

12.2800 Exception 2800

12.2800.1 The lands shall only be used for the following purposes:

- .1 shall only be used for purposes permitted in the R2R3A Zone;

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12.2800.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.69 hectares;
- .2 Minimum Building Setbacks from property limits shall be as shown on SCHEDULE C – SECTION Figure 1 - Exception 2800;
- .3 Maximum Building Setback from Hurontario Street: 6.0 metres
- .4 Maximum Building Height: 10.5 metres
- .5 Maximum Number of Dwelling Units: 76
- .6 Maximum Dwelling Unit Width: 5.49 metres;
- .7 Maximum Lot Coverage by buildings: 35% of lot area.
- .8 all buildings shall be located within the areas outlined as BUILDING AREAS on Figure 1 - Exception SCHEDULE C – SECTION 2800;
- .9 Maximum Number of Dwelling Units Per Dwelling: eight (8) except for BUILDING AREA B as outlined on Figure 1 - Exception SCHEDULE C – SECTION 2800; wherein a maximum of nine (9) dwelling units shall be permitted;
- .10 Parking shall be provided in accordance with the standards for Condominium Townhouses as set out in section 10 to this by-law; and,
- .11 Minimum Distance between buildings shall be as shown on Figure 1 - Exception SCHEDULE C – SECTION 2800.

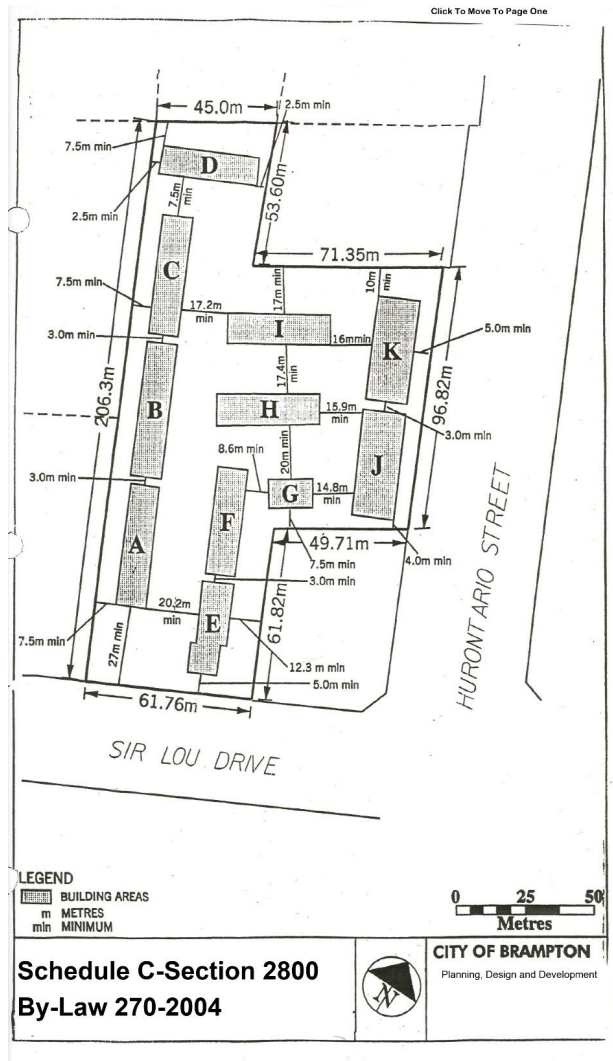
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Figure 1



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12.2801 Exception 2801

12.2801.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a hotel;
- .3 a conference centre;
- .4 only in conjunction with the uses permitted in ~~section~~ **Exceptions 12.2801.1.1, 2 and 3** the following purposes:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry establishment
 - .f a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - .g a service shop;
 - .h a personal service shop;
 - .i a printing or copying establishment;
 - .j a commercial school;
 - .k a community club;
 - .l a fitness club;
 - .m a health centre;
 - .n a day nursery;
 - .o a park, playground, and recreational facility;
- .5 the purposes permitted by the **NSF** zone
- .6 purposes accessory to the other permitted purposes.
- .7 Industrial:
 - .a a motor vehicle sales establishment; and,
 - .b a warehouse;
 - .c the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

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- .i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .ii a transport terminal;
- .iii a taxi or bus station;
- .iv a motor vehicle parts or boat parts sales establishment;
- .v a salvage, junk, scrap, or bulk storage yard;
- .vi outdoor storage of intermodal containers on chassis;
- .vii outdoor storage as a primary use; and,
- .viii a parking lot.

.8 Accessory:

- .a an accessory educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by ~~section~~Exception 12.2801.1.7.b and c, 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

12.2801.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares
- .2 Minimum Lot Width: 60 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Minimum Lot Depth: 45 metres
- .8 Minimum Building Setback to Highway 407 and transitway right-of-way shall be 14.0 metres.
- .9 Minimum Building Setback to a floodplain zone and to a TransCanada Pipe Line easement or right-of-way shall be 10 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Landscaped Open Space, except at approved driveway locations:

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- .a a width of 6.0 metres abutting the highway 407 and/or Transitway right-of-way, which may be reduced to 3.0 metres when separated by a public street;
 - .b a width of 3.0 metres along a lot line abutting a public street; and,
 - .c no landscaped open space is required along a lot line that abuts an **OC zone boundary** or an **M4PE zone** boundary.
- .12 uses permitted in **SectionException 12.2801.1.4** shall be limited to a maximum of 20 per cent of the main building's gross floor area;
- .13 the openings for waste disposal and loading facilities of any buildings shall face away from a public street, or be effectively screened;
- .14 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
- .a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
 - .b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,
 - .c outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or is screened from a public street;
 - .d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
 - .e outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;
- .15 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.
- .16 an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;
- .17 notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

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2801.4 for the purposes of ~~section~~Exception 2801:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principle 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.

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

12.2802 Exception 2802

12.2802.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a a motor vehicle sales establishment; and,
 - .b a warehouse;
 - .c the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
 - .i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .ii a transport terminal;
 - .iii a taxi or bus station;
 - .iv a motor vehicle parts or boat parts sales establishment;
 - .v a salvage, junk, scrap, or bulk storage yard;
 - .vi outdoor storage of intermodal containers on chassis;
 - .vii outdoor storage as a primary use; and,
 - .viii a parking lot.
- .2 Non-Industrial:
 - .a an office;
 - .b a hotel;
 - .c a conference centre;
 - .d only in conjunction with the uses permitted in ~~section~~ **Exceptions 12.2802.1.2.a, b and c** 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;

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- .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;
- .xii a fitness club;
- .xiii a health centre; and,
- .xiv a day nursery;
- .e a park, playground, recreational facility;
- .f the purposes permitted by the [NSF](#) zone;
- .g purposes accessory to other permitted purposes.
- .h a radio or television broadcasting and transmission establishment;
- .i the following uses as freestanding commercial development, provided that the following uses are located within 170 metres from Steeles Avenue West and a public street intersection:
 - .i an office;
 - .ii a service shop;
 - .iii a personal service shop, but excluding a massage or body rub parlour;
 - .iv a retail establishment, having no outside storage (excluding food/grocery stores in excess of 557 square metres);
 - .v a retail warehouse;
 - .vi a bank, trust company and finance company;
 - .vii a laundromat;
 - .viii a dining room restaurant, a take-out restaurant, and a convenience restaurant;
 - .ix a printing or copying establishment;
 - .x a commercial school;
 - .xi a garden centre sales establishment;
 - .xii a place of commercial recreation;
 - .xiii community club;
 - .xiv a health centre;

.3 Accessory:

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- .a an associated educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by ~~section~~Exception 12.2802.1.1.b and c, 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.

12.2802.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 0.4 hectares, except for those uses permitted in ~~Section~~Exception 12.2802.1.1 and 12.2802.1.2.a,b and c located within 100 metres of Steeles Avenue West, and within 150 metres of Highway 407 right-of-way/Transitway right-of-way and/or from an OC - ~~Section~~Exception 2803 zone category, in which case the minimum lot area shall be 0.8 hectares;
- .2 Minimum Lot Width shall be 40 metres, except for those uses permitted in ~~Section~~Exception 12.2802.1.1 and 12.2802.1.2.a,b and c located within 100 metres of Steeles Avenue West and within 150 metres of the Highway 407 right-of-way/Transitway right-of-way, and/or from an OC - ~~Section~~Exception 2803 zone category, 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 easement or right-of-way shall be 10.0 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a a width of 6.0 metres along Mississauga Road and Steeles Avenue West;
 - .b a width of 6.0 metres abutting the Highway 407 and/or Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
 - .c a width of 3.0 metres along a lot line abutting any other public street; and,
 - .d no landscaped open space is required along a lot line that abuts an industrial zone or an OC zone boundary, or an OS-NS, OS - ~~Section~~Exception 2804 zone boundary;

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- .12 uses permitted in ~~Section~~Exception 12.2802.1.2.d shall be limited to a maximum of 20 percent of the main building's gross floor area;
- .13 uses permitted in ~~Section~~Exception 12.2802.1.2.f shall be subject to the requirements and restrictions contained within the FNS zone category;
- .14 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;
- .15 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
 - .a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
 - .b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,
 - .c outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or screened from a public street;
 - .d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
 - .e outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;
- .16 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.
- .17 an adult entertainment parlour or an adult videotape store shall not be permitted;

12.2802.3 for the purposes of ~~section~~Exception 2802:

- .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 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.
- .3 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.

12.2803 Exception 2803

12.2803.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 research and development facilities in conjunction with an office;
- .3 a hotel;
- .4 a conference centre;
- .5 only in conjunction with the uses and ancillary to the uses permitted in ~~section~~Exceptions 12.2803.1.1 and 12.2803.1.2, limited light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
 - .a a warehouse;
 - .b a distribution facility or operation;
 - .c the processing of raw foods or by-products;
 - .d a motor vehicle repair shop and motor vehicle body shop;
 - .e a transport terminal;
 - .f a taxi or bus station;
 - .g a motor vehicle parts or boat parts sales establishment;
 - .h a salvage, junk, scrap or bulk storage yard;
 - .i outdoor storage including Intermodal containers on chassis;
 - .j a parking lot;
 - .k the cleaning of goods or products;
- .6 only in conjunction with the uses permitted in ~~Section~~Exceptions 12.2803.1.1, 12.2803.1.2, 12.2803.1.3 and 12.2803.1.4, the following purposes:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry establishment;
 - .f a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - .g a service shop;

- .h a personal service shop, but excluding a massage or body rub parlour;
- .i a printing or copying establishment;
- .j a commercial school;
- .k a community club;
- .l a fitness club;
- .m a health centre;
- .n a day nursery;
- .7 a park, playground, recreational facility;
- .8 the purposes permitted by the [NSF](#) zone;
- .9 purposes accessory to the other permitted purposes.

