

## 12.2700 Exception 2700

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### 12.2700.1 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, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - .b a printing establishment;
  - .c a warehouse; and
  - .d a parking lot.
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a recreational facility or structure operated by a public authority; and
  - .c a community club.
- .3 Commercial:
  - .a offices, not including offices for doctors, dentists or drugless practitioners;
  - .b a service shop;
  - .c a bank, trust company, finance company;
  - .d a dry cleaning and laundry distribution station;
  - .e a dining room restaurant, a convenience restaurant
  - .f a printing or copying establishment;
  - .g a garden centre sales establishment;
  - .h a custom workshop;
  - .i a hotel or motel;
  - .j banquet facilities;
  - .k a tool and equipment rental establishment;
  - .l a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
  - .m a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;

- .n a furniture and appliance store; and,
  - .o a retail warehouse.
- .4 Accessory:
- .a an associated educational use;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular purpose permitted by ~~section~~Exception 12.2700.1.1.a and 12.2700.1.1.b, 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
  - .d purposes accessory to the other permitted purposes.

**12.2700.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding furniture and appliance store, shall not exceed 14,167 square metres;
- .2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- .3 except for driveway locations, landscaped open spaces shall be provided as follows:
  - .a a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
  - .b a minimum 9.0 metre wide strip abutting Kennedy Road South;
- .4 the Maximum Aggregate Gross Floor Area shall not exceed 32,550 square metres for all uses;
- .5 no outside storage of goods or materials or machinery shall be permitted;
- .6 Minimum Front Yard Depths: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,
- .7 Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.

**12.2700.3 for the purposes of ~~section~~Exception 2700:**

- .1 Retail Warehouse shall mean a building or structure, or a part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .2 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include

furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

## 12.2701 Exception 2701

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### 12.2701.1 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, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - .b a printing establishment;
  - .c a warehouse; and
  - .d a parking lot.
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a recreational facility or structure operated by a public authority; and
  - .c a community club.
- .3 Commercial:
  - .a offices, not including offices for doctors, dentists or drugless practitioners;
  - .b a service shop
  - .c a bank, trust company, finance company;
  - .d a dry cleaning and laundry distribution station;
  - .e a dining room restaurant, a convenience restaurant;
  - .f a printing or copying establishment;
  - .g a garden centre sales establishment;
  - .h a custom workshop;
  - .i a hotel or motel;
  - .j banquet facilities;
  - .k a tool and equipment rental establishment;
  - .l a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
  - .m a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;

- .n a home furnishings and home improvement retail warehouse;
- .o only one large retail warehouse, and
- .p a retail warehouse.

.4 Accessory:

- .a an associated educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by sections 12.2701.1.1.a and 12.2701.1.1.b, 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;
- .d purposes accessory to the other permitted purposes.

**12.2701.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding the large retail warehouse and home furnishings and home improvement retail warehouses, shall not exceed 14,167.0 square metres.
- .2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- .3 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .4 except for driveway locations, Landscaped Open Space shall be provided as follows:
  - .a a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
  - .b a minimum 12.0 metre wide strip abutting either the Highway Number 410 right-of-way or lands zoned for Open Space purposes;
- .5 the Maximum Aggregate Gross Floor Area permitted shall not exceed 26,770 square metres for all uses;
- .6 no outside storage of goods, materials or machinery shall be permitted;
- .7 Minimum Front Yard Depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres;
- .8 Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres; and,
- .9 Parking for the purposes of the large retail warehouse shall be provided on the basis of a minimum of 1 space per 17.2 square metres of gross floor area.

**12.2701.3 for the purposes of ~~section~~ Exception -2701:**

- .1 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 9,290 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .2 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .3 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

## 12.2703 Exception 2703

### 12.2703.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in **RHm2-RH Zone**;
- .2 only in conjunction with a single detached dwelling, one only accessory building with a maximum gross floor area of 461 square metres;
- .3 purposes accessory to the other permitted purposes:

### 12.2703.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Peaked Roof Height shall not exceed 7.0 metres;
- .2 the Garage Door Height shall not exceed 4.45 metres;
- .3 Street Line and Lot Line Setbacks shall be as shown on **SCHEDULE C SECTION Figure 1- Exception 2703**;
- .4 the accessory building shall be located only within BUILDING AREA A as shown on **Figure 1- Exception SCHEDULE C – SECTION 2703**;
- .5 planted Landscaped Open Space areas shall be provided and maintained in the location and width as shown on **Figure 1- Exception SCHEDULE C – SECTION 2703**;
- .6 outside storage having a maximum area of 112 square metres shall be located within the area shown as OUTSIDE STORAGE AREA on **Figure 1- Exception SCHEDULE C – SECTION 2703**;
- .7 no outside storage shall be permitted until a visual screen, encloses part of the OUTSIDE STORAGE AREA, which visual screen shall comprise a solid wood fence having a height of 2.4 metres, to be located and maintained as shown as VISUAL SCREEN on **Figure 1- Exception SCHEDULE C – SECTION 2703**;
- .8 the height of outside storage shall not exceed the height of the visual screen;
- .9** the building shall not be used for retail, commercial and industrial purposes as defined in this by-law;

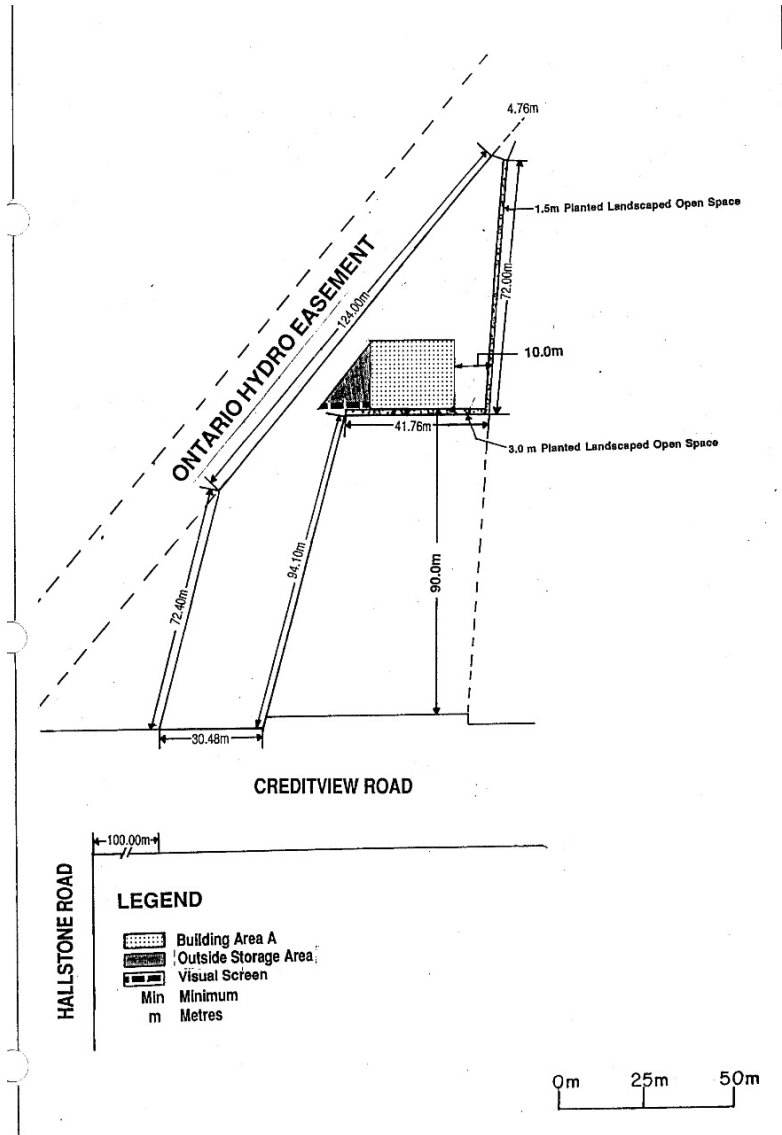
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**Figure 1**



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## 12.2705A Exception 2705A

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### **12.2705A.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a multiple residential dwellings.
- .2 Non-Residential:
  - .a purposes accessory to the other permitted purposes.

### **12.2705A.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units: 68
- .2 Maximum Building Height: 10.5 metres;
- .3 a maximum of eight dwelling units shall be horizontally attached; and
- .4 Minimum Number of Parking Spaces:
  - .a One Bedroom and Handicap Dwelling Units
    - Resident spaces 1.00
    - Visitor spaces 0.25
    - Total spaces 1.25
  - .b Dwelling Units with more than One Bedroom
    - Resident spaces 2.00
    - Visitor spaces 0.25
    - Total spaces 2.25
- .5 Minimum Front Yard Depth: 6.0 metres;
- .6 Minimum Rear Yard Depth: 3.0 metres;
- .7 Minimum Exterior Side Yard Depth: 3.0 metres; and,
- .8 Minimum Interior Side Yard Depth: 7.0 metres.

