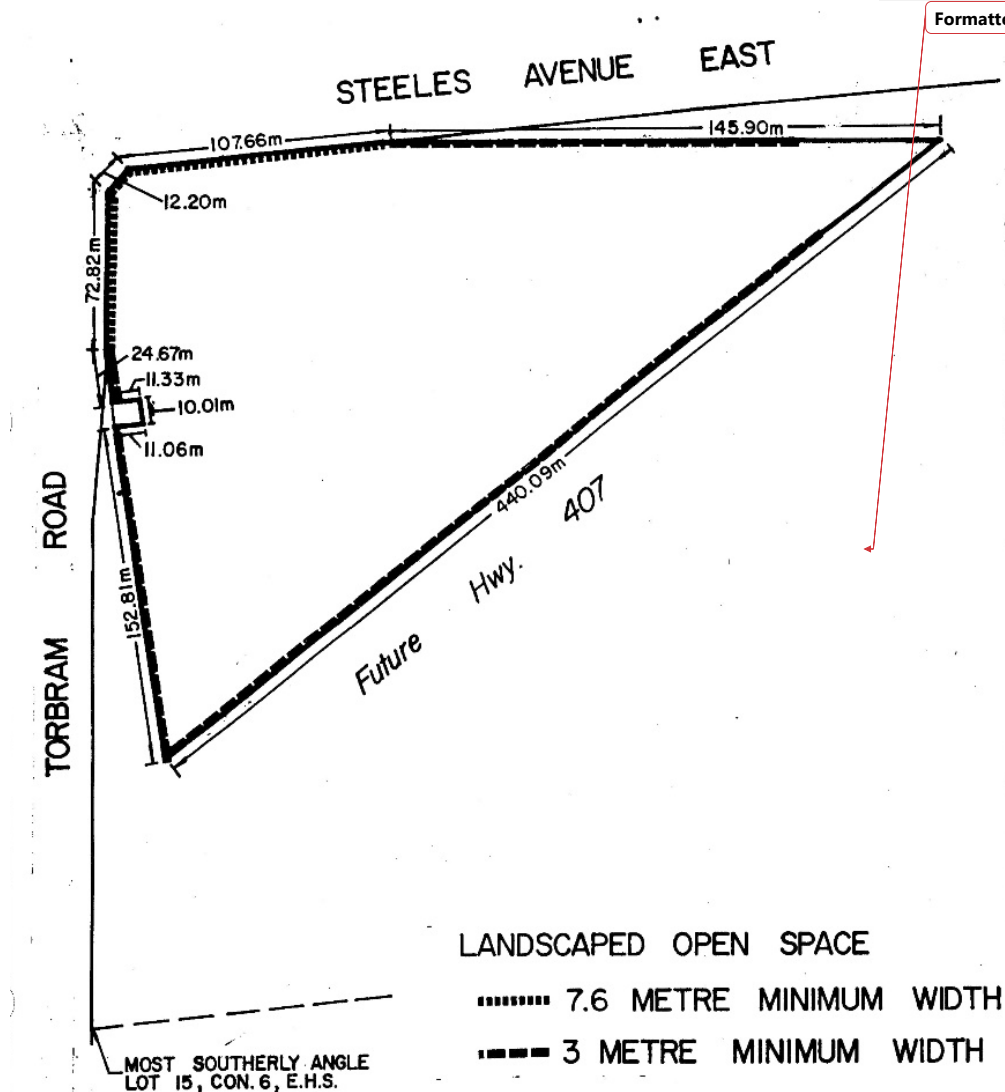
- .1 Landscaped Open Space area shall be provided, with the exception of approved driveways, in the locations and having the minimum widths shown on **Schedule C Figure 1 - Section-Exception 2619**
- .2 Minimum required parking spaces: 577
- .3 Maximum building height: 1 storey
- .4 Maximum gross floor area, exclusive of any mezzanine floor area used only for storage purposes: 18,500 square metres
- .5 Maximum gross floor area devoted to body rub parlours as follows:
 - .a 380 square metres restricted to units legally described as “Units 36 and 37, Level 1, Peel Condominium Plan No. 473” (2565 Steeles Avenue East); and
 - .b (205 square metres restricted to units legally described as “Units 1 and 2, Level 1, Peel Condominium Plan No. 399” (7955 Torbram Road).

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12.2619.3 for the purposes of ~~section-Exception~~ 2619:

- .1 all lands zoned **M1PE-2619** shall be considered one lot for zoning purposes.

Figure 1



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12.2620 Exception 2620

12.2620.1 The lands shall only be used for the following purposes:

- .1 a golf course
- .2 purposes accessory to the other permitted purpose.

12.2620.2 The lands shall be subject to the following requirements and restrictions

- .1 minimum front yard depth, rear yard depth and side yard width: 25 metres
- .2 Minimum Setback distance to boundary of NS zone: 7.5 metres
- .3 Maximum Building Height:
- .4 for a club house or pro shop: 2 storeys
- .5 for either a maintenance building or an accessory building: 1 storey

12.2622 Exception 2622

12.2622.1 The lands shall only be used for the following purposes:

- .1 a community college,
- .2 only in conjunction with a community college, a day nursery,
- .3 a public or private school, and
- .4 purposes accessory to the other permitted purposes.