12.2803.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60 metres;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 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 [floodplain-Natural System](#) zone shall be 5 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Building Height: 9.5 metres;
- .12 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a a width of 6.0 metres along Mississauga Road and Steeles Avenue West;
 - .b a width of 3.0 metres along a lot line abutting any other public street; and,
 - .c no landscaped open space is required along a lot line that abuts an OC zone boundary;
- .13 uses permitted in ~~Section~~[Exception 12.2803.1.5](#) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;

- .14 uses permitted in ~~Section~~Exception 12.2803.1.6 shall be limited to a maximum of 20 percent of the main building's gross floor area;
- .15 uses permitted in ~~Section~~Exception 12.2803.1.7 shall be subject to the requirements and restrictions contained within the NSF zone category;
- .16 the openings for waste disposal and loading facilities of any buildings shall face away from a public street or be screened;
- .17 no outdoor storage or outdoor display or outdoor sales of goods and materials shall be permitted;
- .18 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within a building;
- .19 an adult entertainment parlour or an adult videotape store shall not be permitted.

12.2803.3 for the purposes of ~~section~~Exception 2803:

- .1 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.

12.2804 Exception 2804

12.2804.1 The lands shall only be used for the following purposes:

- .1 public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;
- .2 flood and erosion control;
- .3 conservation area or purpose;
- .4 purposes accessory to other permitted purposes.

12.2804.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.

12.2807 Exception 2807

12.2807.1 The lands shall only be used for the following purposes:

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

12.2807.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a for an end unit of a townhouse dwelling on a corner lot: 164 square metres;
 - .b for an end unit of a townhouse dwelling that is not on a corner lot: 154 square metres;
 - .c for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 126 square metres;
- .2 Minimum Lot Width:
 - .a for an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
 - .b for an end unit of a townhouse dwelling that is not on a corner lot: 6.7 metres;
 - .c for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.5 metres;
- .3 Minimum Lot Depth: 23.0 metres;
- .4 Minimum Setback to Steeles Avenue West: 5.0 metres;
- .5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .6 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 rear yard lot area for the particular unit;
- .7 Minimum Exterior Side Yard Width: 0.5 metres;
- .8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;
- .9 Maximum Building Height: 3 storeys;
- .10 Maximum Lot Coverage by main building: none;
- .11 Minimum Landscaped Open Space:
 - .a other than approved driveway, porch and stair locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;

- .b each dwelling unit shall have a minimum rear yard area of 33 square metres;
- .12 Minimum Distance between buildings: none;
- .13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- .14 no more than 8 dwelling units shall be attached;
- .15 the following provisions shall apply to garages:
 - .a maximum garage door width:
 - .i for a dwelling unit where the main entrance is located in an exterior side wall: 5.2 metres;
 - .ii in all other instances: 2.5 metres;
 - .b the garage shall not project beyond the front wall of the dwelling unit;
 - .c no more than 5% of the total number of dwelling units shall have maximum garage door widths of 5.2 metres.
- .16 Porches and Balconies may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .17 bay windows, chimney elements, projecting cornices and roof eaves may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .18 Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes.

12.2807.3 for the purposes of ~~section~~ Exception 2807:

- .1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- .2 a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;
- .3 a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side wall of each unit; and,

- .4 where a dwelling unit lot abuts a Floodplain zone, a 5.0 metres wide portion of the rear yard for that particular dwelling unit lot, measured from the rear lot line, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

12.2808 Exception 2808

12.2808.1 The lands shall only be used for the following purposes:

either:

- .1 the purposes permitted by an **R3A-R2 – SectionException 2807** zone; and,
- .2 purposes accessory to the other permitted purposes. or:
- .3 an apartment dwelling; and,
- .4 purposes accessory to the other permitted purposes.

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12.2808.2 That the following uses be prohibited:

- .1 for the purposes permitted by **SectionException 12.2808.1.1 and 12.2808.1.2**, the requirements and restrictions of an **R3A-R2 – SectionException 2807** zone;
- .2 the purposes permitted by **SectionException 12.2808.1.1 and 12.2808.1.2** shall not permitted until March 1, 2006.
- .3 for the purposes permitted by **SectionException 12.2808.1.3 and 12.2808.1.4** the following:
 - .a Minimum Lot Width: 40 metres;
 - .b Minimum Building Setbacks: 15 metres from the front lot line, and 10 metres from the interior, exterior and rear lot lines;
 - .c Minimum Distance between buildings: 30 metres.
 - .d Maximum Lot Coverage: 25%
 - .e Maximum Floor Space Index: 4.5
 - .f Maximum Building Height: 25 storeys
 - .g Minimum Open Space: 40% of the lot area.
 - .h Parking: a minimum of two parking spaces per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.

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12.2808.3 for the purposes of this **SectionException**:

- .1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

12.2809 Exception 2809

12.2809.1 The lands shall only be used for the following purposes:

- .1 a retail establishment.
- .2 a service shop.
- .3 a personal service shop.
- .4 a bank, trust company, finance company.
- .5 an office, but excluding the office of a physician, dentist or drugless practitioner and a real estate office.
- .6 a printing or copying establishment.
- .7 an art gallery or museum.
- .8 a radio or television broadcasting establishment.
- .9 a health centre.
- .10 a custom workshop.
- .11 a day nursery.
- .12 a single detached dwelling.
- .13 purposes accessory to the other permitted purposes.

12.2809.2 The lands shall be subject to the following requirements and restrictions:

- .1 for the purposes permitted by **sectionException 12.2809.1.12 and 12.2809.1.13**, the requirements and restrictions of an **R1B zone**.
- .2 for the purposes permitted by **sectionException 12.2809.1.1 to 12.2809.1.10 and 12.2809.1.11** the following:
 - .a the following purposes shall not be permitted:
 - .i adult entertainment parlours;
 - .ii adult video stores;
 - .iii pool halls;
 - .iv amusement arcades;
 - .v temporary open air markets;
 - .b Minimum Lot Width: 30 metres.

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- .c Minimum Front Yard Depth: 5.0 metres.
- .d Minimum Interior Side Yard Width: 0.5 metres
- .e Minimum Rear Yard Depth: 1.2 metres.
- .f Minimum Exterior Side Yard Width: 5.5 metres.
- .g Maximum Building Height: 2 storeys.
- .h Minimum Number of Parking Spaces: 10
- .i Landscaped Open Space: except at approved driveway locations, a
- .j landscaped open space strip having a minimum width of 5.0 metres shall be provided along the front lot line.
- .k no outside storage, or display of goods and materials for sale, shall be permitted.
- .l waste disposal shall be located in a main building.

12.2809.3 for the purposes of ~~section~~Exception 2809:

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

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12.2810 Exception 2810

12.2810.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a service station;
- .3 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .4 a community club;
- .5 a tool equipment and rental establishment;
- .6 only in conjunction with a service station, a retail establishment having no outside storage; a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;
- .7 an animal hospital; and,
- .8 purposes accessory to the permitted purposes.

12.2810.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 42 metres
- .2 Maximum Building Height: 1 storey
- .3 Total Maximum Gross Floor Area for convenience restaurants: 520 square metres
- .4 Minimum Number of Parking Spaces for convenience restaurants: 73 spaces
- .5 all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- .6 notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.2811 Exception 2811

12.2811.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1C-R1A, R1 zone**.

12.2811.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 307 square metres
- .2 Minimum Lot Width: Interior Lot: 12.8 metres Corner Lot: 14.6 metres
- .3 Minimum Lot Depth: 24.0 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, 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 that the combined total of the interior side yards 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 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door 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 3.0 metres from the garage opening, shall not be 0.9 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.

12.2812 Exception 2812

12.2812.1 The lands shall only be used for the following purposes:

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

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12.2812.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 264 square metres Corner Lot: 307 square metres
- .2 Minimum Lot Width: Interior Lot: 11 metres Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 24.0 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, 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 that the combined total of the interior side yards 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 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 shall be 5.5;
 - .b the maximum 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 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

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- .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 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;

12.2813 Exception 2813

12.2813.1 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.

12.2813.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 201 square metres per dwelling unit;
- .2 Minimum Lot Width: Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.
- .5 Minimum Rear Yard Depth:
 - .a 7.5 where the rear property line abuts a **C3-GC** Zone;
 - .b 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 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 extended beyond the front lot line is greater than 25 degrees.
- .9 the following provision shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be 3.7 metres;
 - .b the maximum 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 3.0 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;
- .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.

12.2814 Exception 2814

12.2814.1 The lands shall only be used for the following purposes:

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

12.2814.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 201 square metres per dwelling unit;
- .2 Minimum Lot Width: Interior Lot: 20.1 metres per lot, and 6.7 metres per dwelling unit Corner Lot: 21.9 metres per lot, and 8.5 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along a 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 door faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Maximum Lot Coverage: none;
- .9 the following provision 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 metres;
 - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
 - .b the maximum 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 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;
 - .d no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.2816 Exception 2816

12.2816.1 The lands shall only be used for the following purposes:

- .1 only be used for the purposes permitted in an **HC1-HC zone**.

12.2816.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Commercial zone, the minimum interior side yard width may be 0 metres.
- .2 Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
- .3 shall be subject to the following requirements and restrictions for all uses permitted in **HCGC2** Zone:
 - .a Minimum Lot Width: 45 metres
 - .b Minimum Lot Depth: 45 metres
 - .c Minimum Front Yard Depth: 15 metres
 - .d Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0 metres.
 - .e Minimum Exterior Side Yard Width: 6 metres
 - .f Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
 - .g Maximum Building Height: 2 storeys
 - .i all gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
 - .ii entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres.
 - .iii on-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any

vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the lot.

- .iv for each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- .v the minimum size of a waiting space shall be 2.75 metres by 6 metres.
- .vi open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers traveling on adjacent streets or entering or leaving the lot.
- .vii where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- .viii no underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

.4 Minimum Landscaped Open Space:

- .a except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

12.2817 Exception 2817

12.2817.1 The lands shall only be used for the following purposes:

- .1 a religious institution;
- .2 purposes accessory to the permitted use including educational purposes, a detached residential dwelling (manse) and a day nursery; or
- .3 those purposes permitted in the **R23A – SectionException 2737** zone.

12.2817.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in **12.2817.1.1** and **12.2817.1.2**:
 - .a Minimum Setback from Steeles Avenue West: 16.5 metres for the main building, and 7.6 metres for accessory structures;
 - .b Minimum Setback from any Open Space (OS) zone: 5.0 metres;
 - .c Minimum Setback from any Residential Zone: 7.6 metres, except a Residential Dwelling (Manse) may be setback a minimum of 3.0 metres;
 - .d Maximum Building Height of a Residential Dwelling (Manse): 11.0 metres;
 - .e Maximum Gross Floor Area, excluding the basement floor area, or a Residential Dwelling Unit (Manse): 190 square metres;
 - .f Maximum Gross Floor Area of the main place of worship building: 600 square metres
 - .g Maximum Lot Coverage: none
 - .h Parking on site shall be provided as follows:
 - .i a minimum of 1 space for each 6.5 square metres of gross floor area of the main building
 - .ii a minimum of 1 space for the residential dwelling unit (Manse)
- .2 for those purposes in **12.2817.1.3**:
 - .a the requirements and restrictions of the **R23A – SectionException 2737** zone

12.2818 Exception 2818

12.2818.1 The lands shall only be used for the following purposes:

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

12.2818.2 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 Rear Yard Depth: 7.5 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 a 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;
 - .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 apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened 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.
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2819 Exception 2819

12.2819.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1C-R1A, R1 zone**.