## 12.2706 Exception 2706

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### **12.2706.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a a semi-detached dwelling.
- .2 Non-Residential:
  - .a purposes accessory to the other permitted purposes.

### **12.2706.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: Semi-Detached Dwelling Interior Lot: 410 square metres per lot, and 205 square metres per dwelling unit; Corner Lot: 500 square metres per lot with 300 square metres for the dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width: Semi-Detached Dwelling Interior Lot: 13.7 metres per lot, and 6.8 metres per dwelling unit; and Corner Lot: 16.7 metres per lot, with 9.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres.

## 12.2708 Exception 2708

### 12.2708.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the ~~R3A~~ R2 zone.

### 12.2708.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 215 square metres per dwelling unit;
- .2 Minimum Front Yard Depth: 5 metres;
- .3 Minimum Side Yard Width: 3 metres;
- .4 Minimum Dwelling Setback from Hurontario Street South: 11 metres;
- .5 Minimum Dwelling Setback from the northerly property boundary: 7.6 metres;
- .6 Minimum Dwelling Setback from any property zoned ~~R2B(1)R1-Section~~ Exception 2711: 7.6 metres;
- .7 a maximum of two townhouse dwellings may have 9 dwelling units attached;
- ~~.8 for each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:~~
- ~~.a Visitor Spaces: 0.25~~
- ~~.b Recreation Equipment Spaces: 0.04~~
- ~~.9.8~~ a 3 metre wide landscaped area shall be provided along Havelock Drive;
- ~~.10.9~~ Minimum Distance Between Buildings:
- .a between two exterior walls both of which contain windows to habitable rooms: 9 metres
- .b notwithstanding clause (a) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls;
- ~~.11.10~~ Minimum Landscaped Open Space: 43 percent of the lot area; and
- ~~.12.11~~ Maximum Lot Coverage by main building(s): 32 percent of the lot area.

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### 12.2708.3 for the purposes of ~~section~~ Exception 2708:

- .1 Lot Line, Front shall mean the line that abuts Havelock Drive

## 12.2710 Exception 2710

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### 12.2710.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R3A~~ R2 zone.

### 12.2710.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 70
- .2 Minimum Front Yard Depth: 4.5 metres;
- .3 Minimum Interior Side Yard: 4.5 metres;
- .4 Maximum Lot Coverage: 36 percent;
- .5 Minimum Landscaped Open Space: 38 percent of lot area;
- .6 Parking Spaces shall be provided as follows:
  - .a Resident Spaces: 2.00 spaces per dwelling unit;
  - .b Visitor Spaces: 0.25 of a space per dwelling unit;
  - .c Recreation Equipment Space: 0.05 of a space per dwelling unit;
- .7 Minimum Distance between buildings: no restriction.

## 12.2711 Exception 2711

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### **12.2711.1 The lands shall only be used for the following purposes:**

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

### **12.2711.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit Corner Lot: 510 square metres per lot, and 300 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width: Interior Lot: 14 metres per lot, and 7 metres per dwelling unit Corner Lot: 17 metres per lot, and 10 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres

## 12.2712 Exception 2712

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### 12.2712.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an ~~M1~~-PE zone;
- .2 a retail warehouse, excluding a supermarket, grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;
- .3 a garden centre sales establishment;
- .4 a service shop;
- .5 a banquet hall, and
- .6 purposes accessory to other permitted purposes.

### 12.2712.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15.0 metres;
- .2 Minimum Exterior Side Yard Width: 15.0 metres;
- .3 Minimum Lot Width: 50.0 metres;
- .4 Minimum Lot Area: 0.8 hectares;
- .5 Maximum Lot Coverage: 35 percent;
- .6 Maximum Building Height: 13.7 metres;
- .7 Minimum Landscaped Open Space shall be:
  - .a 12 metres abutting Airport Road, except at approved access locations; and
  - .b 3 metres abutting all other roads, except at approved access locations.
- .8 Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in 12.2712.1.1 and 30 metres for uses permitted in 12.2712.1.2 to 12.2712.1.5.

### 12.2712.3 for the purposes of ~~Exception~~section 2712:

- .1 a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

## 12.2713 Exception 2713

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### 12.2713.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly 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 recreational facility or structure;
- .5 a day nursery;
- .6 a retail outlet operated in conjunction with a permitted use in **12.2713.1.1** provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.
- .7 purposes accessory to other permitted purposes.

### 12.2713.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15.0 metres;
- .2 Minimum Exterior Side Yard Width: 15.0 metres;
- .3 Minimum Lot Width: 60.0 metres;
- .4 Minimum Lot Area: 1.2 hectares;
- .5 Maximum Lot Coverage: 45 percent;
- .6 Maximum Building Height: 13.7 metres;
- .7 Minimum Landscaped Open Space shall be:
  - .a 3 metres abutting local roads, except at approved access locations;
- .8 Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in **12.2713.1.1** and 30 metres for uses permitted in **12.2713.1.2** to **12.2713.1.6**;
- .9 the Maximum Gross Floor Area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.

### 12.2713.3 for the purposes of ~~section~~ Exception 2713:

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

## 12.2716 Exception 2716

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### 12.2716.1 The lands shall only be used for the following purposes:

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

### 12.2716.2 The lands shall be subject to the following requirements and restrictions:

- .1 no storage is permitted outside a building other than an enclosed area not more than 5% of the gross floor area of the main building and such enclosed area shall be located in the rear yard and screened from view of any public street;
- .2 fencing in the front yard shall be permitted; and,
- .3 a minimum 3.0 metre wide landscaped open space strip shall be provided along all street frontages except at approved driveway locations.



## 12.2717 Exception 2717

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### 12.2717.1 The lands shall only be used for the following purposes:

- .1 uses permitted by an **M1-PE zone** with the exception of a distribution centre; a cold storage operation as a principal use or accessory use; and a motor vehicle repair shop;
- .2 a cold storage associated with a restaurant or banquet hall; and,
- .3 purposes accessory to other permitted uses..

### 12.2717.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Minimum Lot Frontage of 150 metres shall be provided along First Gulf Boulevard.
- .2 a Minimum Lot Area of 1.6 hectares.
- .3 a Landscaped Open Space Area having a minimum width of 6.0 metres shall be provided along Kennedy Road.
- .4 a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along First Gulf Boulevard.
- .5 a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along the rear property boundary.
- .6 no loading or overhead truck doors shall face Kennedy Road or First Gulf Boulevard.

### 12.2717.3 for the purposes of ~~section~~ **Exception 2717**:

- .1 Distribution Centre shall mean a facility that has a number of overhead doors (doors larger than 5 m 2 in size) exceeding the ratio of one overhead door per 150 square metres of gross floor area, and whose primary purpose is the collection of freight for shipment.

## 12.2718 Exception 2718

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### **12.2718.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the uses permitted by the **M1-PE** zone.

### **12.2718.2 The lands shall be subject to the following requirements and restrictions:**

- .1 a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.
- .2 a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along the rear property boundary.
- .3 no loading or overhead truck doors shall face First Gulf Boulevard.

## 12.2719 Exception 2719

### 12.2719.1 The lands shall only be used for the following purposes:

- .1 -the purposes permitted by the **M3-GE** zone;
- .2 -a waste transfer station;
- .3 -a composting facility;
- .4 -a waste processing station;
- .5 -only in conjunction with **uses 12.2719.1.2, 3 and 4**, an education centre and a reusable goods sales depot; and
- .6 -purposes accessory to other permitted purposes.

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### 12.2719.2 The lands shall be subject to the following requirements and restrictions:

- .1 -Minimum Landscaping shall be provided as follows:
  - .a -Front Yard: 9 metres, except at approved access locations;
  - .b -10 metres from lands zoned Floodplain (F); and
  - .c -in conjunction with a Waste Transfer Station, Waste Processing Station and a Composting Facility - 6 metres along the boundary of the **M3-GE - SectionException 2719** zone, except at approved access locations.
- .2 -composting shall only occur within a fully enclosed building; and
- .3 -for the purpose of this **sectionException**, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a non-industrial zone shall not apply

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## 12.2721 Exception 2721

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### **12.2721.1 The lands shall only be used for the following purposes:**

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

### **12.2721.2 The lands shall be subject to the following requirements and restrictions:**

- .1 a minimum of 74 parking spaces shall be provided for an 18-hole golf course and the parking may be provided off-site provided all parking spaces are located within 200 metres of the customer entrance to the golf course.