12.2622.2 The lands shall be subject to the following requirements and restrictions

- .1 shall be subject to the requirements and restrictions relating to the I2 zone.

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12.2626 Exception 2626

12.2626.1 The lands shall only be used for the following purposes:

- .1 shall only be used as a buffer area.

12.2626.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum the Buffer Area shall have a minimum width of 25 metres, and
- .2 the Buffer Area shall be landscaped and bermed to screen the adjacent lands used for residential purposes from the lands used for industrial purposes.

12.2627 Exception 2627

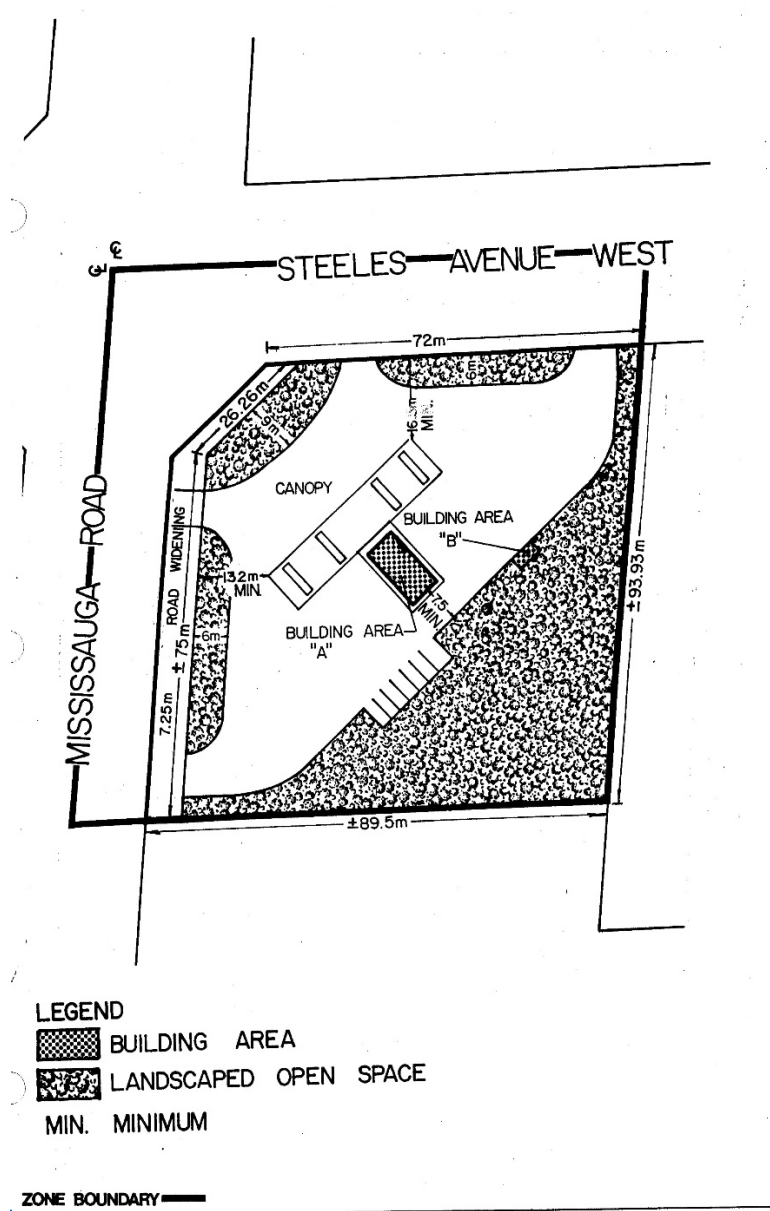
12.2627.1 The lands shall only be used for the following purposes:

- .1 gas bar;
- .2 convenience store, and
- .3 purposes accessory to the other permitted purposes.

12.2627.2 The lands shall be subject to the following requirements and restrictions:

- .1 -Minimum Lot Width: 75 metres;
- .2 -Minimum Lot Area: 0.75 hectares;
- .3 -the Gross Commercial Floor Area of BUILDING AREA "A" shown on [SCHEDULE C Figure 1 - SECTION-Exception 2627](#) shall not exceed 112 square metres;
- .4 -the Gross Floor Area devoted to the convenience store shall not exceed 84 square metres;
- .5 -all buildings shall be located within the areas identified as Building Area on [SCHEDULE C Figure 1-SECTION-Exception 2627](#);
- .6 the Maximum Building Height shall not exceed 1 storey;
- .7 -Landscaped Open Space shall be provided and maintained within the area identified as Landscaped Open Space on [SCHEDULE C Figure 1 -SECTION-Exception 2627](#), and
- .8 -all garbage and refuse containers shall be totally enclosed and located within BUILDING AREA "B" shown on [SCHEDULE C Figure 1 - SECTION-Exception 2627](#).