12.2819.2 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
- .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 the following provisions apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
 - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;
 - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

- .b the garage door width may be widened 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 over the maximum garage door width permitted on the lot.
- .10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2821 Exception 2821

12.2821.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by section **C3-GC Zone**;

12.2821.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
- .2 except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;
- .3 except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained along all other public roads abutting or traversing the site;
- .4 landscaped open space having a minimum width of 3.0 metres (9.8 feet) shall be provided and maintained along the southerly property line abutting the **R2B – SECTION-Exception 2813 zone**.
- .5 all garbage and refuse storage areas including containers for recycling materials shall be located within a building.
- .6 no outside storage of goods, materials or machinery shall be permitted.

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12.2822 Exception 2822

12.2822.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **RIC-RI zone**.

12.2822.2 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 the following provisions apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
 - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;
 - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

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- .b the garage door width may be widened 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 over the maximum garage door width permitted on the lot.
- .10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2824 Exception 2824

12.2824.1 The lands shall only be used for the following purposes:

- .1 those permitted purposes in ~~Section~~Exception 12.2803.1 excluding 12.2803.1.1 and related restrictions on ancillary light manufacturing and repairing and assembly of finished goods;
- .2 a warehouse;
- .3 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
 - .a a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b a transport terminal;
 - .c a taxi or bus station;
 - .d motor vehicle parts or boat parts sales establishment;
 - .e a salvage, junk, scrap, or bulk storage yard;
 - .f outdoor storage of intermodal containers on chassis;
 - .g outdoor storage as a primary use;
 - .h parking lot.
- .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~~Exceptions 12.2824.1.2 and 12.2824.1.3, 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.

12.2824.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60 metres;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;

- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 minimum building setback to Highway 407 and transitway right-of-way shall be 14.0 metres;
- .9 minimum building setback to a ~~floodplain~~ Natural System zone shall be 5 metres
- .10 Maximum Building Height: none
- .11 Minimum Building Height: 9.5 metres;
- .12 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a a width of 6.0 metres along Mississauga Road;
 - .b a width of 3.0 metres along a lot line abutting a public street; and,
 - .c no landscaped open space is required along a lot line that abuts an OC or M4-PE zone boundary
- .13 uses permitted in SectionException 12.2803.1.6 shall be limited to a maximum of 20 percent of the office building's gross floor area;
- .14 uses permitted in SectionException 12.2803.1.1 not be less than the lesser of:
 - .a 10% of the gross floor area;
 - .b 50% of the Mississauga Road building frontage; or
 - .c 1,858 square metres;
- .15 uses permitted in SectionException 12.2803.1.8 shall be subject to the requirements and restrictions contained within the NSF zone category;
- .16 the openings for waste disposal, service and loading facilities of any buildings shall not face Mississauga Road, and otherwise, shall be screened from any other public street;
- .17 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screened with an enclosure constructed from materials that are compatible with the main building;
- .18 no outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- .19 an adult entertainment parlour or an adult videotape store shall not be permitted;

12.2824.3 for the purposes of sectionException 2824:

- .1 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in SectionException 12.2824.2.

- .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.
- .3 OUTDOOR STORAGE shall mean outside areas permitted for the purpose of storing goods and materials, but shall exclude the temporary parking of trucks and trailers not actively engaged in the process of loading and unloading goods and materials.

12.2825 Exception 2825

12.2825.1 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, excluding a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;
- .2 a printing establishment;
- .3 a warehouse;
- .4 a research and development facility;
- .5 an office;
- .6 a day nursery;
- .7 a retail outlet operated in connection with a particular purpose permitted, 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,
- .8 purposes accessory to the other permitted uses.

12.2825.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres;
- .2 Minimum Rear Yard Depth: 6 metres;
- .3 Minimum Setback to ~~Natural System~~ "Floodplain" (NSF) zone: 10 metres;
- .4 Minimum Landscaped Open Space in the front yard: 50% of the required front yard depth;
- .5 Minimum Lot Area: 4.5 hectares;
- .6 Maximum Floor Area of an office not associate with another permitted use: 25,359 square metres;
- .7 Loading Facilities shall be setback a minimum of 35 metres from the front lot line;
- .8 Overhead Drive-in Doors shall be located a minimum of 20 metres from the front lot line.

12.2825.3 for the purposes of ~~section Exception 2825~~

- .1 shall also be subject to the requirements and restrictions of the M1-PE zone and the general provisions of this by-law not in conflict with those set out in ~~section Exception 12.2825.2~~.

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12.2831 Exception 2831

12.2831.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a motor vehicle washing establishment;
- .3 only in conjunction with a gas bar, a convenience store which may include the preparation of food to be offered for sale to the public and a drive-through facility;
- .4 purposes accessory to the other permitted purposes

12.2831.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth (Mississauga Road): 15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;
- .2 Minimum Exterior Side Yard Width (Hallstone Road): 15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;
- .3 Minimum Rear Yard Depth: 1.5 metres;
- .4 the Maximum Gross Floor Area for a convenience store shall be 270.0 square metres of which a food service area shall not exceed a floor area of 70 square metres;
- .5 fuel pump islands and associated canopies shall be located a minimum of 11.5 metres from street lot lines;
- .6 no underground or aboveground fuel tanks, intake valves or fume exhaust outlets shall be located in the required minimum front yard depth or the required minimum exterior side yard width;
- .7 Minimum Landscaped Open Space:
 - .a 4.5 metres abutting any lot line abutting a street, except at approved accesses;
 - .b 6.0 metres abutting the visibility triangle;
 - .c 1.5 metres abutting the rear property line;
 - .d 3.0 metres abutting the interior side yard property line;
- .8 Outside Storage: no outside storage shall be permitted

12.2832 Exception 2832

12.2832.1 The lands shall only be used for the following purposes:

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

12.2832.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 156 square metres per dwelling unit
 - .b Corner Lot: 234 square metres per dwelling unit
- .2 Minimum Lot Depth: 26.0 metres;
- .3 Maximum Building Height: 3 storeys;
- .4 Minimum Landscaped Open Space: 35% of the front yard
- .5 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room;
- .6 No more than 8 dwelling units shall be attached;
- .7 The following provisions shall apply to garages:
 - .a the maximum cumulative garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal 6.0 metres
 - .b the maximum interior garage width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 6.0 metres
- .8 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.
- ~~.9~~ The maximum driveway width shall not exceed the width of the garage. ~~(10)~~
- .9.10 Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard;

12.2832.3 for the purposes of ~~section~~ Exception 2832:

- .1 shall also be subject to the requirements and restrictions relating to the R3B-R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section Exception 12.2832.2.

12.2833 Exception 2833

12.2833.1 The lands shall only be used for the following purposes:

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

12.2833.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Unit Width: 5.2 metres except for an end unit of a townhouse dwelling facing a public or private road the minimum unit width shall be 6.0 metres
- .2 Minimum setback to Chinguacousy Road: 6.0 metres
- .3 Minimum setback to all other lot lines: 7.0 metres
- .4 Minimum setback to a front wall of a dwelling from a private road: 4.5 metres
- .5 Minimum setback to the side wall of a dwelling from a private road: 2.1 metres
- .6 Minimum setback to garage door from a private road: 6.0 metres
- .7 Distance between buildings: minimum 3 metres shall be maintained between all buildings within the lot.
- .8 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit.
- .9 Minimum Building Setback to Mavis Road and Highway 407, including the westbound on-ramp, shall be 14.0 metres
- .10 Maximum Building Height: 3 storeys except for an end unit of a townhouse dwelling facing a public or private road the maximum building height shall be two storeys
- .11 Minimum Landscaped Open Space: 30% of the total lot area
- .12 Maximum Lot Coverage: 35%
- .13 Maximum number of units is 210
- .14 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .15 Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation purposes

12.2833.3 for the purposes of ~~section~~ Exception 2833:

- .1 For the purposes of this zoning by-law the lands zoned ~~R3A(3)R2~~ - Section 2833 and ~~R4A-R3HL~~ - ~~Section~~ Exception 2834 shall be treated as a single lot.

12.2834 Exception 2834

12.2834.1 The lands shall only be used for the following purposes:

~~Either:~~

~~.1~~ ~~Either~~

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~~.a~~ -a townhouse dwelling;

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~~.1.b~~ purposes accessory to the other permitted purposes;

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~~.2~~ purposes accessory to the other permitted purposes. OR:

~~.3.a~~ an apartment dwelling;

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~~.4.b~~ purposes accessory to the other permitted purposes.

12.2834.2 The lands shall be subject to the following requirements and restrictions:

.1 For the purposes permitted by ~~sectionException 12.2834.1.11 and 12.2834.1.2~~ the requirements and restrictions of a ~~R3A(3)R2 – Section-Exception 2833~~ shall apply;

.2 The purposes permitted by ~~sectionException 12.2834.1.11 and 12.2834.1.2~~ shall not be permitted until May 1, 2009. ~~(3)~~

.3 For the purposes permitted by ~~sectionException 12.2834.1.32 and 12.2834.1.4~~ the following requirements and restrictions shall apply:

~~.4.a~~ -Maximum Building Height - 16 storeys

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~~.5.b~~ -Minimum Building Setback to Highway 407, including the westbound on-ramp, shall be 14.0 metres

~~.6.c~~ -Maximum number of units: 366

~~.7.4~~ shall also be subject to the requirements and restrictions relating to the ~~R4A-R3LL~~ zone and all the general provisions of this by-law which are not in conflict with the ones set out in ~~sectionException 12.2834.2.3~~.

12.2835 Exception 2835

12.2835.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in **M1-PE, UT – SectionException 2724**
- .2 the following purposes shall not be permitted:
 - .a an adult entertainment parlour
 - .b an adult video store
 - .c a massage or body rub parlour
 - .d an amusement arcade.

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12.2835.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9.0 metres
- .2 Minimum Exterior Side Yard: 9.0 metres
- .3 Minimum Lot Width: 30.0 metres
- .4 Maximum Building Height: 17.5 metres
- .5 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.
- .6 the portion of the building facing Airport Road shall be used for office uses and shall have a minimum building height of 2 storeys and a minimum gross floor area of 1,394 square metres (15,000 square feet) for such office uses.
- .7 notwithstanding the provisions of **SectionException 12.2835.2.6**, a minimum of 697 square metres (7,500 square feet) shall be occupied in conjunction with industrial uses.

12.2836 Exception 2836

12.2836.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in **M4-PE – SECTION Exception 2700**, excluding the uses in **SECTION Exception 12.2700.1.3.1(e)(1)**;
- .2 offices, including offices for doctors, dentists or drugless practitioners;
- .3 a pharmacy; and,
- .4 the following purposes shall not be permitted:
 - .a an adult entertainment parlour
 - .b an adult video store
 - .c a massage or body rub parlour
 - .d an amusement arcade

12.2836.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners shall not exceed 929 square metres.
- .2 Maximum Total Gross Floor Area to be devoted to a pharmacy shall not exceed 1,858 square metres.
- .3 Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners and a pharmacy use, shall not exceed 2,787 square metres.
- .4 Notwithstanding the definition of Retail Warehouse contained in **M4-PE – SECTION 12.2700.3**, a Maximum Total Gross Floor Area of 2,050 square metres may be occupied by individual retail warehouse uses that occupy a minimum gross floor area of 372 square metres for each single user.
- .5 Parking – an appliance and furniture store is to be calculated at 1 parking space per 62 square metres of gross commercial floor area; a Health Centre or Fitness Centre is to be calculated at 1 parking space for each 22 square metres of gross commercial floor area; and, for all other uses the parking shall be calculated at 1 parking space for each 19 square metres of gross commercial floor area.
- .6 all lands zoned **M4-PE – SECTION 2836** shall be treated as one property
- .7
- .8 for the purposes of **M4-PE – SECTION 2836**: PHARMACY shall mean a building or structure, or part thereof engaged in the business of the preparation and dispensing of medication prescribed by doctors and in the sale of non-prescribed medication that shall occupy at least

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Exception Zones

twenty percent (20%) of the total gross commercial floor area and may also include non-pharmacy retail goods and services, such as groceries, cosmetics, a photo lab and a postal outlet.