## 12.2722 Exception 2722

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### 12.2722.1 The lands shall only be used for the following purposes:

- .1 either:
  - .a the purposes permitted by the M4 PE zone;
- .2 or:
  - .a a motel; and
  - .b purposes accessory to the other permitted purpose;

### 12.2722.2 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:
  - .a 6 metres,
  - .b 12 metres where it abuts a 0.3 metre reserve;
- .4 Minimum Landscaped Open Space shall be provided as follows:
  - .a 12 metres abutting the Highway 410 road allowance or 0.3 metre reserve; and
  - .b 30 percent of the minimum required front yard area and 50 percent of the minimum required exterior side yard area, except at approved access locations.

12.2723 Exception 2723

12.2723.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the AP AU zone;
- .2 a driveway access in conjunction with the uses permitted by an GEM3 - Section Exception 2719 zone; and
- .3 purposes accessory to other permitted purposes.

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## 12.2724 Exception 2724

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### 12.2724.1 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, excluding a motor vehicle repair shop and a motor vehicle body shop;
- .2 a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
- .3 an office;
- .4 a furniture and appliance store;
- .5 a recreational facility or structure;
- .6 a community club;
- .7 a garden centre sales establishment;
- .8 a service shop;
- .9 a banquet hall; and,
- .10 purposes accessory to the other permitted purposes.

### 12.2724.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres;
- .2 Minimum Rear Yard Depth: 7 metres except where it abuts:
  - .a a rail line the minimum requirement for uses 12.2724.1.2 to 12.2724.1.9 shall be 30.0 metres;
  - .b a rail line the minimum requirement for uses 12.2724.1.1 shall be 15.0 metres; and,
  - .c a spur line, there is no requirement
- .3 Minimum Exterior Side Yard Width: 9 metres;
- .4 Minimum Interior Side Yard Width: 4 metres except where it abuts
  - .a a rail line the minimum requirement for uses 12.2724.2.2 to 12.2724.2.9 shall be 30.0 metres;
  - .b a rail line the minimum requirement for uses 12.2724.2.1 shall be 15.0 metres; and,
  - .c a spur line, there is no requirement
- .5 Minimum Lot Width: 30 metres;

- .6 Minimum Lot Area: 0.8 hectares;
- .7 Maximum Lot Coverage: 50 percent;
- .8 Maximum Building Height: 17.5 metres;
- .9 Minimum Landscaped Open Space:
  - .a a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
  - .b a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- .10 Maximum Floor Space Index for an office: 0.5.

**12.2724.3 for the purposes of ~~section~~ Exception 2724:**

- .1 Retail Warehouse shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1,860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.



## 12.2726 Exception 2726

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### **12.2726.1 The lands shall only be used for the following purposes:**

- .1 Industrial:
  - .a the processing and packaging of food within an enclosed building; and,
  - .b a warehouse
  - .c a commercial school and
  - .d a dormitory
- .2 Accessory:
  - .a an office;
  - .b a banquet hall;
  - .c a dining room restaurant; and,
  - .d purposes accessory to the other permitted purposes.

### **12.2726.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Gross Floor Area: 7,000 square metres.
- .2 Maximum Gross Floor Area for a dining room restaurant: 2,000 square metres;
- .3 Minimum Setback from a lot line: 13.7 metres, except for the lot line abutting Biscayne Crescent, the minimum building setback shall be 10.0 metres and except for the lot line abutting Biscayne Crescent, the minimum building setback shall be 10.0 metres and except for the lot line abutting Clipper Court, the minimum building setback shall be 3.5 metres
- .4 Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12.0 metres abutting the Highway Number 410 property line and a minimum width of 3.0 metres abutting any other public road, and may contain, accessory buildings and structures such a gazebos, fountains, walkways and other decorative elements;
- .5 Parking: a minimum of 326 parking spaces;
- .6 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- .7 restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,
- .8 no outside storage of goods, materials or machinery shall be permitted
- .9 a dormitory is only permitted as an accessory use to a commercial school;
- .10 the maximum number of rooms for a dormitory is 56;

- .11 no parking spaces are required for a commercial school or a dormitory;
- .12 for the purposes of this by-law a Dormitory shall mean a building primarily providing temporary sleeping and residential quarters, with common bathroom facilities and recreation areas.

## 12.2727 Exception 2727

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### 12.2727.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the **SC-LC** zone;
- .2 a dining room restaurant, a convenience restaurant, a take-out restaurant, [including drive-through facilities](#);
- .3 a tool and equipment rental establishment;
- .4 a gas bar;
- .5 banquet facilities; and
- .6 purposes accessory to the other permitted purposes.

### 12.2727.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3 metres;
- .2 Minimum Interior Side Yard Width: 9 metres;
- .3 Minimum Exterior Side Yard Width: 6 metres;
- .4 Minimum Rear Yard Depth: 9 metres
- .5 Minimum Landscaped Open Space: 3 metres abutting the front yard and exterior side yard, except at approved access locations.

## 12.2728 Exception 2728

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### **12.2728.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### **12.2728.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 684 square metres
- .2 Minimum Lot Width: Interior Lot: 18 metres Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 38 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 10.5 metres.
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.2729 Exception 2729

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### **12.2729.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### **12.2729.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width: Interior Lot: 16.0 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area
  - .b 60 percent of the minimum front yard area of a corner lot
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 10.5 metres;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.2730 Exception 2730

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### **12.2730.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### **12.2730.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 384 square metres
- .2 Minimum Lot Width: Interior Lot: 16.0 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area:
  - .b 60 percent of the minimum front yard area of a corner lot: and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 10.5 metres;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.2731 Exception 2731

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### 12.2731.1 The lands shall only be used for the following purposes:

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

### 12.2731.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 513 square metres
- .2 Minimum Lot Width: Interior Lot: 13.5 metres Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.



## 12.2732 Exception 2732

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### 12.2732.1 The lands shall only be used for the following purposes:

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

### 12.2732.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 324 square metres
- .2 Minimum Lot Width: Interior Lot: 13.5 metres Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- .10      Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.2733 Exception 2733

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### 12.2733.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### 12.2733.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 432 square metres
- .2 Minimum Lot Width:
- .3 Interior Lot: 18 metres
- .4 Corner Lot: 19.8 metres
- .5 Minimum Lot Depth: 24 metres
- .6 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .8 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .9 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .10 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .11 Maximum Building Height: 10.5 metres;
- .12 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.2734 Exception 2734

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### **12.2734.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### **12.2734.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 608 square metres
- .2 Minimum Lot Width: Interior Lot: 16.0 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 38 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 15 metres
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 10.5 metres;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.2735 Exception 2735

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### **12.2735.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### **12.2735.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width: Interior Lot: 18.0 metres Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 7.4 metres;
- .10 Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or front wall of the dwelling.
- .11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

## 12.2736 Exception 2736

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### 12.2736.1 The lands shall only be used for the following purposes:

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

### 12.2736.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres
- .2 Minimum Lot Width: Interior Lot: 8.4 metres per dwelling unit Corner Lot: 10.2 metres per dwelling unit
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.7 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- .11 Front to Rear Access: for each townhouse dwelling unit direct pedestrian access shall be provided from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- .12 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- .13 Maximum Lot Coverage: none
- .14 Maximum Building Height: 11 metres

## 12.2738 Exception 2738

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### **12.2738.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for private open space purposes and not including an indoor or outdoor recreation facility.

### **12.2738.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no buildings and structures, including swimming pools, decks and patios, or part thereof, are permitted.



## 12.2739 Exception 2739

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### **12.2739.1 The lands shall only be used for the following purposes:**

- .1 a Religious Institution:
- .2 only in conjunction with a Religious Institution, a Community Club;
- .3 purposes accessory to the other permitted purposes:.

### **12.2739.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Landscaped Open Space:
  - .a a minimum of 3.0 metres shall be provided and maintained abutting Kennedy road, except at approved driveway locations; and,
  - .b a minimum of 3.0 metres shall be provided and maintained abutting the side and rear yards, except at approved driveway locations.
- .2 Minimum Building Setback from Kennedy Road: 4.0 metres;
- .3 Minimum Rear Yard Setback: 10.0 metres;
- .4 Minimum Side Yard Setback: 35.0 metres;
- .5 Minimum Number of On-Site Parking Spaces:
  - .a 1 space for every 4 fixed seats; or,
  - .b where there are no fixed seats, 1 space for every 8.0 square metres of floor area devoted to worship;
- .6 Maximum Gross Floor Area: 2,000 square metres;
- .7 Maximum Lot Coverage: 20 percent;
- .8 Minimum Lot Area: 0.65 hectares;
- .9 Maximum Height: 1 storey;.

## 12.2742 Exception 2742

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### 12.2742.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an **M4-PE** zone.

### 12.2742.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback from Steeles Avenue East: 25 metres;
- .2 Minimum Setback from an **NSF** zone: 10 metres; and
- .3 Landscaped Open Space abutting an **NSF** Zone: a minimum landscaped area having a width of 10 metres shall be provided abutting an **NSF** zone.