Figure 1



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12.2628 Exception 2628

12.2628.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage, but not including a beer, liquor or wine store, retail establishments selling goods that appeal to erotic tastes, a record store or a novelty store;
- .2 a convenience store, or a variety store;
- .3 a bank, trust company, or financial institution;
- .4 an office;
- .5 a personal service shop excluding a hairdressing salon and a barber shop;
- .6 a service shop;
- .7 a laundromat;
- .8 a dining room restaurant or a convenience restaurant, and
- .9 purposes accessory to the other permitted purposes.

12.2628.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.56 hectares;
- .2 Minimum Lot Width: 88.0 metres;
- .3 Minimum Lot Depth: 62.0 metres;
- .4 Minimum Rear Yard Depth: 5.5 metres;
- .5 Minimum Interior Side Yard: 9.0 metres;
- .6 Maximum Building Height: one storey;
- .7 Maximum Gross Commercial Floor Area: 1,219.0 square metres;
- .8 video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- .9 the total Gross Commercial Floor Area to be devoted to restaurant uses and medical office uses shall not exceed 122.0 square metres;
- .10 video games and amusement devices shall not be permitted within a variety store;
- .11 an adult entertainment parlour shall not be permitted;
- .12 food related refuse storage and restaurant refuse storage shall be located within a climate controlled area within a building;
- .13 a Landscaped Open Space Area, not less than 7.5 metres wide, shall be provided and maintained along the Kennedy Road South frontage, exclusive of the driveway location, and along the

hypotenuse of the daylight triangle located at the intersection of Steeles Avenue East and Kennedy Road South;

- .14 a Landscaped Open Space Area, not less than 9.0 metres wide, shall be provided and maintained along the Steeles Avenue East flankage, exclusive of the driveway location.
- .15 garbage and refuse storage facilities, including any storage of recyclable materials, shall be enclosed and roofed and located within a building, and
- .16 a solid masonry wall having a minimum height of 1.8 metres shall be provided and maintained along the west and south site limits where abutting a residential zone.

12.2628.3 for the purposes of ~~section~~ Exception 2628:

- .1 Variety Store shall mean a retail establishment engaged in the business of selling food and convenience goods to the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres..

12.2630 Exception 2630

12.2630.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2630.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Lot Area:
 - .a Interior Lot: 390 square metres
 - .b Corner Lot: 453 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres
 - .b Corner Lot: 14.3 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the width of the side yard abutting a walkway shall always be at least 1.2 metres;
 - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres;
 - .c where the distance between the wall of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2631 Exception 2631

12.2631.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1D-R1 Zone**.

12.2631.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Lot Area:
 - .a Interior Lot: 270 square metres
 - .b Corner Lot: 333 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9 metres
 - .b Corner Lot: 11.1 metres
- .3 Minimum Lot Depth
 - .a 25 metres for a lot with the front lot line abutting the turning circle of a culde-sac
 - .b 30 metres in all other cases
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres;
 - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres;
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2631.3 for the purposes of ~~section~~ **Exception 2631**:

- .1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line .

12.2632 Exception 2632

12.2632.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling;
- .2 linked duplex dwelling;
- .3 a linked triplex dwelling, and
- .4 purposes accessory to the other permitted purposes.

12.2632.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Width shall be 20 metres;
- .2 the Minimum Lot Area per dwelling unit shall be 200 square metres;
- .3 the number of townhouse dwelling units shall not exceed 18;
- .4 the number of linked duplex dwelling units shall not exceed 40;
- .5 the number of linked triplex dwelling units shall not exceed 6;
- .6 Parking shall be provided in accordance with section 10.9;
- .7 each townhouse dwelling unit shall provide 2 parking spaces, one in a private garage attached to the unit and one in a private drive;
- .8 an underground parking garage shall be provided containing a minimum of 69 parking spaces;
- .9 all visitor parking spaces shall be located on grade;
- .10 the Maximum Height of all structures shall be two storeys, except for that portion of a building containing linked triplex dwelling units which shall be a maximum of 3 storeys;
- .11 no building or structure, including an underground parking garage, shall be located closer to any property boundary than 7.5 metres except for an end wall of a townhouse dwelling containing no windows to a habitable room, which shall be a minimum of 4 metres from any property boundary;
- .12 the maximum number of dwelling units per dwelling shall be 24 except in the case of townhouse dwellings which shall be 6;
- .13 no balcony shall be located on the rear wall of any dwelling, and
- .14 a linked duplex dwelling may be attached to a linked triplex dwelling.

12.2632.3 for the purposes of ~~section-Exception~~ 2632:

- .1 Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of

interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

- .2 Dwelling, Linked Duplex shall mean a building that consists of two or more duplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.
- .3 Dwelling, Linked Triplex shall mean a building that consists of two or more triplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

12.2633 Exception 2633

12.2633.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **G1-LC Zone**.