12.2838 Exception 2838

12.2838.1 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, subject to the provisions of **SectionException 12.2838.2;**
- .4 a parking lot
- .5 a bank, trust company and finance company;
- .6 an office, excluding medical offices;
- .7 a radio or television broadcasting and transmission establishment;
- .8 a stormwater detention pond;
- .9 an associated educational use;
- .10 an associated office;
- .11 motor vehicle repair only accessory to a warehouse or manufacturing use;
- .12 a retail outlet operated in connection with a particular purpose permitted above provided that the gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular use;
- .13 other purposes accessory to the other permitted purposes.

12.2838.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
 - .a except for driveway locations, 9.0 metres abutting Airport Road and 3.0 metres abutting any other street;
 - .b 3 metres abutting an agricultural or institutional zone;
 - .c 5 metres abutting a cemetery use;
 - .d 10 metres abutting a floodplain zone.
- .2 Minimum Parking Space Requirements:
 - .a Parking shall be provided at a rate of 0.345 spaces per 100 square metres for warehouse and distribution centre;
 - .b Parking shall be provided in accordance with Section 30.0 of this by-law for other permitted uses not listed **in 12.2838.2.1.a;**

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Exception Zones

- .3 A warehouse as a principal use shall be permitted within 100 metres of Airport Road provided that it is associated with an office use that is a minimum of 10% of the total gross floor area;
- .4 A warehouse as a principal use shall be permitted on the remainder of the site, including that portion of the property abutting Airport Road within 120 metres of the northern limit of the zone;
- .5 Outside storage shall only be permitted in the rear and interior side yards.

12.2840 Exception 2840

12.2840.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1~~**R1A, R1-11.6** zone

12.2840.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth – 10 metres

12.2841 Exception 2841

12.2841.1 The lands shall only be used for the following purposes:

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

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12.2841.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area – 413 square metres
- .2 Minimum Lot Depth – 23.5 metres

12.2842 Exception 2842

12.2842.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1ER1-15.8** zone

12.2842.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area – 940 square metres
- .2 Minimum Front Yard Depth – 7.5 metres
- .3 Maximum Building Height – 8.75 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures – 255.5 square metres
- .5 Maximum width of Residential Driveway within the Churchville Road right-of-way – 4.0 metres

12.2843 Exception 2843

12.2843.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1ER1A, R1-15.8** zone

12.2843.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area – 940 square metres
- .2 Maximum Building Height – 8.75 metres
- .3 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures – 255.5 square metres

12.2844 Exception 2844

12.-2844.1 The lands shall only be used for the following purposes:

- .a Two single detached dwellings
- .b Only in conjunction with a single detached dwelling, a landscaping business

12. 2844.2 for the purposes of ~~section~~Exception 2844:

- .a Outdoor storage associated with the landscaping business, including the parking of oversized motor vehicles and storage of landscape materials, shall be limited to a maximum of 0.28 hectares (0.68 acres) of this property and located within 45m of the southern lot line of the property;
- .b Outdoor storage of equipment and landscaping materials used in association with the landscaping business shall be screened from view from a public road;
- .c The outdoor storage area to be used for the storage of landscaping materials used in association with the landscaping business shall be restricted to an approximate area not less than 56 metres from Creditview Road, 99 metres from the westerly property line, 81 metres from the northerly property line and 7.25 metres from the Highway 407 right-of-way and excluding vegetation shall be restricted in height to 9 feet (2.74 metres);
- .d The outdoor storage of landscape materials used in association with the landscaping business for use on a seasonal basis between April 1st and November 30th shall be restricted to an approximate area not less than 58.50 metres from Creditview Road, 97 metres from the westerly property line, 60.50 metres from the northerly property line and 28 metres from the Highway 407 right-of-way and excluding vegetation, shall be restricted in height to 9 feet (2.74 metres); Page 2 of 2
- .e Ancillary office uses associated with the landscaping business shall be permitted within the principal dwelling on the subject property to a maximum area of 20 square metres;
- .f Parking for a maximum of five (5) oversized motor vehicles used in connection with the landscaping business shall be permitted, subject to the limitations set out in 2844.2 a) and b); and
- .g No public sale of landscaping materials shall be permitted on the subject property.

12.2845 Exception 2845

12.2845.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 10.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 16 metres.
- .2 Minimum Side Yard: 5.0 metres
- .3 Maximum Building Height: 8.55 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 255.5 square metres
- .5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2846 Exception 2846

12.2846.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 14.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 20.0 metres.
- .2 Minimum Side Yard: 5.0 metres
- .3 Maximum Building Height: 9.15 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 302 square metres
- .5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2847 Exception 2847

12.2847.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 18.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 24.0 metres.
- .2 Minimum Side Yard: 5.0 metres
- .3 Maximum Building Height: 9.76 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 348.4 square metres
- .5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2848 Exception 2848

12.2848.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2849 Exception 2849

12.2849.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures including a loft at the back of the dwelling unit that is not be visible from Creditview Road: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2850 Exception 2850

12.2850.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2851 Exception 2851

12.2851.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2852 Exception 2852

12.2852.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of a dwelling.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback abutting the Highway Number 407 right-of-way: 14.0 metres.
- .5 Minimum Side Yard Setback from the Northerly property line: 5.0 metres.
- .6 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 449.63 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 367.88 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2853 Exception 2853

12.2853.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for a single detached dwelling.

12.2853.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres.
- .2 Side Yard Width: 5 metres

12.2854 Exception 2854

12.2854.1 The lands shall only be used for the following purposes:

- .1 Agricultural purposes as defined in Section 5 of By-Law 270-2004
- .2 Non-Agricultural:
 - .a A single detached dwelling
 - .b A Group Home Type 1
 - .c A home occupation

12.2854.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres.
- .2 Minimum Side Yard: 5 metres

12.2856 Exception 2856

12.2856.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in an **R1E-R1** zone.

12.2856.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot depth shall be 22 metres;
- .2 Notwithstanding Section 13.4.2 (5) of the By-law, on lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater;
- .3 Notwithstanding Section 13.4.2 (2) of the By-law, the garage shall be permitted to face a flankage lot line; and,
- .4 Notwithstanding Section 10.9.1 B.(7) of the By-law, the maximum permitted driveway width of the portion of the driveway, between the street curb and the front or flankage lot line (within the City boulevard), shall be 6.0 metres when measured parallel to the front of the attached garage . The maximum permitted width of the remainder of the driveway in the front or exterior side yard shall be in accordance with Section 10.9.1.B.1 of the By-law, measured parallel to the front of the attached garage.

12.2857 Exception 2857

12.2857.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in an **R1E-R1** zone.

12.2857.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot depth shall be 22 metres;
- .2 Notwithstanding Section 13.4.2 (5) of the By-law, on lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater; and,
- .3 Notwithstanding Section 10.9.1 B.(7) of the By-law, the maximum permitted driveway width of the portion of the driveway, between the street curb and the front or flankage lot line (within the City boulevard), shall be 6.0 metres when measured parallel to the front of the attached garage . The maximum permitted width of the remainder of the driveway in the front or exterior side yard shall be in accordance with Section 10.9.1.B.1 of the By-law, measured parallel to the front of the attached garage.

12.2858 Exception 2858

12.2858.1 The lands shall only be used for the following purposes:

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

12.2858.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 650 square metres; and, Corner Lot – 800 square metres.
- .2 Minimum Lot Width: Interior Lot – 18.0 metres; and, Corner Lot – 20.0 metres.
- .3 Maximum Lot Coverage: 49%, excluding permitted accessory structures and yard encroachments specified in **Section-Exception 2858 and 6.13** of this by-law.
- .4 Minimum Lot Depth: 27.0 metres;
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c the minimum setback to a daylight triangle shall be 1.5 metres;
 - .d a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
 - .e a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight triangle;
 - .f a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
 - .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.
- .6 Minimum Exterior Side Yard:
 - .a
- .7 Minimum Rear Yard Depth:
- .8 7.5 metres; and,
- .9 a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .10 Minimum Interior Side Yard Width:
 - .a 1.2 metres.

- .b Maximum Building Height:
- .c 11.5 metres.
- .11 Garage Control:
 - .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 Page 4 of 4 metres greater than the maximum garage door width permitted on the lot.

12.2858.3 for the purposes of ~~section~~Exception 2858:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1E-R1~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ 12.2858.2

12.2859 Exception 2859

12.2859.1 The lands shall only be used for the following purposes:

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

12.2859.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 650 square metres;
- .2 Minimum Lot Width: Interior Lot – 18.0 metres;
- .3 Maximum Lot Coverage: 45%, excluding permitted accessory structures and yard encroachments specified in **Section-Exception 2859 and 6.13** of this by-law.
- .4 Minimum Lot Depth: 27.0 metres.
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard; and,
 - .d a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
- .6 Minimum Rear Yard Depth:
 - .a 7.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
- .8 Maximum Building Height:
 - .a 11.5 metres.
- .9 Garage Control:
 - .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2859.3 for the purposes of ~~Exception~~section 2859.:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1E-R1~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~
12.2859.2

12.2860 Exception 2860

12.2860.1 The lands shall only be used for the following purposes:

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

12.2860.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 650 square metres;
- .2 Minimum Lot Width: Interior Lot – 18.0 metres;
- .3 Maximum Lot Coverage: 39%, excluding permitted accessory structures and yard encroachments specified in **Section-Exception 2860 and 6.13** of this by-law.
- .4 Minimum Lot Depth: 27.0 metres.
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard; and,
 - .d a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
- .6 Minimum Rear Yard Depth:
 - .a 11.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
- .8 Maximum Building Height:
 - .a 11.5 metres.
- .9 Garage Control:
 - .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2860.3 for the purposes of ~~section~~ Exception 2860.:

- .1 Shall also be subject to the requirements and restrictions relating to the R1E-R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section ~~Exception~~ 12.2860.2

12.2861 Exception 2861

12.2861.1 The lands shall only be used for the following purposes:

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

12.2861.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 650 square metres; and, Corner Lot – 800 square metres.
- .2 Minimum Lot Width: Interior Lot – 18.0 metres; and, Corner Lot – 20.0 metres.
- .3 Maximum Lot Coverage: 33%, excluding permitted accessory structures and yard encroachments specified in Section 2861 and 6.13 of this by-law.
- .4 Minimum Lot Depth: 27.0 metres.
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c the minimum setback to a daylight triangle shall be 1.5 metres;
 - .d a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
 - .e a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight triangle;
 - .f a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
 - .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b the minimum setback to a daylight triangle shall be 1.5 metres;
 - .c a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
 - .d a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight triangle;
 - .e a bay/ bow/ or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard; and,

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- .f a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.
- .7 Minimum Rear Yard Depth:
 - .a 13.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .8 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
- .9 Maximum Building Height:
 - .a 11.5 metres.
- .10 Garage Control:
 - .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- .11 Minimum building setback to the railway on the east side of Churchville Road, excluding permitted encroachment of accessory structures:
 - .a 22 metres.