## 12.2743 Exception 2743

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### 12.2743.1 The lands shall only be used for the following purposes:

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

### 12.2743.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 291 square metres;
- .2 Minimum Lot Width: Interior Lot: 9.7 metres; Corner Lot: 11.5 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 3.1 metres on a lot having a lot width of less than 10 metres
    - .ii 4.0 metres on a lot having a lot width of less than 10.36 metres but greater than or equal to 10 metres
    - .iii 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

## 12.2744 Exception 2744

### 12.2744.1 The lands shall only be used for the following purposes:

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

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### 12.2744.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres;
- .2 Minimum Lot Width: Interior Lot: 12.2 metres; Corner Lot: 14.0 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

## 12.2745 Exception 2745

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### 12.2745.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1B-R1** zone.

### 12.2745.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 510 square metres;
- .2 Minimum Lot Width: Interior Lot: 17.0 metres; Corner Lot: 18.8 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees; and,
- .9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 if the total garage door width exceeds 6 metres, a portion of the garage not less than 2 metres in width shall be setback a minimum of 0.3 metres further from the front lot line than the remainder of the garage.

## 12.2746 Exception 2746

### 12.2746.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R3MLR4A** Zone

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### 12.2746.2 That the following uses be prohibited:

- .1 -Minimum Lot Area: 0.622 hectares
- .2 -minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on **SCHEDULE C – SECTION Figure 1 - Exception 2746**
- .3 -Maximum Density: 170.5 units per hectare or 106 dwelling units, whichever is the greater.
- .4 -Maximum Building Height: 9 storeys.
- .5 -Maximum Lot Coverage: 20%
- .6 -Maximum Floor Space Index: 2.3
- .7 -an apartment dwelling shall be located within the area shown as Building Area on **Figure 1 - Exception SCHEDULE C – SECTION 2746.**
- .8 -a canopy shall be located within the area shown as Canopy on **Figure 1 - Exception SCHEDULE C – SECTION 2746.**
- .9 -an underground garage and related accessory structures shall be located a minimum distance from property lines as follows:
- .a side lot line: 1 metre
- .b rear lot line: 1 metre
- .c front lot line: 3 metres
- .10 -an underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.
- .11 -surface parking facilities shall be provided and maintained in the location shown as Parking on **Figure 1 - Exception SCHEDULE C – SECTION 2746.**
- .12 -a driveway ramp shall be located as shown on **Figure 1 - Exception SCHEDULE C – SECTION 2746.**
- .13 -Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on **Figure 1 - Exception SCHEDULE C – SECTION 2746.**

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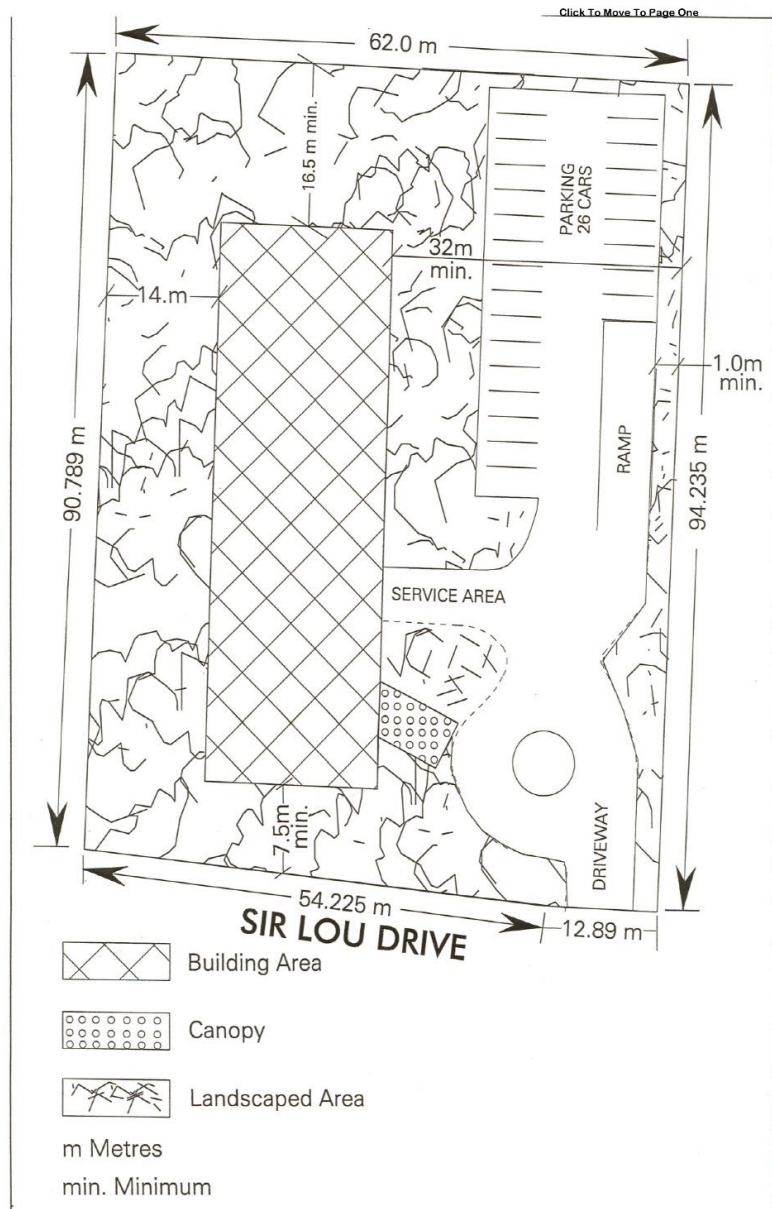
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**12.2746.3 for the purposes of ~~Exception~~section 2746:**

.1 Lot Line, 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.



**Figure 1**



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## 12.2749 Exception 2749

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### 12.2749.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the **M1-PE** zone;
- .2 a convenience restaurant only in conjunction with the manufacturing, cleaning, packaging or processing of foods within an enclosed building.

### 12.2749.2 The lands shall be subject to the following requirements and restrictions:

- .1 the purpose permitted by **sectionException 12.2749.1.2** (convenience restaurant) shall not exceed a gross floor area of 130 square metres.
- .2 an adult entertainment parlour shall not be permitted in conjunction with the purpose permitted by **sectionException 12.2749.1.2** (convenience restaurant).

## 12.2752 Exception 2752

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### **12.2752.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

### **12.2752.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 684 square metres
- .2 Minimum Lot Width: Interior Lot: 18 metres Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 38 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 12 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 7.4 metres.
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

## 12.2753 Exception 2753

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### 12.2753.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

### 12.2753.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width: Interior Lot: 16 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 9.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line and an OS zone.

## 12.2754 Exception 2754

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### **12.2754.1 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;
- .2 a printing establishment;
- .3 a warehouse; and
- .4 purposes accessory to other permitted uses.

### **12.2754.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Building Setbacks:
  - .a 14 metres for all buildings and structures from the Highway 410 right-of-way;
  - .b 6 metres for all buildings and structures from the Westcreek Boulevard right-of-way; except transformer boxes which shall be setback 1.5 metres from the right-of-way.
- .2 Minimum Landscaped Open Space:
  - .a 10 metres abutting a Natural System (NS) zone.
  - .b 6 metres abutting the Westcreek Boulevard right-of-way, except at approved access locations, and except within 120 metres of the north side lot line where 3 metres shall be provided.
  - .c 9 metres abutting Highway 410 right-of-way.
- .3 the total Maximum Gross Floor Area of all buildings and structures shall not exceed 9,000 square metres;
- .4 Loading Facilities shall not be located closer than 40 metres from the Highway 410 right-of-way;
- .5 rooftop mechanical equipment shall be enclosed and/or screened from view from abutting public highways, including Highway 410 and Westcreek Boulevard.

## 12.2755 Exception 2755

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### 12.2755.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

### 12.2755.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width: Interior Lot: 16 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 6.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

## 12.2756 Exception 2756

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### 12.2756.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

### 12.2756.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width: Interior Lot: 16.0 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 7.4 metres;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

## 12.2757 Exception 2757

### 12.2757.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the ~~M4-PE~~ zone, except for a parking lot, a radio or television broadcasting and transmission establishment, and a community club;
  - .a an office;
  - .b a hotel;
  - .c only in conjunction with the uses permitted in sections 12.2757.1.1.a,b and c, the following purposes:
    - .i a bank, trust company or financial institution
    - .ii a retail establishment
    - .iii a dry cleaning and laundry establishment
    - .iv a dining room restaurant, a convenience restaurant
    - .v purposes accessory to the other permitted purposes.