12.2633.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 1 storey
- .2 Minimum Landscaped Open Space:
- .3 15 percent of the lot area
- .4 20 percent of the minimum required front yard area
- .5 Minimum Width abutting a residential zone: 3 metres
- .6 Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres
- .7 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- .8 Minimum Distance separation between a restaurant and a residential zone: 50 metres
- .9 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building
- .10 garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
- .11 no amusement devices shall be permitted
- .12 no outside storage or display of goods shall be permitted

12.2635 Exception 2635

12.2635.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a an office; and
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes.

12.2635.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Gross Commercial Floor Area shall not exceed 28,630 square metres;
- .2 the Maximum Building Height shall not exceed 10 storeys;
- .3 an underground parking structure shall not be located any closer than 3.0 metres to a lot line;
- .4 the Minimum Setback from a street for any access ramp to an underground parking structure shall be 15 metres;
- .5 garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- .6 the Minimum Distance between buildings shall be equal to half of the sum of the heights of the two applicable buildings;
- .7 the Minimum Building Setback from a street shall be 10 metres;
- .8 the Minimum Interior Side Yard Width shall be 3.0 metres;
- .9 the Minimum Rear Yard Depth shall be 6.0 metres; and
- .10 a Landscaped Open Space area with a minimum depth or width of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street.

12.2641 Exception 2641

12..2641.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B-R1~~ Zone.

12.2641.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres

12.2642 Exception 2642

12.2642.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B-R1A~~, R1 Zone.

12.2642.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Interior Side Yard Width: 1.2 metres

12.2643 Exception 2643

12.2643.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by ~~RE2~~ RE Zone

12.2643.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.338 hectares
- .2 Minimum Lot Width: 62 metres

12.2644 Exception 2644

12.2644.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B~~ **R1** Zone.

12.2644.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Lot Area:
 - .a Interior Lot: 330 square metres.
 - .b Corner Lot: 420 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres.
 - .b Corner Lot: 14.0 metres.

12.2645 Exception 2645

12.2645.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2645.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Lot Area:
 - .a Interior Lot: 330 square metres.
 - .b Corner Lot: 420 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres.
 - .b Corner Lot: 14.0 metres.

12.2646 Exception 2646

12.2646.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1C-R1 Zone**.

12.2646.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Lot Area:
 - .a Interior Lot: 320 square metres.
 - .b Corner Lot: 410 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.8 metres.
 - .b Corner Lot: 13.8 metres.
- .3 Visibility Triangle: for Lot 54 (**as shown on Schedule A to this by-law**), the erection of a building or structure, and the planting of vegetation higher than 0.75 metres shall not be permitted within the area shown as "Visibility Triangle" on Schedule A to this by-law.

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12.2647 Exception 2647

12.2647.1 The lands shall only be used for the following purposes:

- .1 nursing home
- .2 retirement home
- .3 purposes accessory to the other permitted purposes.

12.2647.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.6457 hectares
- .2 Minimum Front Yard Depth: 30.0 metres
- .3 Minimum Side Yard Width: 14 metres or 1/2 height of the dwelling whichever is greater
- .4 Minimum Rear Yard Depth: 10.0 metres
- .5 Maximum Density: 140 beds per hectare
- .6 Maximum Building Height: 5 storeys
- .7 Minimum Landscaped Open Space: 50%
- .8 Parking shall be provided and maintained in accordance with the following requirements:
 - .a 0.20 spaces per bed
 - .b 0.25 visitor spaces per bed, plus
 - .c 1 space per employee of largest shift

12.2647.3 for the purposes of ~~section~~ Exception 2649:

- .1 Front shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

12.2648 Exception 2648

12.2648.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R3B-R1, R2 Zone**.

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12.2648.2 for the purposes of ~~section~~ **Exception 2648**:

- .1 Dwelling Unit, Street Townhouse shall mean a dwelling unit with an attached private garage in a street townhouse dwelling, which dwelling unit and attached private garage is located on its own lot.
- .2 Dwelling, Street Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, and in the case of an interior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit and shall have at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting private garage and in the case of an exterior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit, or at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting attached private garage.
- .3 Main Wall shall mean the wall on the side lot line between two fully attached dwelling units excluding private garages