12.2861.3 for the purposes of ~~section-Exception~~ 2861:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1ER1 zone** and all the general provisions of this bylaw, which are not in conflict with those set out in **Section-Exception 12.2861.2**.

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12.2862 Exception 2862

12.2862.1 The lands shall only be used for the following purposes:

- .1 Industrial, which for the purpose of this **sectionException**, shall only include the following uses:
 - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within and enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b A warehouse;
 - .c A utility installation; and,
 - .d A printing establishment,
- .2 Non-Industrial, which for the purpose of this **sectionException**, shall only include the following uses:
 - .a A retail establishment;
 - .b A retail warehouse
 - .c A grocery store;
 - .d A personal service shop;
 - .e A dry cleaning and laundry distribution station;
 - .f A laundromat;
 - .g A bank, trust company, and finance company;
 - .h A health or fitness centre;
 - .i A custom workshop;
 - .j An animal hospital;
 - .k A place of commercial recreation;
 - .l A commercial, technical and recreational school;
 - .m A dining room restaurant, and a take-out restaurant;
 - .n A hotel or motel;
 - .o A service shop;
 - .p A banquet hall;
 - .q A community club;
 - .r An office;

- .s A day care centre;
- .t A supermarket;
- .u A private school;
- .v A recreation facility or structure; and,
- .w A place of worship.

.3 Accessory Non-Industrial Uses, which for the purpose of this **sectionException**, shall only include the following uses;

- .a A garden centre sales establishment associated with a grocery store or retail warehouse; and,
- .b Purposes accessory to the other permitted purposes.

12.2862.2 The lands shall be subject to the following requirements and restrictions:

.1 Building Setbacks:

.a Industrial Uses:

A minimum of 12 metres and a maximum of 33 metres to The Gore Road; and,

.b Non-Industrial Uses:

A minimum of 6 metres or half the building height, whichever is the greater to The Gore Road.

.2 Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road and Fogal Road, (except at approved access locations);

.3 Outside Storage: No outside storage shall be permitted except for:

- .a Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
- .b Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.

.4 Maximum Building Height:

.a Industrial Uses:

1 storey, except for an ancillary office component in which case the maximum height shall be 3 storeys;

.5 Vehicle Loading:

- .a For all uses, there shall be no overhead doors on a building wall that faces The Gore Road unless screened from view from the street;

- .b For Industrial Uses, there shall be no overhead doors within 60 metres of The Gore Road, unless screened from the street;

~~.6~~ ~~Parking:~~

~~.a~~ ~~A minimum of 446 parking spaces shall be provided;~~

~~.7.6~~ The maximum cumulative gross floor area for all buildings on the site shall be 8,550.0 square metres;

~~.8.7~~ The maximum permitted gross floor area dedicated to the sale of food in an individual supermarket shall be 1,140 square metres; and,

~~.9.8~~ all restaurant refuse storage shall be enclosed in a climate controlled area within a building.

12.2862.3 for the purposes of ~~section~~Exception 2862:

~~.10.9~~ RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a -minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

~~.11.10~~ shall also be subject to the requirements and restrictions relating to the **M4-PE** zone for those uses permitted by **SectionException 12.2862.1.1**, or the ~~SCLC~~ zone for those uses permitted by **SectionException 12.2862.1.2**, and all the general provisions of this by-law which are not in conflict with those set out in **SectionException 12.2862.2**.

12.2867 Exception 2867

12.2867.1 The lands shall only be used for the following purposes:

- .1 A stacked back-to-back townhouse dwelling
- .2 Purposes accessory to the other permitted purposes

12.2867.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following requirements and restrictions shall apply to all permitted uses:
 - .a Maximum Floor Space Index: 1.65
 - .b Maximum Number of Units: 380
 - .c Any structures or equipment required for the provision of services by a public or private utility company may be located no less than 2 metres from a public road right-of-way and 1 metre from a private road or dwelling.
- .2 Shall be subject to the following additional requirements and restrictions, for stacked townhouse and stacked back-to-back townhouse dwelling uses:
 - .a Minimum Lot Area: No requirement
 - .b Front Yard Setback: 3.5 metres
 - .c Rear Yard Setback: 7.5 metres
 - .d Interior Side Yard Setback
 - .i 4.0 metres to the north property line for the front wall of a dwelling;
 - .ii 7.0 metres to the south property line for the front wall of the dwelling; and
 - .iii 4.0 metres to the side wall of a dwelling
 - .e Minimum Setback from the Wall of a Dwelling to the Curb of a Private Street
 - .i 4.5 metres, except at a daylight rounding where the setback may be reduced to 3.0 metres
 - .f Minimum Setback to a lot line abutting a Public Street: 3.5 metres
 - .g Minimum Setback to a Stairwell
 - .i All stairwells, enclosed or open, providing access to below grade parking shall be exempt from all setback requirements
 - .h Patios and Amenity Areas:
 - .i Below grade patios and amenity areas shall be permitted within a required yard

- .i Minimum Landscaping Strip
 - .i 0.0 metres abutting the north property line;
 - .ii 2 metres abutting the south property line;
 - .iii 3.0 metres abutting the west property line; and
 - .iv The following shall be permitted within required landscaping:
 - 1. Stairwells, enclosed or open, providing access to below grade parking;
 - 2. Walkways leading to stairwells providing access to below grade parking;
 - 3. Retaining walls
- .j Minimum Landscaped Open Space: 30%
- .k Maximum Lot Coverage: 45%
- .l Minimum Dwelling Unit Width: 6 metres
- .m Minimum Building Separation Distance: 4.0 metres to a main wall
- .n Minimum Building Height: 3 storeys, along the front lot line
- .o Maximum Building Height: 4 storeys or 16.6 metres whichever is greater, excluding a stairwell enclosure
- .p Tandem Parking Spaces:
 - .i Tandem parking spaces are permitted provided that at least one space per dwelling unit is accessible from a parking aisle
- .q Parking shall be provided on a Private Street or in a below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

12.2867.3 for the purposes of ~~section~~ Exception 2867:

- .1 Despite any division of the lands, all lands zoned **R3A-R2 — Exception** **SECTION 12.2867** shall be treated as one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane.
- .3 A stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum of four units per block that are attached sharing a common rear wall.
- .4 The front lot line shall mean the lot line abutting Heart Lake Road.

12.2868 Exception 2868

12.2868.1 The lands shall only be used for the following purposes:

- .1 Any conservation area or purposes
- .2 Purposes accessory to the other permitted purposes

12.2869 Exception 2869

12.2869.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the ~~OS~~ OSP Zone
- .2 A temporary parking lot in conjunction with permitted uses located on adjacent lands zoned LC.
12-1171 shall be permitted until March 31, 2023.

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12.2870 Exception 2870

12.2870.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted within an **R3C-R2 zone**.

12.2870.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: 125 square metres per dwelling unit
- .1 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b Corner Lot: 6.5 metres;
- .2 Minimum Yard Setback for a Principal Building:
 - .a The front wall of a dwelling unit:
 - .i 3 metres to a private road,
 - .ii 6 metres to a garage door,
 - .iii 1.2 metres to a common amenity area;
 - .iv 3 metres in all other situations; and,
 - .v A Balcony, Porch or Bay Window with or without foundation may encroach an additional 1.8 metres into the required front yard setback.
 - .b The rear wall of a dwelling unit:
 - .i 6 metres to a lot line,
 - .ii 1.2 metres to a common amenity area, and
 - .iii 3 metres in all other situations.
 - .c The side wall of a dwelling unit:
 - .i 1.5 metres to a private road,
 - .ii 1.4 metres to a lot line not zoned in the same zoning category
 - .iii 1.2 metres to a lot line zoned in the same zoning category.
- .3 Maximum Building Height: 13 metres;
- .4 Minimum Landscaped Open Space: 25 square metres for each dwelling unit.

12.2870.3 for the purposes of ~~Exception~~section 2870:

- .5 shall also be subject to the requirements and restrictions relating to the ~~R3CR2~~ zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~Exception 12.2870.2.

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12.2871 Exception 2871

12.2871.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted within an R3C-R2 zone.

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12.2871.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: 125 square metres per dwelling unit.
- .1 Minimum Lot Width:
- .a Interior Lot: 5.2 metres;
- .b Corner Lot: 6.5 metres;
- .2 The lot line abutting The Gore Road shall be deemed to be the front lot line.
- .3 Minimum Yard Setbacks for a Principal Building:
- .a To the front wall of a dwelling unit:
- .i 3 metres; and,
- .ii A porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required front yard.
- .b The rear wall of a dwelling unit:
- .i 4.5 metres to a private road;
- .ii 6 metres between a garage door opening and a private road; and,
- .iii A balcony, porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required rear yard setback.
- .c The side wall of a dwelling unit:
- .i 1.5 metres to a private road;
- .ii 1.4 metres to a lot line not zoned in the same zoning category; and,
- .iii 1.2 metres to a lot line zoned in the same zoning category.
- .4 Maximum Building Height: 13 metres;
- .5 Minimum Landscaped Open Space: No requirement when the front and rear of dwelling units face a public or private street.

12.2871.3 for the purposes of ~~section-Exception~~ 2871:

- .6 shall also be subject to the requirements and restrictions relating to the ~~R3C-R2~~ zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section-Exception~~ 12.2871.2.

12.2872 Exception 2872

12.2872.1 The lands shall only be used for the following purposes:

- .1 Only in conjunction with an apartment dwelling and only on the ground and second floor of the same apartment building:
 - .a A stacked townhouse dwelling;
 - .b A stacked back-to-back townhouse dwelling; and,
 - .c A ground floor townhouse dwelling unit.

12.2872.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback from any lot line to any portion of a building below finished grade shall be 0.3 metres;
- .2 The lot line abutting Attmar Drive shall be deemed to be the front lot line;
- .3 Minimum Front Yard Depth:
 - .a 3 metres to the front wall and
 - .b 1.7 metres to balcony, porch or bay window;
- .4 Minimum Rear yard Depth: 6 metres;
- .5 Minimum Interior Side Yard Width:
 - .a 6 metres to a lot line abutting an **R23B – 3455 zone**
 - .b 3 metres to a lot line abutting an **R4A-MM – 2873 zone;**
- .6 Maximum Lot Coverage: No Requirement;
- .7 Minimum Landscaped Open Space: 20% of the lot area;
- .8 Minimum Floor Space Index: 1.25;
- .9 Minimum Building Height: 4 Storeys;
- .10 Maximum Building Height: 5 Storeys;
- .11 Minimum Separation Distance Between Buildings:
 - .a 12.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 4 storeys in height;
 - .b 15.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 5 storeys in height;

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- .c 5.0 metres between two exterior walls which contain no balconies, doors or windows to habitable rooms;
- .d No requirement to a rooftop deck;
- .12 Where there is a difference in building heights of adjacent buildings, the greater of the two building heights shall be used for the calculation of minimum separation distances under **12.2872.2.11**;
- .13 Minimum dwelling unit width: 5.5 metres for townhouse dwellings;
- .14 A minimum of 80% of the required parking spaces for the development shall be accommodated in a below grade parking garage.
- .15 All lands zoned **R4A-R3ML - SECTION-Exception 2872** shall be considered one lot for zoning purposes.