### 12.2757.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 2 hectares
- .2 Minimum Lot Width: 0 metres
- .3 Minimum Front Yard Depth: 9 metres
- .4 Minimum Rear Yard Depth: 7 metres
- .5 Minimum Interior Side Yard Width: 4 metres
- .6 Minimum Exterior Side Yard Width: 6 metres
- .7 notwithstanding the yard requirements in 12.2757.2(1), (2) and (3), the following minimum building setbacks shall also apply:
  - .a 9 metres from Financial Drive
  - .b 21 metres from a Residential Zone
  - .c 13.7 metres from the 407/Transitway right-of-way
- .8 Minimum Landscaped Open Space: 30 percent of the minimum front and side yard areas
- .9 notwithstanding the landscaped open space requirements in 12.2757.2 the following minimum landscaped open space requirements shall also apply:
  - .a 9 metres abutting a Residential Zone

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#### Exception Zones

- .b 6 metres abutting Financial Drive, except at approved access locations;
- .c 3 metres abutting Highway 407/Transitway right-of-way
- .10 Maximum Building Height: 13.7 metres, except for an office and hotel which shall have a building height not exceeding the horizontal distance separating the office and hotel from the nearest Residential zone.
- .11 Outside Storage: no outside storage shall be permitted.
- .12 Loading Spaces shall be located no closer than 60 metres from a Residential Zone and shall not be permitted in a yard abutting the Highway 407/Transitway right-of way.

#### **12.2757.3 for the purposes of ~~Exception~~section 2757-:**

- .1 for the purpose of this section, section 6.6 of this by-law shall not apply and a Lot shall mean a parcel of land which fronts or abuts Financial Drive or has access to Financial Drive through a legal easement or right-of-way, and which is permitted to be conveyed by section 49 of the Planning Act. 1983

## 12.2758 Exception 2758

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### 12.2758.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### 12.2758.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 595 square metres
- .2 Minimum Lot Width:
- .3 Interior Lot: 17 metres
- .4 Corner Lot: 18.8 metres
- .5 Minimum Lot Depth: 35 metres
- .6 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .7 Minimum Rear Yard Depth: 10 metres
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .9 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .10 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .11 Maximum Building Height: 7.4 metres.
- .12 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.13 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

## 12.2759 Exception 2759

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### 12.2759.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house;
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

### 12.2759.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres
- .2 Minimum Lot Width: Interior Lot: 15.0 metres Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 28 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area
  - .b 60 percent of the minimum front yard area of a corner lot
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 10.5 metres;
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 the Maximum Gross Floor Area of the dwelling shall be 284 square metres.

## 12.2760 Exception 2760

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### 12.2760.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house;
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

### 12.2760.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 525 square metres
- .2 Minimum Lot Width: Interior Lot: 15 metres Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 35 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 10 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area;
  - .b 60 percent of the minimum front yard area of a corner lot; and
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 7.4 metres.
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

## 12.2761 Exception 2761

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### 12.2761.1 The lands shall only be used for the following purposes:

- .1 either:
  - .a those purposes permitted by the ~~M1-PE~~ zone;
- .2 or:
  - .a a hotel, and;
  - .b purposes accessory to the other permitted purposes.

### 12.2761.2 The lands shall be subject to the following requirements and restrictions:

- .1 those purposes permitted in ~~Section-Exception~~ 12.2761.1(2)(b) shall be subject to the following requirements and restrictions:
  - .a Minimum Building Height: 4 storeys
  - .b Minimum Interior Side Yard: 3.0 metres
  - .c Minimum Landscaped Open Space:
  - .d 9.0 metres along the rear property line; and,
  - .e 3.0 metres along the front lot line, except at approved access locations.

## 12.2762 Exception 2762

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### 12.2762.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### 12.2762.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width: Interior Lot: 16.0 metres Corner Lot: 17.8 metres
- .3 Minimum Lot Depth 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Minimum Landscaped Open Space
  - .a 50 percent of the minimum front yard area
  - .b 60 percent of the minimum front yard area of a corner lot
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Building Height: 10.5 metres
- .10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

## 12.2765 Exception 2765

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### 12.2765.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### 12.2765.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 384 square metres
- .2 Minimum Lot Width:
- .3 Interior Lot: 16.0 metres
- .4 Corner Lot: 17.8 metres (c) Minimum Lot Depth 24 metres
- .5 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area
  - .b 60 percent of the minimum front yard area of a corner lot
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 Maximum Building Height: 10.5 metres
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling



- .12 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

## 12.2767 Exception 2767

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### **12.2767.1 The lands shall only be used for the following purposes:**

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

### **12.2767.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width:
- .3 Interior Lot: 18.0 metres
- .4 Corner Lot: 19.8 metres
- .5 Minimum Lot Depth 30.0 metres
- .6 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- .9 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- .10 Minimum Landscaped Open Space:
  - .a 50 percent of the minimum front yard area
  - .b 60 percent of the minimum front yard area of a corner lot
  - .c 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .11 Maximum Building Height: 7.5 metres
- .12 Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or the front wall of the dwelling.

- .13 the Maximum Gross Floor Area of the dwelling shall be 256 square metres
- .14 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

## 12.2768 Exception 2768

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### 12.2768.1 The lands shall only be used for the following purposes:

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

### 12.2768.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 439.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 18.3 metres; Corner Lot: 20.1 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres, except in instances where a portion of the rear yard is zoned **OPEN SPACE – SECTION Exception 2738 (OS – SECTION Exception 2738)**, in which case the minimum rear yard depth shall be 12.0 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Maximum Building Height: 8.75 metres;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

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## 12.2769 Exception 2769

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### 12.2769.1 The lands shall only be used for the following purposes:

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

### 12.2769.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 13.0 metres; Corner Lot: 14.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a maximum garage door width: 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

## 12.2770 Exception 2770

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### 12.2770.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a R1D zone.

### 12.2770.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 11.0 metres; Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth:
  - .a 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
  - .b 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a maximum garage door width: 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;



## 12.2771 Exception 2771

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### 12.2771.1 The lands shall only be used for the following purposes:

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

### 12.2771.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 13.0 metres; Corner Lot: 14.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a maximum garage door width: 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

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

## 12.2772 Exception 2772

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### 12.2772.1 The lands shall only be used for the following purposes:

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

### 12.2772.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 11.0 metres; Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a maximum garage door width: 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .13 for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- .14 the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

## 12.2773 Exception 2773

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### 12.2773.1 The lands shall only be used for the following purposes:

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

### 12.2773.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204.0 square metres per dwelling unit;
- .2 Minimum Lot Width: Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit; Corner Lot: 18.8 metres per lot, and 10.3 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth:
  - .a 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
  - .b 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a maximum garage door width per dwelling unit: 3.7 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

## 12.2774 Exception 2774

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### 12.2774.1 The lands shall only be used for the following purposes:

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

### 12.2774.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
  - .b Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and,
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,
    - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;

- .iii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .12 for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- .13 the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;



## 12.2777A Exception 2777A

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### **12.2777A.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted by I1 Zone.

### **12.2777A.2 The lands shall be subject to the following requirements and restrictions:**

- .1 any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- .2 any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

## 12.2777B Exception 2777B

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### 12.2777B.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~Exceptionsection~~ 12.2777B.1.1.a, or the purposes permitted by ~~Exceptionsection~~ 12.2777B.1.1.b, but not both sections and not any combination of both sections:
  - .a either: the following:
    - .i a religious institution;
    - .ii a day nursery;
    - .iii a park, playground or recreation facility operated by a public authority; and,
    - .iv purposes accessory to the other permitted purposes;
  - .b or: the following:
    - .i those purposes permitted in a R1A, R1R1D - ~~Exception~~SECTION 2772 zone;
    - .ii a park, playground or recreation facility operated by a public authority; and,
    - .iii purposes accessory to the other permitted purposes.

### 12.2777B.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in a R1A, R1R1D - ~~Exception~~SECTION 2772 zone, the requirements and restrictions as set out in a R1A, R1R1D - ~~Exception~~SECTION 2772 zone;

## 12.2778A Exception 2778A

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### 12.2778A.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **Exceptionsection 2778.1(1)**, or the purposes permitted by **Exceptionsection 2778.1(2)**, but not both sections and not any combination of both sections;
- .2 either:
  - .a the following:
  - .b a religious institution;
  - .c a day nursery;
  - .d a park, playground or recreation facility operated by a public authority; and,
  - .e purposes accessory to the other permitted purposes;
- .3 or:
  - .a the following:
  - .b those purposes permitted in a **R1A,R1 R2B(1) - ExceptionSECTION 2774 zone**;
  - .c a park, playground or recreation facility operated by a public authority; and,
  - .d purposes accessory to the other permitted purposes.