12.2649 Exception 2649

12.2649.1 The lands shall only be used for the following purposes:

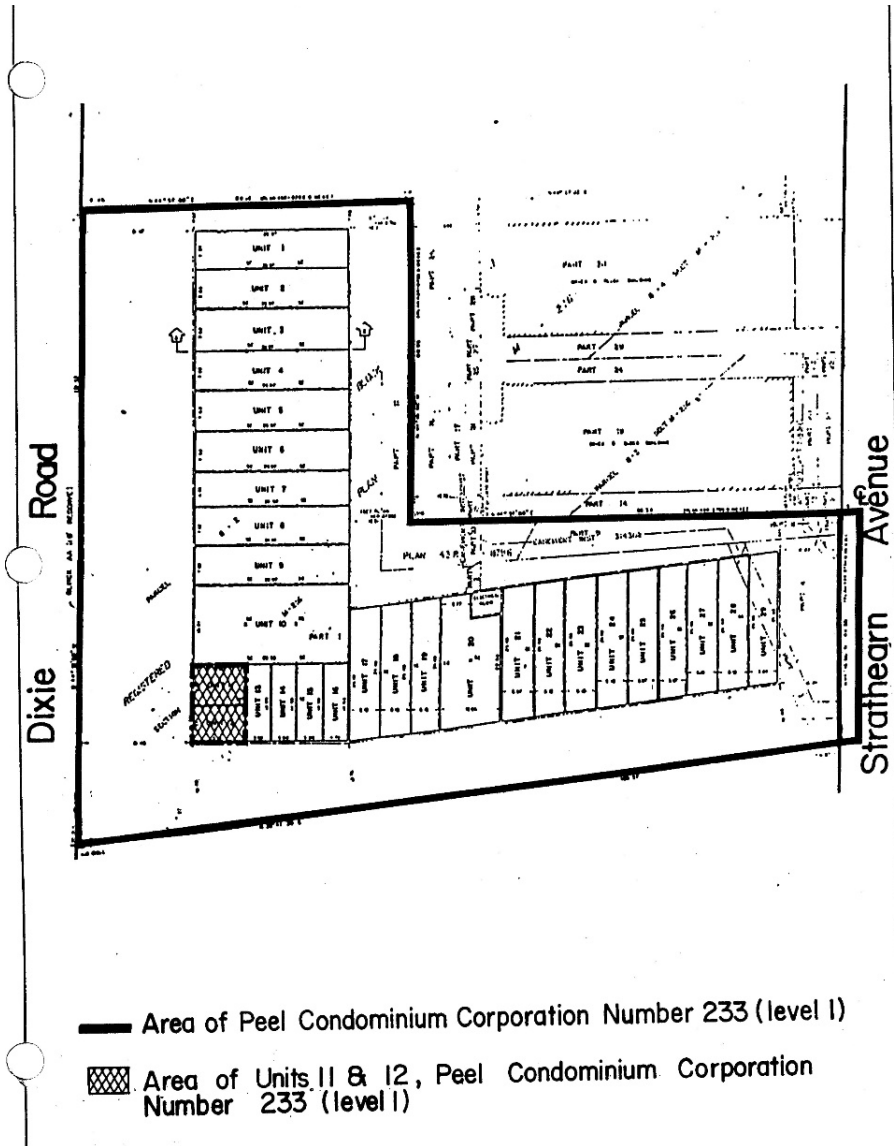
- .1 purposes permitted by **M1-PE Zone**, an
- .2 a law office

12.2649.2 The lands shall be subject to the following requirements and restrictions:

- .1 the law office shall be located within the area shown as Area of Units 11 and 12, Peel Condominium Corporation Number 233 (level 1) on **Schedule C Figure 1 - Section Exception 2649**.

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Figure 1



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12.2652 Exception 2652

12.2652.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B-R2~~, R1A Zone.

12.2652.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 25 metres
- .2 Minimum Centre Line Setback to Steeles Avenue: 32 metres
- .3 Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- .4 Minimum Interior Side Yard Width:
 - .a adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
 - .b when the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2653 Exception 2653

12.2653.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1B-R1** Zone.

12.2653.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14 metres
- .2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- .3 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2654 Exception 2654

12.2654.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1B-R1 Zone**.

12.2654.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14 metres
- .2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- .3 Minimum Interior Side Yard Width:
 - .a abutting an OS zone: 1.2 metres
 - .b 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2654.3 for the purposes of ~~section~~ **Exception 2654**:

- .1 Rear, Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2655 Exception 2655

12.2655.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B-R1A~~, R1 Zone.

12.2655.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14 metres
- .2 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2656 Exception 2656

12.2656.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1B-R1** Zone.

12.2656.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 17 metres
- .2 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2657 Exception 2657

12.2657.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2657.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2658 Exception 2658

12.2658.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2658.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14.0 metres

12.2659 Exception 2659

12.2659.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1C-R1A, R1 Zone**.

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12.2659.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 13 metres
- .2 Minimum Interior Side Yard Width:
- .3 abutting an OS zone: 1.2 metres
- .4 adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
- .5 where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2659.3 for the purposes of ~~Exception~~section 2659:

- .1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2660 Exception 2660

12.2660.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1C-R1 Zone**.

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12.2660.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2660.3 for the purposes of ~~section-Exception~~ 2660:

- .2 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2661 Exception 2661

12.2661.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2661.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
 - .a abutting a walkway or OS zone: 1.2 metres
 - .b adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

12.2662 Exception 2662

12.2662.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2662.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14.0 metres
- .2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2663 Exception 2663

12.2663.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1D-R1~~ Zone.

12.2663.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 18 metres
- .2 Minimum Lot Depth: 27 metres
- .3 Minimum Lot Area: 480 square metres

12.2664 Exception 2664

12.2664.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1D~~ **R1** Zone.

12.2664.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 11 metres

12.2667 Exception 2667

12.2667.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1D-R1~~ Zone.