12.2872.3 for the purposes of ~~section-Exception~~ 2872:

- .1 For the purposes of this section “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .2 shall also be subject to the requirements and restrictions relating to the **R4A-R3ML** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.2872.2**.

12.2874 Exception 2874

12.2874.1 The lands shall only be used for the following purposes:

- .1 Shall permit a day nursery use and the purposes permitted in an ~~Agricultural (A)~~R1 Zone

12.2874.2 Shall not be used for the following purposes:

- .1 A Kennel
- .2 A Cemetery

12.2874.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard (North) Depth: 3.00 metres;
- .2 Minimum Interior Side Yard (South) Depth: 12.00 metres;
- .3 Minimum Rear Yard Depth: 30.00 metres;
- .4 Minimum Front Yard Depth: 38.00 metres; and,
- .5 Maximum Gross Floor Area: 641 square metres

12.2876 Exception 2876

12.2876.1 The lands shall only be used for the following purposes:

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

12.2876.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control:
 - .a On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

12.2877 Exception 2877

12.2877.1 The lands shall only be used for the following purposes:

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

12.2877.2 The lands shall be subject to the following requirements and restrictions:

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

12.2878 Exception 2878

12.2878.1 The lands shall only be used for the following purposes:

- .1 Either:
 - .a A place of worship and, only in conjunction with a place of worship, other uses permitted in the I1 zone
- .2 Or:
 - .a Uses permitted in the **R1F** – 9.0 **SECTIONException 2556** zone.
 - .b Uses permitted in the **R23E** – 5.5 **SECTIONException 2561** zone.

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12.2878.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those permitted in **SECTIONException 12.2878.1.1.a**, the requirements and restrictions of the **I1** zone shall apply.
- .2 For those uses permitted in **SECTIONException 12.2878.1.2.a**, the requirements and restrictions of **SECTIONException 2556** and the **R1F** zone shall apply.
- .3 For those uses permitted in **SECTIONException 12.2878.1.2.b**, the requirements and Restrictions of **SECTIONException 2561** and the **R23E** zone shall apply.

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12.2878.3 The Holding (H)

- .1 Until such time as the Holding(H) symbol has been removed all lands zoned **I1(H)** – **SECTIONException 2878** shall only be used for purposes permitted by **SECTIONException 12.2878.1.1.a**.
- .2 The lifting of the Holding (H) symbol shall only occur:
 - .a After five years from the date of assumption of the plan of Subdivision (File: 21T-11011B).
- Or:
- .b After five years from the date of registration of the plan of subdivision (File 21T-11011B) provided that:
 - .i The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,
 - .ii The Commissioner of Planning and Development Services Department deems that the site is no longer required for a Place of Worship in consultation with the Brampton Faith Coalition.

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12.2879 Exception 2879

12.2879.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a a warehouse; and,
 - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.
- .2 Non - Industrial:
 - .a an office;
 - .b a hotel;
 - .c a conference centre;
 - .d Only in conjunction with the uses permitted in **section Exceptions 12.2879.1.2.a, b and c**, to a maximum of 15 per cent of the floor area of the principle use, 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;
 - .xii a health centre; and,
 - .xiii a day nursery;
 - .e a park, playground, recreational facility or structure;
 - .f the purposes permitted by the [Floodplain-Natural System \(NSF\)](#) zone;
 - .g the purposes permitted by the Open Space (OS) zone;
 - .h a radio or television broadcasting and transmission establishment; and,

- .3 Purposes accessory to other permitted purposes, including:
 - .a an associated educational use;
 - .b an associated office; and,
 - .c a retail outlet operated in connection with a particular purpose permitted by ~~section~~ **Exception 12.2879.1.1.a and 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.

12.2879.2 The following uses shall be prohibited:

- .1 motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .2 a transport terminal;
- .3 a taxi or bus station;
- .4 a motor vehicle parts or boat parts sales establishment;
- .5 a salvage, junk, scrap or bulk storage yard;
- .6 outdoor storage or intermodal containers on chassis;
- .7 outdoor storage as a primary use; and,
- .8 a parking lot.

12.2879.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 0.4 hectares, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot area shall be 0.8 hectares;
- .2 Minimum Lot Width shall be 40 metres, except for those lands located within 100 metres of Regional Road 50, 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 Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Minimum Lot Depth: 45 metres
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 2 storeys or 8.0 metres;
- .10 Minimum Landscape Open Space, except at approved driveway locations:

- .a a width of 6.0 metres along the lot line abutting Regional Road 50;
- .b a width of 3.0 metres along a lot line abutting any other public street;
and,
- .c no landscaped open space is required along a lot line that abuts an industrial zone;
- .11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- .12 Outside Storage shall only be permitted as an accessory use in the front, rear and interior and exterior 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 10% of the lot or 20% of the building area;
 - .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
 - .d outside storage shall not be located within 15 metres of the lot line abutting Regional Road 50;
- .13 all garbage and refuse storage, including containers for the storage of recycling materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

12.2879.4 for the purposes of ~~section~~ Exception 2879

- .1 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 religious institution.

12.2880 Exception 2880

12.2880.1 The lands shall only be used for the following purposes:

- .1 Agricultural purposes as defined in **Section 5 of By-Law 270-2004**
- .2 Non-Agricultural:
 - .a A single detached dwelling
 - .b A Group Home Type 1
 - .c A home occupation

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12.2880.2 The lands shall be subject to the following requirements and restrictions:

- .1 the requirements and restrictions of the **M4-PE – Section-Exception 2879** zone;
- .2 the requirements and restrictions of the **Agricultural (A)** zone while the Holding (H) symbol is in place.

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12.2880.3 The Holding (H)

- .1 the selection of intersection locations and arterial road alignments within Special Policy Area 6 for the planning development of the Arterial Roads network within Highway 427 Industrial Secondary Plan (Area 47) are approved under the Environmental Assessment Act as applicable; or,
- .2 it has been demonstrated to the satisfaction of the City and the Region of Peel that a development proposal can proceed without impacting the final determination of the intersection locations and arterial road alignments identified within Special Policy Area 6.

12.2882 Exception 2882

12.2882.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outdoor storage;
 - .b a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .c a radio or television broadcasting and transmission establishment;
 - .d a furniture and appliance store;
 - .e a recreational facility or structure;
 - .f a community club; and
 - .g an animal hospital.
- .2 Industrial:
 - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
 - .b a printing establishment;
 - .c a warehouse; and
 - .d a parking lot.
- .3 Accessory:
 - .a an associated educational use;
 - .b an associated office;
 - .c purposes accessory to the other permitted purposes.

12.2882.2 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 street, a 0.3 metre reserve, or a lot in an institutional zone, in which case the minimum requirement is 15 metres.
- .3 Minimum Exterior Side Yard: 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- .4 Minimum Interior Side Yard: 4 metres, except that where it abuts an institutional zone, the minimum requirement is 9 metres.

- .5 Maximum Building Height: no height restriction
- .6 Minimum Landscaped Open Space:
 - .a 30 percent of the minimum required front yard area; and
 - .b 50 percent of all of the following:
 - .i minimum required exterior side yard area;
 - .ii minimum required interior side yard area abutting a lot in a residential or institutional zone; and
 - .iii minimum required rear yard area abutting a street or lot in a residential or institutional zone.
- .7 Outdoor Storage: no storage or display of goods shall be permitted.
- .8 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within building containing the restaurant;
- .9 all garbage and refuse storage, other than refuse storage for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building; and (10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.2883 Exception 2883

12.2883.1 The lands shall only be used for the following purposes:

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

12.2883.2 The lands shall be subject to the following requirements and restrictions:

- .1 in respect of the permitted purposes in **section-Exception 12.2883.1(2)**, the requirements and restrictions of the **R2** zone;
- .2 in respect of the permitted purposes in **Exceptionsection 12.2883.1(1)**
 - .a Minimum Lot Area:
 - .i Interior Lot: 410 square metres and 205 square metres per dwelling unit.
 - .ii Corner Lot: 465 square metres and 260 square metres for the dwelling unit closest to the flankage lot line.
 - .b Minimum Lot Width:
 - .i Interior Lot: 13.2 metres and 6.6 metres per dwelling unit.
 - .ii Corner Lot: 15 metres and 8.4 metres for the dwelling unit closest to the flankage lot line.
 - .c Minimum Front Yard Depth: 6.0 metres to a garage, and 4.6 metres to the front wall of the dwelling.
 - .d Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
 - .e Minimum Exterior Side Yard Width: 3.0 metres, except for the lot abutting Moonstone Court which shall have a minimum exterior side yard of 2.5 metres.
 - .f Maximum Garage Door Width and Minimum Landscaped Open Space:
 - .i a minimum of 60% of the dwelling units shall have a maximum garage door width of 2.75 metres and a minimum front yard landscaped open space of 40%.
 - .ii a maximum of 40% of the dwelling units shall have a maximum garage door width of 4.8 metres and minimum front yard landscaped open space of 30%, provided that no more than 4 dwelling units in a row along a street shall have a garage door width exceeding 2.75 metres.

12.2884 Exception 2884

12.2884.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3B-R2 Zone**.

12.2884.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 180 square metres per dwelling unit Corner Lot: 270 square metres per dwelling unit
- .2 Maximum Lot Coverage: 55 percent
- .3 Minimum Landscaped Open Space: 40 percent of the front yard, except where the side lot line converge towards the front lot line, where the minimum landscaped open space shall be 25 percent of the front yard.
- .4 any building or structure, including any accessory structure or building, swimming pool, tennis court and road, shall not be located, or any grading or placement or removal of fill shall not take place within 5 metres of a Floodplain-Natural System (NSF) Zone.