### 12.2778A.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in a **R1A,R1R2B (1) - ExceptionSECTION 2774 zone**, the requirements and restrictions as set out in a **R1A,R1R2B (1) - ExceptionSECTION 2774 zone**;

## 12.2778B Exception 2778B

### 12.2778B.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R4B-R3H Zone**

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### 12.2778B.2 The lands shall be subject to the following requirements and restrictions:

- .1 apartment dwellings shall only be located within the areas identified on **SCHEDULE C Figure 1 - SECTION-Exception 2778** as Building area A and Building Area C.
- .2 the Building Height of individual apartment dwellings located within each building area shall not exceed the following: Building Area A: 17 storeys Building Area C: 23 storeys
- .3 the number of dwelling units contained within apartment dwellings located within each building area shall not exceed the following: Building Area A: 164 dwelling units Building Area C: 587 dwelling units
- .4 the Ground Floor Area of individual apartment dwellings located within each building area shall not exceed the following: Building Area A: 1,580 Square Metres Building Area C: 1,580 Square Metres
- .5 the Floor Space Index for the lands zoned **R4B-R3H - Exception SECTION 2778**, as shown on **Figure 1 - Exception SCHEDULE C - SECTION 2778**, shall not exceed 2.60,
- .6 the minimum front yard depth, side yard width and rear yard depth for each building area shall be as shown on **Figure 1 - Exception SCHEDULE C - SECTION 2778**, except that the building setback from the west side of the proposed street for apartment dwellings located within Building Area C may be 25 metres or 1/2 the height of the applicable apartment dwelling, whichever is the lesser.
- .7 the minimum distance between building areas shall be as shown on **Figure 1 - Exception SCHEDULE C - SECTION 2778**.
- .8 all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- .9 accessory recreation buildings shall only be located within the areas identified on **Figure 1 - Exception SCHEDULE C - SECTION 2778** as Building Area B and Building Area C.
- .10 the building height of accessory recreation buildings (Building Area B and within Building Area C) shall not exceed 2 storeys.
- .11 the Minimum Setback from a street for any underground garage ramp shall be 15 metres.
- .12 the Minimum Setback from a street for any gatehouse shall be 6 metres.

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## Exception Zones

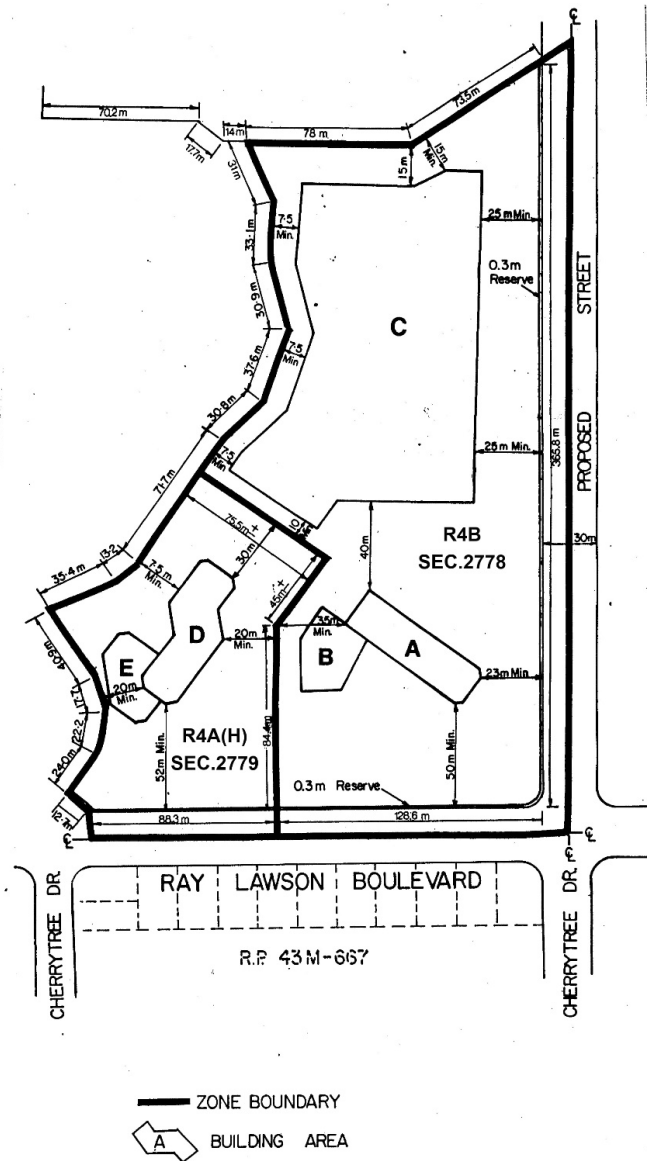
- .13 the Minimum Setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.
- .14 any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of an FLOODPLAIN-Natural System (FNS) zone.
- .15 any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of an Natural System FLOODPLAIN (FNS) zone.
- .16 Landscaped Open Space Area for the lands zoned R4BR3H-ExceptionSECTION 2778, as shown on Figure 1 - Exception SCHEDULE C – SECTION 2778, shall be provided and maintained on not less than 60 percent of the area lands, provided that in no case shall the landscaped open space area for an individual apartment dwelling on a lot be less than 50 percent.

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Figure 1



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Exception Zones

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## 12.2780 Exception 2780

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### 12.2780.1 The lands shall only be used for the following purposes:

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

### 12.2780.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:
- .2 the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres;
- ~~.3~~ the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width; ~~(iii)~~
- ~~3.4~~ the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- ~~4.5~~ 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, and
- ~~5.6~~ where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.13.A may project into the yard shall not exceed 35 centimetres.



## 12.2781 Exception 2781

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### 12.2781.1 The lands shall only be used for the following purposes:

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

### 12.2781.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area Interior Lot: 420 square metres Corner Lot: 500 square metres
- .2 Minimum Lot Width Interior Lot: 14 metres Corner Lot: 17 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

## 12.2783 Exception 2783

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### 12.2783.1 The lands shall only be used for the following purposes:

- .1 a retirement home;
- .2 a nursing home;
- .3 only in conjunction with a retirement home:
  - .a tuck shop;
  - .b hairdressing salon
- .4 purposes accessory to other permitted purposes.

### 12.2783.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 185 metres;
- .2 Minimum Lot Depth: 130 metres;
- .3 Minimum Setback from centre line of roadway: 35 metres;
- .4 Minimum Setback from:
  - .a Interior lot line: 8.4 metres;
  - .b Open Space zone: 9.0 metres;
- .5 Maximum Building Height : 2 storeys;
- .6 Maximum Number of buildings: 2
- .7 the Maximum Gross Floor Area of all buildings shall not exceed 11,500 square metres;
- .8 the facilities shall permit:
  - .a if only one building is built, either,
    - .i a maximum 148 unit retirement home and 40 bed nursing home, or
    - .ii a maximum 168 unit retirement home and a 0 bed nursing home, or
    - .iii a maximum 134 unit retirement home and 100 bed nursing home.
  - .b if two buildings are built, either,
    - .i a maximum 114 unit retirement home and 140 bed nursing home. or
    - .ii a maximum 134 unit retirement home, and 100 bed nursing home.

- .9 if two buildings are built, the retirement home units and nursing home beds may be distributed between the buildings, provided the number of units or beds does not exceed those shown in ~~section~~Exception 12.2783.2.8.b.
- .10 Minimum Number of Parking Spaces shall be provided as follows:
  - .a a retirement home: 0.45 spaces for each bed,
  - .b a nursing home: 0.50 spaces for each bed.
- .11 all garbage and refuse storage containers shall be located within the buildings;
- .12 the Gross Leasable Commercial Floor Area of the tuck shop shall not exceed 40 square metres;
- .13 the Gross Leasable Commercial Floor Area of the hairdressing salon shall not exceed 30 square metres;
- .14 the purposes permitted by ~~section~~Exception 12.2783.1.3.a and 12.2783.1.3.b shall be restricted to the use of the residents, their guests and employees only.

**12.2783.3 for the purposes of ~~section~~Exception 2783:**

- .1 Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

## 12.2785 Exception 2785

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### 12.2785.1 The lands shall only be used for the following purposes:

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

### 12.2785.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 180 square metres
  - .b Corner Lot: 245 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10 metres
  - .b Corner Lot: 13 metres
- .3 Minimum Lot Depth: 15 metres
- .4 Minimum Interior Side Yard Width:
  - .a for a side yard flanking an Ontario Hydro - Electric Power Commission electric power line transmission corridor: 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - .b for all other interior side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.2 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
    - .iii the total width of side yards on any lot is not less than 1.2 metres.
- .5 Minimum Exterior Side Yard Width: 3 metres, provided that the distance to the front of the garage is not less than 6 metres.
- .6 Minimum Rear Yard Depth:
  - .a for a rear yard abutting the rear main wall of an attached garage: 6 metres,
  - .b for all other rear yards: 0 metres provided that:
    - .i minimum width of the rear yard is not less than 4 metres, and
    - .ii minimum area of the rear yard is not less than 35 square metres;
- .7 Maximum Building Height: 2 storeys provided that where the dwelling abuts a rear yard with a depth of zero metres to 3.5 metres, the maximum height shall not exceed one storey.