12.2667.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: the length of the westerly lot boundary shall not be less than 36.0 metres
- .2 Minimum Lot Area: 590 square metres.

12.2667.3 for the purposes of ~~section~~ Exception 2667:

- .1 Lot 13, shall be considered a corner lot with the lot line abutting the turning circle of the cul-de-sac an exterior side lot line.

12.2668 Exception 2668

12.2668.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1D-R1~~ Zone.

12.2668.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390 square metres
- .2 Minimum Lot Width: 13.5 metres
- .3 Minimum Lot Depth: 29 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the width of the side yard abutting OS zone shall always be at least 1.2 metres
 - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2669 Exception 2669

12.2669.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1D-R1~~Zone.

12.2669.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 340 square metres
- .2 Minimum Lot Width: 12 metres
- .3 Minimum Lot Depth: 28 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the width of the side yard abutting OS zone shall always be at least 1.2 metres
 - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2672 Exception 2672

12.2672.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R3A~~ R2 Zone.

12.2672.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space shall be provided abutting the rear wall of each dwelling unit with a minimum width equal to the width of the dwelling unit and a minimum depth of 7.5 metres.

12.2673 Exception 2673

12.2673.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1B-R1~~ Zone.

12.2673.2 The lands shall be subject to the following requirements and restrictions:

- .2 any accessory building or structure, including a swimming pool, shall not be located any closer than 3.0 metres to the boundary of a ~~FLOODPLAIN~~ Natural System (NSF) zone.

12.2674 Exception 2674

12.2674.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1D-R1 Zone**.

12.2674.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall be subject to the requirements and restrictions of **R1D-R1 Zone**.

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12.2674.3 for the purposes of section 2674:

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the intersection of the two side lot lines.

12.2675 Exception 2675

12.2675.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1D-R1~~ Zone.

12.2675.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 425 square metres.
- .2 Minimum Lot Depth: 21.0 metres.
- .3 Minimum Rear Yard Depth: nil

12.2675.3 for the purposes of ~~section~~ Exception 2675:

- .4 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the intersection of the two side lot lines.

12.2676 Exception 2676

12.2676.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **M4-PE Zone** of this by-law.

12.2676.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 65 metres;
- .2 Minimum Lot Area: 1 hectare
- .3 Minimum Exterior Side Yard: 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres, and
- .4 Minimum Landscaped Open Space area shall be provided and maintained as follows:
 - .a abutting the Highway Number 410 road allowance or 0.3 metre reserve: 12 metres
 - .b where a rear yard abuts a Floodplain Zone: 3 metres
 - .c 30 percent of the minimum required front yard area, and
 - .d 50 percent of the minimum required exterior side yard.

12.2677 Exception 2677

12.2677.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **M3-GE** Zone of this by-law.

12.2677.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 40 metres.

12.2678 Exception ~~—~~2678

12.2678.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~M1-PE~~ Zone of this by-law

12.2678.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 3 storeys

12.2679 Exception 2679

12.2679.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **M1-PE** Zone of this by-law

12.2679.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space Area shall be provided and maintained abutting Highway Number 410 and abutting a Flood Plain zone with a width as follows:
 - .a abutting Highway Number 410: 12 metres
 - .b abutting a Flood Plain zone: 3 metres

12.2680 Exception 2680

12.2680.1 The lands shall only be used for the following purposes:

- .1 an indoor and outdoor recreation facility;
- .2 any conservation area or purpose, and
- .3 purposes accessory to other permitted purposes.

12.2680.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 10 percent;
- .2 minimum front yard depth, rear yard depth and side yard width: 30 metres.

12.2681 Exception 2681

12.2681.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **M1-PE_Zone** of this by-law

12.2681.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres
- .2 a setback abutting an Open Space zone of 15.24 metres shall be provided.

12.2682 Exception 2682

12.2682.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~R1C-R1~~ Zone.

12.2682.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Width:
 - .a Interior Lot: 11.7 metres
 - .b Corner Lot: 13.9 metres

12.2683 Exception 2683

12.2683.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- .2 an office;
- .3 a utility installation;
- .4 a research and development facility;
- .5 a recreational facility or structure;
- .6 a day nursery;
- .7 a banquet hall;
- .8 a retail outlet operated in connection with a particular purpose permitted by section 12.2683.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- .9 purposes accessory to the other permitted purposes.

12.2683.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15 metres
- .2 Minimum Lot Area: 1.2 hectares
- .3 Maximum Lot Coverage: 45 percent of the lot area
- .4 Minimum Lot Width: 60 metres
- .5 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- .6 the Maximum Floor Space Index for office use shall not exceed 1.0
- .7 the Minimum Exterior Side Yard Width shall be 15 metres
- .8 the Minimum Landscaped Open Space shall be 20 percent of the minimum required exterior side yard
- .9 the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth, except that where it abuts Kenview Boulevard, a minimum landscaped open space strip of 6 metres is required.