12.2886A Exception 2886A

12.2886A.1 The lands shall only be used for the following purposes:

Permitted Uses:

- .1 Commercial:
 - .a an office
 - .b a hotel
- .2 Accessory Uses, only in conjunction with the office and / or hotel use:
 - .a a conference centre
 - .b a park, playground, recreational facility
 - .c a bank, trust company or financial institution
 - .d a retail establishment
 - .e a convenience store
 - .f a supermarket
 - .g a banquet hall
 - .h a dry cleaning and laundry distribution station
 - .i a dining room restaurant, a take-out restaurant
 - .j a service shop
 - .k a personal service shop
 - .l a printing or copying establishment
 - .m a commercial, technical or recreation school
 - .n a community club
 - .o a health & fitness centre
 - .p a day nursery
 - .q an art gallery
 - .r an amusement arcade

The following uses shall not be permitted:

- .1 an adult video store
- .2 an adult entertainment parlour

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- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.2886A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Ebenezer Road: 3.0 metres
- .2 Maximum setback to Ebenezer Road: 4.5 metres
- .3 Minimum setback to Queen Street East: 3.0 metres
- .4 Maximum setback to Queen Street East: 4.5 metres
- .5 Minimum setback to McVean Drive: 3.0 metres
- .6 Minimum setback to the lands zoned OS - 2890: 3.0 metres
- .7 Minimum Podium Height: 7.5 metres
- .8 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- .9 Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres
- .10 Minimum ground floor height: 4.5 metres
- .11 Minimum distance between a building within lands zoned **OC-2886** to a building within lands zoned **CRCML-2887** and **CRCML-2891**: 12 metres for any portion of the buildings less than 7.5 metres in height
- .12 15 metres for any portion of the buildings 7.5 metres or greater in height
- .13 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .14 Maximum Floor Space Index for all lands zoned **OC-2886**, **MLCRC-2887**, **MLCRC(H)-2888**, **OC(H)-2889**, **OS-2890**, **MLCRC-2891**, **MLCRC-2892**: 2.12
- .15 Maximum Building Height:
 - .a 8 storeys for any portion of a building within 30.0 metres of Ebenezer Road
 - .b 14 storeys for the remainder of the building or building(s)
- .16 Minimum Building Height: 6 Storeys
- .17 Minimum Parking Requirements:
 - .a Hotel 1 space per two rooms
 - .b Non-residential uses: 1 space per 21m²

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- .c Access to any parking lot must be provided from a private internal road;
- .18 Loading area shall be screened from view from a public street;
- .19 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- .20 Bicycle parking for Commercial/ Office / Retail uses only: 1 parking space for each 500m² of gross commercial floor area or portion thereof
- .21 All lands zoned **OC-2886, MLCRC-2887, MLCRC(H)-2888, OC(H)-2889, OS-2890, MLCRC-2891, MLCRC-2892** shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

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12.2886A.3 for the purposes of [section-Exception 2886A](#):

- .1 Conference Centre shall mean a building or a portion of a building 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 facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

12.2886B Exception 2886B

12.2886B.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by **the Industrial Four (M4) PE zone**;
- .2 An oversized motor vehicle sales and leasing establishment; and
- .3 Only in conjunction with the permitted oversized motor vehicle sales and leasing establishment, the following accessory uses are permitted:
 - .a A motor vehicle repair shop;
 - .b A motor vehicle body shop;
 - .c A motor vehicle washing establishment; and
 - .d An accessory office.

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12.2886B.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following parking requirements shall apply:
 - .a Motor vehicle repair shop, oversized motor vehicle sales, motor vehicle washing establishment, motor vehicle body shop, and accessory office up to 15% of the total gross floor area – 1 parking space per service bay, plus 1 parking space per 90 square metres gross floor area or portion thereof.
 - .b Office area in excess of 15% of the total gross floor area – 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
 - .c For all other permitted uses, parking shall be provided in accordance with **Section 20.4 and Section 30** of the by-law.
- .2 Oversized motor vehicles displayed for sale and lease are permitted to be located within a portion of the required landscaped open space subject to the following:
 - .a A maximum of 6 oversized motor vehicles for sale or lease are permitted to be displayed;
 - .b Display shall only be permitted adjacent to the lot line abutting Tomken Road;
 - .c Vehicle display spaces must be located a minimum of 75 metres from the Steeles Avenue West property line; and
 - .d A minimum 3 metre landscaped open space strip shall be maintained between the vehicle display spaces and the lot line abutting Tomken Road.
- .3 Parking and outside storage of oversized motor vehicles, trucks and trailers shall only be permitted in conjunction with the permitted oversized motor sales and leasing establishment and motor vehicle repair shop and /or body shop subject to the following requirements:

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- .a Must be screened from view from a street by a solid fence and/or landscaping, except at approved driveway locations; and
- .b Trailer storage must be setback a minimum of 21 metres from Steelwell Road.
- .4 Minimum landscaped open space, except at approved driveway locations:
 - .a 3 metre buffer where the rear yard abuts a flood plain zone;
 - .b 12 metres along Steeles Avenue West;
 - .c 12 metres along Tomken Road;
 - .d 5.5 metres along Steelwell Road between the lot line and the parking area; and
 - .e 3 metres along Steelwell Road between the building and the lot line.
- .5 All garbage, refuse and containers for the storage of recyclable materials, shall be screened within an enclosure, and containers for waste oil shall be located within the main building.
- .6 Maximum building height: 2 storeys
- .7 The requirement for car stacking associated with the motor vehicle washing establishment shall not apply.

12.2887A Exception 2887A

12.2887A.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
 - Residential:
 - .a an apartment dwelling
 - .b a live-work dwelling unit
 - Commercial:
 - .c an office
 - .d retail establishment
 - .e personal service shop
- .2 The following uses shall not be permitted:
 - .a an adult video store
 - .b an adult entertainment parlour
 - .c a body art and/or tattoo parlour
 - .d a massage or body rub parlour
 - .e a drive-through facility.

12.2887A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to Ebenezer Road: 3.0 metres
- .2 Maximum Setback from Ebenezer Road: 4.5 metres
- .3 Minimum distance between a building within lands zoned **MLCRG-2887** to a building within lands zoned **OC-2886**:
 - 12 metres for any portion of the buildings less than 7.5 metres in height
 - 15 metres for any portion of the buildings 7.5 metres or greater in height
- .4 Minimum distance between a building within lands zoned **MLCRG-2887** to a building within lands zoned **MLCRG(H)-2888**:
 - 30 metres for any portion of the buildings less than 7.5 metres in height
 - 35 metres for any portion of the buildings 7.5 metres or greater in height
- .5 Minimum setback to lands zoned **OS-2890**: 3.0 metres

- .6 Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres
- .7 Minimum Podium Height: 7.5 metres
- .8 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- .9 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .10 Maximum Floor Space Index for all lands zoned OC-2886, ~~MMLCRC~~-2887, ~~MMLCRC~~(H)-2888, OC(H)-2889, OS-2890, ~~MMLCRC~~-2891, ~~MMLCRC~~-2892: 2.12
- .11 Maximum Building Height: 8 Stories
- .12 Minimum Building Height: 6 Stories
- .13 Maximum Number of Dwelling Units for all lands zoned ~~MLMCRC~~-2888, ~~MMLCRC~~-2892, ~~MMLCRC~~-2887 and ~~MMLCRC~~-2891: 753
- .14 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road;
- .15 Commercial uses shall be limited to the ground floor only;
- .16 Loading area shall be screened from view from a public street; and.
- .17 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.2887A.3 for the purposes of **Exception 2887A:**

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- .3 All lands zoned OC-2886, ~~MMLCRC~~-2887, ~~MMLCRC~~(H)-2888, OC(H)-2889, OS-2890, ~~MMLCRC~~-2891, ~~MMLCRC~~-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.Section No.2888 Exception Section No.2888A

12.Section No.2888A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1F-9.0**-zone.

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12.Section No. 2888A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a Interior Lot - 225.0 square metres; and,
 - .b Corner Lot - 270.0 square metres.
- .2 Minimum Lot Width:
- .a Interior Lot - 9.0 metres; and,
 - .b Corner Lot - 10.8 metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c The main wall of a dwelling may encroach into the minimum front yard to within 1.0 metres of a daylight rounding/triangle
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:
- .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 10.8 metres wide or greater;

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- .d The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - .g A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
 - .h For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard Setback:
- .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is set back 6.0 metres from the rear lot line;
 - .c 3.5 metres to a deck off the main floor;
 - .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres wide;
 - .e 4.5 metres for open roofed porches and or uncovered terraces; and,
 - .f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.
- .7 Minimum Interior Side Yard
- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for both interior lots is 1.8 metres;
 - .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots, and or at 1.2 metres per paired lots;
 - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,
 - .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.
- .8 Maximum Building Height - 12.0 metres.
- .9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling
- .10 The following provisions apply to garages:

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- .a the maximum cumulative garage door width for lots with a lot width less than 10.4 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for lots with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .e for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width, whichever is greater;
- .f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
- .g the interior garage width, as calculated 3.0 metres from the garage opening, shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

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

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

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.12 Notwithstanding **Section 10.9.1B (1)** the following shall apply:

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

.13 On a corner lot with a width of 11.0 metres or greater, a two-bay garage shall be permitted when accessed across the front lot line.

.14 Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.2888B Exception 2888B

12.2888B.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
- .2 Residential:
 - .a an apartment dwelling
 - .b a live-work dwelling unit
- .3 Commercial:
 - .a an office
 - .b a retail establishment
 - .c a personal service shop
 - .d a day nursery
 - .e a printing of copying establishment
- .4 The following uses shall not be permitted:
 - .a an adult video store
 - .b an adult entertainment parlour
 - .c a body art and /or tattoo parlour
 - .d a massage or body rub parlour
 - .e a drive-through facility

12.2888B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- .3 Minimum setback to Ebenezer Road: 3.0 metres
- .4 Maximum setback to Ebenezer Road: 4.5 metres
- .5 Minimum setback to Cherrycrest Drive: 3.0 metres
- .6 ~~Maximum~~ Maximum setback to Cherrycrest Drive: 4.5 metres

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- .7 Minimum setback to lands zoned **OC(H)-2889 and OS-2890**: 3.0 metres
 - .8 Minimum setback to a daylighting triangle/rounding: 1.5 metres
 - .9 Minimum distance between buildings within lands zoned **CRCMM-2888**: 12 metres for any portion of the buildings less than 7.5 metres in height 15 metres for any portion of the buildings 7.5 metres or greater in height
 - .10 Minimum distance between a building within lands zoned **CRCMM-2888** to a building within lands zoned **CRCMM-2887**: 30 metres for any portion of the buildings less than 7.5 metres in height 35 metres for any portion of the buildings 7.5 metres or greater in height
 - .11 Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres
 - .12 Minimum Podium Height: 7.5 metres
 - .13 Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
 - .14 ~~Notwithstanding~~~~Notwithstanding~~ the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
 - .15 Maximum Floor Space Index for all lands zoned **OC-2886, CRCMM-2887, CRCMM(H)-2888, OC(H)-2889, OS-2890, CRCMML-2891, CRCMHL-2892**: 2.12
 - .16 Maximum Building Height: 8 Stories
 - .17 Minimum Building Height: 6 Stories
 - .18 Maximum Number of Dwelling Units for all lands zoned **CRCMML(H)-2888, CRCMHL-2892, CRCMML-2887 and CRCMML-2891**: 753
 - .19 Minimum Parking Requirements:
 - .20 Non-residential uses: 1 space per 21m²
 - .21 Access to any parking lot must be provided from a private internal road²
 - .22 Commercial and office uses shall be limited to the ground floor only²
 - .23 Loading areas shall be screened from view from a public street²
 - .24 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building²
- 12.2888B.3 for the purposes of Exception 2888B:**
- .25 All lands zoned **OC-2886, CRCMM-2887, CRCMM(H)-2888, OC(H)-2889, OS-2890, CRCMML-2891, CRCMHL-2892** shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

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- .26 Until such time as the (H) is lifted lands zoned **CRCMM(H)-2888** shall only be used for the purposed of an underground parking garage.
- .27 The Holding (H) symbol shall not be removed until such time as the following have been provided to the satisfaction of the Commissioner of Planning and Development Services as follows:
 - .a 17,000 m2 of retail, commercial, office and hotel has been constructed on lands zoned **OC-2886, CRCMM-2887, CRCMM(H)-2888, OC(H)-2889, CRCMML-2891, CRCMHL-2892;**
 - .b 6,500m2 of employment related uses has been constructed on lands zoned **OC-2886, CRCMM-2887, CRCMM(H)-2888, OC(H)-2889, CRCMML-2891, CRCMHL-2892;** and,
 - .c a supermarket has been constructed on lands zoned **CRCMHL-2892.**
- .28 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel

12.2889A Exception 2889A

12.2889A.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Townhouse.