- .8 the Rear Yard shall be enclosed by a visual screen comprising the walls of dwellings and attached garage and a visual screen fence with a minimum height of 1.8 metres.
- .9 no door, window or other opening shall be permitted in the wall of a dwelling abutting the rear yard of abutting dwellings.
- .10 no accessory buildings shall be permitted

**12.2785.3 for the purposes of ~~section~~ Exception 2785:**

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

## 12.2786 Exception 2786

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### **12.2786.1 The lands shall only be used for the following purposes:**

- .1 a semi-detached dwelling;
- .2 a quadruplex dwelling, and
- .3 purposes accessory to the other permitted purposes.

### **12.2786.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a semi-detached dwelling:
    - .i Interior Lot: 350 square metres per lot and 175 square metres per dwelling unit.
    - .ii Corner Lot: 400 square metres per lot and 230 square metres for the dwelling closest to the flankage lot line.
  - .b quadruplex dwelling:
    - .i Interior Lot: 800 square metres per lot and 110 square metres per dwelling unit.
    - .ii Corner Lot: 920 square metres per lot and 260 square metres per dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a semi-detached dwelling:
    - .i Interior Lot: 18 metres and 9 metres per dwelling unit.
  - .b quadruplex dwelling:
    - .i Interior Lot: 20 metres and 10 metres for a dwelling unit.
    - .ii Corner Lot: 23 metres and 13 metres for a dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth:
  - .a semi-detached dwelling: 19 metres
  - .b quadruplex dwelling: 39 metres
- .4 Minimum Front Yard Depth:
  - .a semi-detached dwelling: 4.5 metres
  - .b quadruplex dwelling: 15.5 metres

- .5 Minimum Rear Yard Depth: 6 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units or dwelling unit coincides with a side lot line, the side yard may be 0 metres.
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Landscaped Open Space:
  - .a quadruplex dwelling: 10 percent of the front yard
  - .b each dwelling unit of a quadruplex dwelling unit shall be provided with a minimum landscaped open space area suitable as a private amenity area with an area of not less than 30 square metres.
- .9 each dwelling unit in a quadruplex dwelling shall be provided with a minimum of 2 parking spaces.
- .10 Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling.

**12.2786.3 for the purposes of ~~section~~ Exception 2786:**

- .1 Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

## 12.2787 Exception 2787

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### 12.2787.1 The lands shall only be used for the following purposes:

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

### 12.2787.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area for Street Townhouse Dwelling,
  - .a Interior lot, excluding end lot of a townhouse dwelling: 173 square metres
  - .b End lot of an interior townhouse dwelling: 235 square metres.
  - .c Corner Lot: 228 square metres.
- .2 Minimum Lot Width for Street Townhouse Dwelling:
  - .a Interior lot, excluding end lot of a townhouse dwelling: 5.64 metres
  - .b End lot of an interior townhouse dwelling: 7.67 metres
  - .c Corner lot: 7.67 metres
- .3 Minimum Interior Side Yard Width for Street Townhouse Dwelling:
  - .a for an interior dwelling unit, other than an end dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
  - .b for an end dwelling unit, other than a corner dwelling unit: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- .4 Minimum Exterior Side Yard Width for Street Townhouse Dwelling: 3 metres
- .5 Minimum Rear Yard Depth: 8.5 metres
- .6 Maximum Number of Attached Dwelling Units: 4



## 12.2788 Exception 2788

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### 12.2788.1 The lands shall only be used for the following purposes:

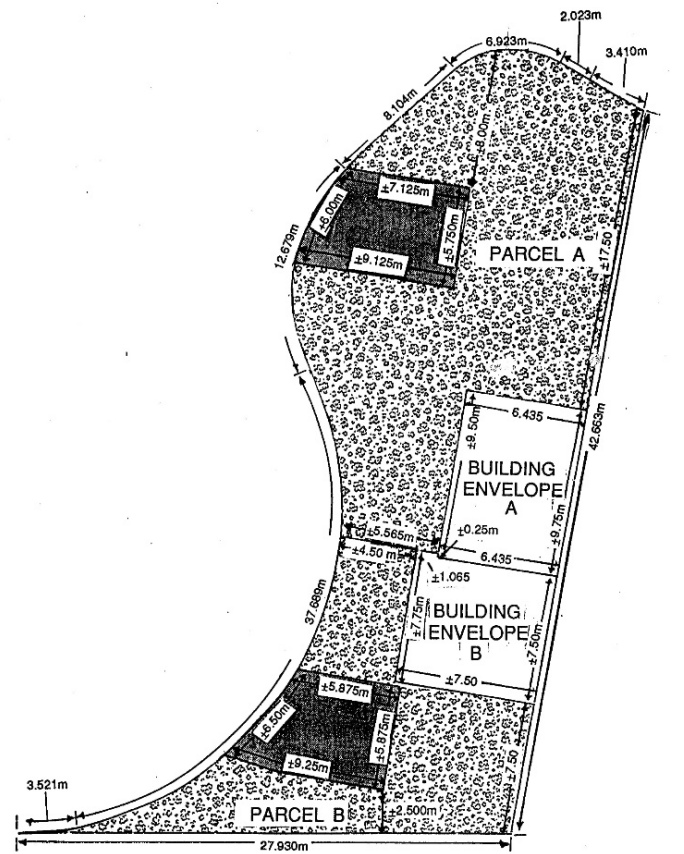
- .1 a quadruplex dwelling unit;
- .2 purposes accessory to the other permitted purposes.

### 12.2788.2 That the following uses be prohibited:



- .1 Minimum Lot Area - Parcel A: 433 square metres
- .2 Minimum Lot Area - Parcel B: 249 square metres;
- .3 building envelopes, landscaped areas, minimum lot dimensions, and parking areas shall be as shown on ~~Schedule C Figure 1 - Section Exception 2788~~;
- .4 Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling unit;
- .5 the maximum width of a driveway for a quadruplex dwelling unit shall be 6 metres;
- .6 no accessory buildings shall be permitted;
- .7 no swimming pools shall be permitted;

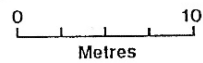
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**Figure 1**



**LEGEND**

-  **PARKING AREA**
-  **LANDSCAPED AREA**



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## 12.2790 Exception 2790

### 12.2790.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a bank, trust company or financial institution;
- .3 a retail establishment;
- .4 a personal service shop;
- .5 a dry cleaning and laundry distribution station;
- .6 a dining room restaurant, a convenience restaurant or a take-out restaurant;
- .7 a convenience store;
- .8 a recreational facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall; and,
- .11 purposes accessory to the other permitted purposes.

### 12.2790.2 The lands shall be subject to the following requirements and restrictions:

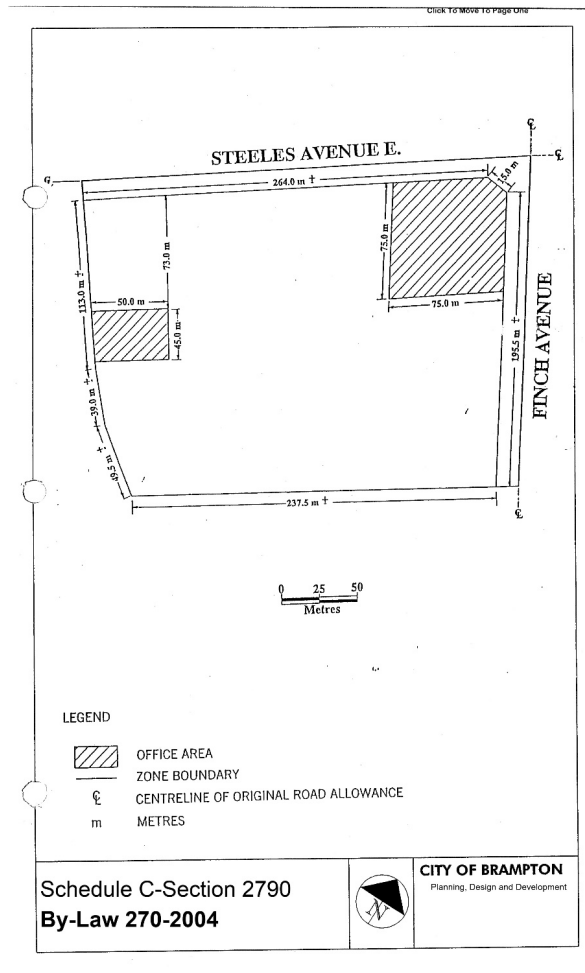
- .1 Minimum Setback to Steeles Avenue East: 35.0 metres;
- .2 Minimum Setback to Finch Avenue: 30.0 metres;
- .3 Minimum Lot Area: 5.0 hectares;
- .4 Minimum Landscaped Open Space: a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East and Finch Avenue, excluding driveway locations;
- .5 the area shown identified as OFFICE AREA on **Schedule C Figure 1 - Section Exception 2790** shall only be used ~~for~~ the purposes permitted by **section Exception 12.2790.1(1) and (11)**;
- .6 the Maximum Building Height shall not exceed 8 storeys;
- .7 the Maximum Floor Space Index for an office, excluding a parking structure, shall not exceed 1.0;
- .8 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- .9 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;
- .10 for buildings located within 75.0 metres of Finch Avenue, the distance between each building shall be either less than 3.0 metres or more than 30.0 metres; and,

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.11 Loading and Parking shall be provided in accordance with section 20.0.