12.2683.3 for the purposes of ~~section~~ Exception 2683:

- .1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

12.2684 Exception 2684

12.2684.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in **MBU-LC Zone**; or
- .2 the purposes permitted in **PEM4 Zone**.

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12.2684.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Area shall be 1.5 hectares
- .2 the Minimum Rear Yard Depth shall be 30.0 metres
- .3 the Minimum Exterior Side Yard Depth shall be 24.0 metres
- .4 a minimum 5 metre wide landscaped open space strip shall be provided where it abuts a utility corridor or rail line
- .5 a minimum 6 metre wide landscaped open space strip shall be provided abutting the exterior side yard lot line
- .6 a minimum 12 metre wide landscaped open space strip shall be provided abutting the rear lot line

12.2684.3 for the purposes of ~~section Exception 2684~~:

- .7 the uses in **12.2684.1(1)** shall also be subject to the requirements and restrictions of the **MBU-LC** zone are not in conflict with those set out in ~~section Exception 12.2684.2~~.
- .8 the uses in **12.2684.1(2)** shall also be subject to the requirements and restrictions of the **PEM4** zone and the general provisions of this by-law which are not in conflict with those set out in ~~section Exception 12.2684.2~~.

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12.2685 Exception 2685

12.2685.1 The lands shall only be used for the following purposes:

- .1 a motor vehicle washing establishment
- .2 a motor vehicle repair shop
- .3 purposes accessory to the other permitted purposes

12.2685.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 15 metres
- .2 the minimum front yard depth, minimum side yard width and minimum rear yard depth should be as shown on ~~SCHEDULE C~~ Figure 1 - ~~SECTION~~ Exception 2685
- .3 all buildings and garbage enclosure shall be located within the areas shown as BUILDING AREA and GARBAGE ENCLOSURE on ~~Figure 1~~ SCHEDULE C - ~~Exception~~ SECTION 2685
- .4 the Maximum Gross Commercial Floor Area of all buildings and garbage enclosure shall not exceed 650 square metres
- .5 all garbage and refuse containers shall be located within an enclosure
- .6 the Maximum Height of all buildings and garbage enclosure shall not exceed one storey
- .7 no outside storage of goods or materials shall be permitted
- .8 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on ~~Figure 1~~ SCHEDULE C - ~~Exception~~ SECTION 2685.



12.2686 Exception 2686

12.2686.1 The lands shall only be used for the following purposes:

- .1 a gas bar
- .2 purposes accessory to the other permitted purposes

12.2686.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 43 metres
- .2 Minimum Lot Depth: 59 metres
- .3 Minimum Interior Side Yard Width: 15 metres
- .4 Minimum Exterior Side Yard Width: 23 metres
- .5 Maximum Building Height: 1 storey
- .6 a minimum 6.0 metre wide landscaped strip shall be provided along the 0.3 metre reserves except at driveway locations
- .7 a minimum 3.0 metre wide continuous landscaped strip shall be provided abutting the interior side yard and rear yard lot lines
- .8 all garbage and refuse containers shall be enclosed
- .9 the Maximum Gross Floor Area of the kiosks shall not exceed 47 square metres

12.2686.3 for the purposes of ~~section~~ Exception 2686:

- .1 Front Yard shall mean a yard extending across the full width of a lot abutting Castlevue Drive between the front lot line and the nearest wall of any building or structure on the lot.

12.2687 Exception 2687

12.2687.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- .2 an office;
- .3 a utility installation;
- .4 a research and development facility;
- .5 a recreational facility or structure;
- .6 a day nursery;
- .7 a banquet hall;
- .8 a retail outlet operated in connection with a particular purpose permitted by section-Exception 12.2687.1.1 provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- .9 purposes accessory to the other permitted purposes.

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12.2687.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15 metres
- .2 Minimum Lot Area: 2.0 hectares
- .3 Maximum Lot Coverage: 45 percent of the lot area
- .4 Minimum Lot Width: 50 metres
- .5 Minimum Rear Yard Depth: 15 metres
- .6 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- .7 the Maximum Floor Space Index for office use shall not exceed 0.9
- .8 a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line
- .9 the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth

12.2687.3 for the purposes of section-Exception 2687:

- .1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

12.2688 Exception 2688

12.2688.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- .2 an office;
- .3 a utility installation;
- .4 a research and development facility;
- .5 a recreational facility or structure;
- .6 a day nursery;
- .7 a banquet hall;
- .8 a retail outlet operated in connection with a particular purpose permitted by **section-Exception 12.2688.1.1** provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- .9 purposes accessory to the other permitted purposes.

12.2688.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15 metres
- .2 Minimum Lot Area: 1.2 hectares
- .3 Maximum Lot Coverage: 45 percent of the lot area
- .4 Minimum Lot Width: 60 metres
- .5 Minimum Rear Yard Depth: 15 metres
- .6 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- .7 the Maximum Floor Space Index for office use shall not exceed 0.9
- .8 a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line;

12.2688.3 for the purposes of **section-Exception 2688**:

- .1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure

12.2689 Exception 2689

12.2689.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an **R4B R3H** zone;
- .2 a nursing home;
- .3 only in conjunction with an apartment dwelling, and only to a maximum of 15% of the total gross floor area of the apartment dwelling:
 - .a an office, excluding a real estate office;
 - .b a bank;
 - .c a personal service shop; and,
 - .d a convenience store.
- .4 purposes accessory to the other permitted purposes.