**Figure 1**



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## 12.2791 Exception 2791

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### 12.2791.1 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 recreational facility or structure;
- .5 a day nursery;
- .6 a retail outlet operated in conjunction with a particular purpose permitted by section 12.2791.1.1 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.

### 12.2791.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to all streets: 15.0 metres, except Finch Avenue where the minimum requirement shall be 30.0 metres;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Lot Area: 1.2 hectares;
- .4 Maximum Lot Coverage: 45 percent;
- .5 Maximum Building Height: 13.7 metres;
- .6 Maximum Floor Space Index for an office: 0.5
- .7 Minimum Landscaped Open Space:
  - .a 20 percent of the minimum 15.0 metre setback to all streets, other than Finch Avenue, shall be landscaped open space; and
  - .b a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Finch Avenue.
- .8 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,
- .9 Loading and Parking shall be provided in accordance with sections 20.0 and 30.0.

**12.2791.3 for the purposes of ~~section~~ Exception 2791:**

- .1 Research And Development Facility shall mean a building or place where investigation of or experimentation with goods and materials take place within an enclosed building or structure.
- .2 Recreational Facility Or Structure shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreational facility of structure may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocci court, lawn bowling court, croquet pitch and shuffleboard court. A recreational facility or structure shall not include a billiard hall or amusement arcade.

## 12.2792 Exception 2792

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### 12.2792.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the 12 - Section 12.2783.1 zone;
- .2 a residential apartment building;
- .3 purposes accessory to the other permitted purposes.

### 12.2792.2 That the following uses be prohibited:

- .1 the purposes permitted in Section 12.2792.1(1), shall be subject to the requirements and restrictions of the Section 12.2783.2 of this by-law;
- .2 the purposes permitted by Section 12.2792.1(2) and Section 12.2792.1(3) shall be subject to the following requirements and restrictions:
  - .a Minimum Lot Width: 80 metres.
  - .b Minimum Lot Depth: 50 metres.
  - .c Minimum Interior Side Yard: 8 metres.
  - .d Minimum Front Yard Setback: 25 metres from the centreline of Ray Lawson Boulevard for a residential apartment building.
  - .e Minimum Number of Parking Spaces shall be provided as follows:
    - .i For dwelling units 65 square metres or less in size: 1.06 spaces per unit;
    - .ii For dwelling units greater than 65 square metres in size, parking shall be provided in accordance with Section 4.1 of this by-law.
  - .f Maximum Building Height shall be 5 storeys, except within a distance of 35 metres from the most easterly property line, when the maximum building height shall be 7 storeys.
  - .g Minimum Landscaped Open Space: 50 percent of the lot area.

## 12.2797 Exception 2797

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### 12.2797.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a A motor vehicle sales establishment, and only in conjunction with a motor vehicle sales establishment, a motor vehicle repair shop, a motor vehicle body shop, and a motor vehicle washing establishment;
  - .b A warehouse; and,
  - .c The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
  - .d An accessory retail outlet 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.
- .2 Non-Industrial:
  - .a An office;
  - .b A hotel;
  - .c A conference centre;
  - .d Only in conjunction with the uses permitted in ~~section~~Exceptions 12.2797.12.a, b and c, to a maximum of 20 per cent of the floor area of those principle uses, one or more of the following purposes:
    - .i A bank, trust company or financial institution;
    - .ii A retail establishment;
    - .iii A convenience store;
    - .iv A banquet hall;
    - .v A dry cleaning and laundry establishment;
    - .vi A dining room restaurant, a take-out restaurant, a convenience restaurant;
    - .vii A service shop;
    - .viii A personal service shop, but excluding a massage or body rub parlour;
    - .ix A printing or copying establishment;
    - .x A commercial school;
    - .xi A community club;



## Exception Zones

.xii A health centre; and,

.xiii A day nursery;

~~3.e~~ A park, playground, recreational facility or structure;

~~4.f~~ The purpose permitted in a ~~F-zone~~ **NS Zone**;

~~5.g~~ A radio or television broadcasting and transmission establishment;

~~6.h~~ The following commercial uses only within 195 metres of Steeles Avenue West and 240 metres east of the TransCanada Pipeline right-of-way:

~~a1.~~ A service shop;

~~b2.~~ A personal service shop, but excluding a massage or body rub parlour;

~~e.ii~~ A retail establishment, excluding food/grocery stores in excess of 557 square metres, and having no outside storage;

~~d.iii~~ A retail warehouse;

~~e.iv~~ A bank, trust company and finance company;

~~f.v~~ A dry cleaning and laundry distribution station;

~~g.vi~~ A dining room restaurant, a take-out restaurant, and a convenience restaurant;

~~h.vii~~ A printing or copying establishment;

~~i.viii~~ A commercial, technical and recreational school;

~~j.ix~~ A garden centre sales establishment;

~~k.x~~ A place of commercial recreation;

~~l.xi~~ Community club;

~~m.xii~~ A health centre;

~~7.i~~ The following commercial uses only within 170 metres of Heritage Road and within 88 metres of a ~~F-zone~~ **NS Zone**:

~~a.i~~ A kennel;

~~b.ii~~ An animal hospital; and,

~~c.iii~~ An administrative office or facility of a public authority;

~~8.j~~ Purposes accessory to other permitted purposes, including

~~a.i~~ An associated educational use; and,

~~b.ii~~ An associated office.

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**12.2797.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area shall be 0.4 hectares, except for lands located within 100 metres of Steeles Avenue West or Winston Churchill Boulevard, or Highway 407 right-of-way/Transitway right-of-way, in which case the minimum lot area shall be 0.8 hectares;
- .2 Minimum Lot Width shall be 40 metres, except for lands located within 100 metres of Steeles Avenue West or Winston Churchill Boulevard, or Highway 407 right-of-way/Transitway right-of-way, in which case the minimum lot width shall be 60.0 metres;
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard: 3.0 metres
- .5 Minimum Exterior Side Yard: 6.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Minimum Lot Depth: 45 metres
- .8 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres
- .9 Minimum Building Setback to a TransCanada Pipe Line right-of-way shall be 7.0 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Landscaped Open Space, except at approved driveway locations only as follows:
  - .a A width of 6.0 metres abutting Steeles Avenue West, Winston Churchill Boulevard and Bramwest Parkway;
  - .b A width of 6.0 metres abutting the Highway 407/Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
  - .c A width of 3.0 metres abutting any other public street; and,
  - .d A width of 3.0 metres abutting a ~~F-zone~~NS Zone, which may be reduced to 0 metres within 195 metres of Heritage Road.
- .12 Notwithstanding the requirements and restrictions contained within ~~Section~~Exception 2797, the uses permitted in a ~~F-zone~~NS Zone shall be subject to only the requirements and restrictions of the ~~F-Zone~~NS Zone;
- .13 Notwithstanding the requirements and restrictions contained within ~~Section~~Exception 2797, the commercial uses permitted in ~~Section~~Exception 12.2797.1(2)(h) shall be subject to only the requirements and restrictions of the SC zone and a minimum building setback of 7 metres to a TransCanada Pipe Line right-of-way;
- .14 Notwithstanding the requirements and restrictions contained within ~~Section~~Exception 2797, the uses permitted in ~~Section~~Exception 12.2797.1(2)(i) shall be subject to only a front, side and rear yard setback of 3.0 metres, except along a lot line abutting a ~~F-zone~~NS Zone which shall require a minimum setback of 5.0 metres;

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#### Exception Zones

- .15 The openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407/Transitway right-of-way, or shall be screened;
- .16 Outside Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
  - .a Outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b Outside storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area;
  - .c Outside storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments; and,
  - .d Outside Storage, shall not be located within 100 metres from Steeles Avenue, Winston Churchill Boulevard, Bramwest Parkway, and Highway 407/Transitway right-of-way;
- .17 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- .18 An adult entertainment parlour or an adult videotape store shall not be permitted;

#### 12.2797.3 for the purposes of ~~section~~Exception 2797:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.
- .2 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.