12.2689.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 100.0 metres;
- .2 Minimum Rear Yard Depth:
 - .a 9.0 metres to any building or particular portion of a building which serves as a nursing home; and,
 - .b 15 metres or half the overall building height, whichever is greater, to any building or particular portion of a building which serves any purpose other than a nursing home;
- .3 Maximum Building Height:
 - .a 3 storeys for any building or particular portion of a building which serves as a nursing home; and,
 - .b 18 storeys for any building or particular portion of a building which serves any purpose other than a nursing home;
- .4 Minimum Landscaped Open Space: 50 percent of the lot area
- .5 a maximum of 210 apartment dwelling units, of which 63 percent of the units shall have a maximum unit size of less than 93 square metres;
- .6 a 3.0 metre wide landscaped open space strip shall be provided abutting the lands zoned **R1DA**, **R1 – Section Exception 2592** and along all street frontages except at approved access locations;
- .7 Parking shall be provided in accordance with the following requirements:
 - .a for a nursing home, parking shall be provided at the rate of 0.5 spaces per bed;

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Exception Zones

- .b for an apartment dwelling, a minimum of 0.75 parking spaces shall be provided per dwelling unit, of which a minimum of 0.25 spaces per unit shall be above ground;
- .8 Parking Spaces shall be set back a minimum distance of 9.0 metres from the westerly property line

12.2691 Exception 2691

12.2691.1 The lands shall only be used for the following purposes:

- .1 shall be used only for those purposes permitted by **M1-PE** Zone of this by-law.

12.2691.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Commercial Floor Area used for a dining room restaurant shall not exceed 364 square metres;
- .2 the Gross Commercial Floor Area used for a community club shall not exceed 360 square metres;
- .3 an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.

12.2692 Exception 2692

12.2692.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1B-R1 Zone**.

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12.2692.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width: 18 metres

12.2693 Exception 2693

12.2693.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage
- .2 a convenience store
- .3 a service shop
- .4 a personal service shop
- .5 a bank, trust company, finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a parking lot
- .10 a dining room restaurant, a convenience restaurant
- .11 purposes accessory to the other permitted purposes.

12.2693.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 70 metres
- .2 Maximum Lot Area: 0.80 hectares
- .3 Maximum Building Height: 1 storey
- .4 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- .5 no outside storage or display of goods shall be permitted.
- .6 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building and shall not be located closer than 9 metres to any residential zone
- .7 Minimum Landscaped Open Space shall be provided and maintained as follows:
 - .a not less than 8 metres in width along the future extension of Mavis Road
 - .b not less than 3 metres in width along the north and east property lines abutting a residential zone, and along Ray Lawson Boulevard except in the location of a driveway
 - .c not less than 5 metres in width along the hypotenuse of the daylight triangle located at the corner of the intersection of Ray Lawson Boulevard and the future extension of Mavis Road.

12.2695 Exception 2695

12.2695.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a research and development facility;
- .3 a recreational facility or structure;
- .4 a day nursery;
- .5 the following uses operated in conjunction with and within the same building as the purpose permitted by ~~section-Exception~~ 12.2695.1.1, provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a personal service shop;
 - .d a dry cleaning and laundry distribution station;
 - .e a dining room restaurant;
 - .f a convenience store;
- .6 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop, and
- .7 purposes accessory to the other permitted purposes.

12.2695.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to all streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
- .2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- .3 Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- .4 Minimum Lot Width: 100.0 metres;
- .5 Minimum Lot Area: 4.7 hectares;
- .6 Maximum Lot Coverage, excluding a parking lot: 25 percent

- .7 Maximum Building Height: 8 storeys;
- .8 Minimum Landscaped Open Space:
 - .a a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - .b a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- .9 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- .10 Maximum Floor Space Index for an office excluding a parking structure: 1.0;
- .11 the Maximum Floor Space Index for an office shall be 0.5 until the "H" designation has been removed;
- .12 the holding "H" symbol shall not be removed until the Council of the Regional Municipality of Peel is satisfied that a comprehensive transportation study has demonstrated that the surrounding road network can accommodate the office development at a floor space index of 1.0;
- .13 any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard; and
- .14 an accessory building or structure shall:
 - .a be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
 - .b have a minimum setback of 15.0 metres from any street right-of-way, except Steeles Avenue East where the minimum requirement shall be 150.0 metres and 0 metres from an interior side yard;
 - .c not exceed 2 storeys in height; and
 - .d if used for the purposes of parking motor vehicles, shall not have a gross floor area of less than 500 square metres.

12.2695.3 for the purposes of ~~section~~ Exception 2695:

- .1 Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.