12.2889A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot -120 square metres;
 - .b Corner Lot - 180 square metres; and,
 - .c End Lot - 144 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot - 6.0 metres;
 - .b Corner Lot - 9.0 metres; and,
 - .c End Lot – 7.2 metres.
- .3 Minimum Lot Depth: 20 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .c A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .d A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - .f A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
 - .g For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.
- .6 Minimum Rear Yard:
- .a No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 1.0 metres.
- .7 Minimum Interior Side Yard:
- .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
 - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.
- .8 Maximum Building Height - 12.0 metres.
- .9 Notwithstanding [Section 16.10.2.d](#)), no minimum dwelling unit width is required.
- .10 Minimum Amenity Area:
- .a 3.5 square metres shall be provided at ground level or on a balcony/uncovered terrace on the second or third floor.
- .11 The following provisions apply to garages:
- .a the garage door width shall not exceed the width of any unit or main wall of a dwelling.
- .12 The following shall apply to a bay, bow or box window:
- .a Notwithstanding [Section 6.13 Table 6.13.A](#), the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding [Section 6.13 Table 6.13.A](#) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,
 - .c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .13 Notwithstanding [Section 10.13.2](#), front to rear yard pedestrian access through the dwelling unit shall not be required.
- .14 Notwithstanding [Section 10.9.1 B.1](#)), the following shall apply:

- .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.
- .15 Notwithstanding 10.9.1 B.7), the maximum driveway width shall not exceed the width of the garage.
- .16 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .17 A public/private lane is deemed to be a street for zoning purposes.
- .18 For zoning purposes, the front lot line is deemed to be the lot line abutting the public road and the rear lot line is deemed to be the lot line abutting a public/private lane.
- .19 Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.Section No.2889 Exception Section No.2889

12.Section No.2889.1 The lands shall only be used for the following purposes:

.1 ~~1.1~~ Permitted Uses:

~~2.1~~ 2.a Commercial:

- ~~a.i~~ a.i an office
- ~~b.ii~~ b.ii a park, playground, recreational facility
- ~~c.iii~~ c.iii a dining room restaurant, a take-out restaurant
- ~~d.iv~~ d.iv a service shop
- ~~e.v~~ e.v a personal service shop
- ~~f.vi~~ f.vi a community club
- ~~g.vii~~ g.vii a health & fitness centre
- ~~h.viii~~ h.viii an art gallery
- ~~i.ix~~ i.ix an amusement arcade

~~3.2~~ 3.2 The following uses shall not be permitted:

- .a an adult video store
- .b an adult entertainment parlour
- .c a body art and/or tattoo parlour
- .d a massage or body rub parlour
- .e a drive-through facility

2889.2 For the purposes of OC-Section 2889:

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest

12.Section No. 2889.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Cherrycrest Drive: 3.0 metres
- .2 Maximum setback to Cherrycrest Drive: 7.5 metres
- .3 Minimum setback to lands zoned **CRC-ML – 2892 and CRCML(H) - 2888**: 3.0 metres
- .4 Minimum setback to lands zoned **OS-2890**: 2.5 metres

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- .5 Maximum encroachment into the minimum required setbacks for canopies, porches and patios shall be: 2.5 metres
- .6 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .7 Maximum Floor Space Index for all lands zoned **OC-2886, MCRGL-2887, CRCML(H)-2888, OC(H)-2889, OS-2890, CRCML-2891, CRCML-2892**: 2.12
- .8 Maximum Building Height: 3 storeys
- .9 Minimum Building Height: 7.5 metres for a minimum depth of 10 metres measured from the front face of the building
- .10 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road;
- .11 Loading area shall be screened from view from a public street;
- .12 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building controlled area within the same building containing the use;
- .13 Bicycle parking required for
- .14 Commercial / Office / Retail uses only: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof

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2889.4 The following additional requirements and restrictions shall apply to any Office Use:

- .a Minimum Building Setback to the edge of the podium: 4.5 metres
- .b Minimum Podium Height: 7.5 metres
- .c Maximum Building Height: 6 Storeys

2889.5 All lands zoned OC-2886, ~~CRCML~~-2887, ~~CRCML~~(H)-2888, OC(H)-2889, OS-2890, ~~CRCML~~-2891, ~~CRCML~~-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area;

2889.6 Until such time as the Holding (H) symbol has been lifted, lands zoned OC – Section 2889 shall only be used for the purpose of an underground parking garage;

2889.7 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel.

12.2890A Exception 2890A

12.2890A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R3ER2~~-6.5- zone.

12.2890A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 162.5 square metres;
 - .b Corner Lot – 237.5 square metres; and,
 - .c End Lot – 192.5 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.5 metres;
 - .b Corner Lot – 9.5 metres; and,
 - .c End Lot – 7.7 metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the minimum front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 8.5 metres wide or greater;
- .d the main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .g a bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- .h for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum exterior side yard shall be 0.5 metres.

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the rear yard.

.7 Minimum Interior Side Yard:

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

.8 Maximum Building Height - 12.0 metres.

.9 Notwithstanding Section 16.10.2.d), the minimum dwelling unit width shall be 5.0 metres.

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

.11 The following provisions apply to garages:

- .a the maximum cumulative garage door width for interior lots with a lot width less than 6.0 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for interior lots with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;

- .c the maximum cumulative garage door width for interior lots with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - .e the maximum cumulative garage door width for corner lot with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f a two bay garage shall be permitted on a corner lot; and,
 - .g the interior garage width, as calculated 3.0 metres from the garage opening, shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot.
- .12 The following shall apply to a bay, bow or box window:
- .a Notwithstanding Section 6.13 Table 6.13.A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,
 - .c A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.
- .13 Notwithstanding Section 10.13.2 the following shall apply:
- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference.
- .14 Notwithstanding Section 10.9.1.B.1) the following shall apply:
- .a the minimum driveway width shall be 2.75 metres.
- .15 Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.2890B Exception 2890B

12.2890B.1 The lands shall only be used for the following purposes:

- .1 Amenity structures
- .2 Shared amenity area
- .3 Enclosed stairwell and elevator shaft to access the associated underground parking

12.2890B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to zones **OC-2886, CRCML-2887, MLCRC(H)-2888, OC(H)-2889, OS-2890, MLCRC-2891, MLCRC-2892**: 0.0 metres
- .2 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established grade shall be: 0.0 metres
- .3 Maximum number of enclosed stairwells / elevator shafts: 2

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12.2890B.3 for the purposes of ~~section~~ **Exception 2890B**:

- .1 Shared Amenity Area shall mean privately owned lands that permit public use. The lands are intended for active and passive recreation.
- .2 All lands zoned **OC-2886, CRCML-2887, MLCRC(H)-2888, OC(H)-2889, OS2890, MLCRC-2891, MLCRC-2892** shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

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12.2891A Exception 2891A

12.2891A.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Townhouse.

12.2891A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 132 square metres
 - .b Corner Lot – 198 square metres; and,
 - .c End Lot – 172 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.0 metres;
 - .b Corner Lot – 9.0 metres
 - .c End Lot – 7.2 metres.
- .3 Minimum Lot Depth: 22 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle; and,
 - .c A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b The main wall of a dwelling may encroach into the minimum exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .c A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .d A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

- .e A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle.

.6 Minimum Rear Yard:

- .a 3.0 metres;
- .b 5.5 metres to a garage door facing the rear lot line;
- .c The main wall of the dwelling may encroach into the minimum rear yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum rear yard;
- .e A bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard; and,
- .f A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard:

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

.8 Maximum Building Height: 12.0 metres.

.9 Notwithstanding Section 16.10.2.d), no minimum dwelling unit width required.

.10 Minimum Amenity Area: 3.5 square metres shall be provided on a balcony/uncovered terrace on the second or third floor, or 7.0 square metres shall be provided in the front or rear yard at ground level

.11 The following provisions apply to garages:

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

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

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

- .c A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.
- .13 Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit shall not be required;
- .14 Notwithstanding Section 10.9.1 B.1), the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .16 Notwithstanding Section 10.10(a), where a yard abuts an Open Space zone, the maximum height of a fence shall be 1.2 metres.
- .17 No fence or accessory structure shall be permitted in the rear yard.
- .18 Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

12.2891A.3 for the purposes of ~~section~~ Exception 2891A:

- .1 the front lot line shall be the lot line abutting an Open Space zone and the rear lot line shall be deemed to be opposite the front lot line.

12.2891B Exception 2891B

12.2891B.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a an apartment dwelling
 - .b a live-work dwelling unit
- .2 Commercial:
 - .a an office
 - .b a retail establishment
 - .c a convenience store
 - .d a personal service shop
 - .e a day nursery

12.2891B.2 The following uses shall not be permitted:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.2891B.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Queen Street East: 3.0 metres
- .2 Maximum setback to Queen Street East: 4.5 metres
- .3 Minimum setback to lands zoned OS-2890: 3.0 metres
- .4 Minimum distance between buildings within lands zoned MMLC-2891:
 - .a 27 metres for any portion of the buildings less than 7.5 metres in height.
 - .b 31 metres for any portion of the buildings 7.5 metres or greater in height
- .5 Minimum distance between a building within lands zoned MMLC-2891 to a building within lands zoned MMLC-2892:
 - .a 10 metres for any portion of the buildings less than 7.5 metres in height

- .b 15 metres for any portion of the buildings 7.5 metres
- .6 Minimum distance between a building within lands zoned **MMLCRC-2891** to a building within lands zoned **OC-2886**:
 - .a 12 metres for any portion of the buildings less than 7.5 metres in height.
 - .b 15 metres for any portion of the buildings 7.5 metres or greater in height
- .7 Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres
- .8 Minimum Podium Height: 7.5 metres
- .9 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- .10 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .11 Maximum Floor Space Index for all lands -zoned **MMLCRC(H)-2888, MMLCRC-2892, MMLCRC-2887, MMLCRC-2891, OC-2886, OC(H)-2889 and OS-2890: 2.12**
- .12 Maximum Building Height: 8 Stories
- .13 Minimum Building Height: 6 Stories
- .14 Maximum Number of Dwelling Units for all lands zoned **MMLCRC-2888, MMLCRC-2892, MMLCRC-2887 and MMLCRC-2891: 753**
- .15 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21m²
 - .b Access to any parking lot must be provided from a private internal road;
- .16 Commercial uses shall be limited to the ground floor;
- .17 Loading area shall be screened from view from a public street;
- .18 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

12.2891B.4 for the purposes of Exceptionsection 2891B:

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

- .3 All lands zoned ~~MMLC~~CRC(H)-2888, ~~MHL~~CRC-2892, ~~MML~~CRC-2887 and ~~MML~~CRC-2891, OC2886, OC(H)-2889 and OS-2890 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.2892A Exception 2892A

12.2892A.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
 - .a Residential:
 - .i an apartment dwelling, only in conjunction with a supermarket;
 - .b Commercial:
 - .i a supermarket;
 - .ii an office;
 - .iii a retail establishment;
 - .iv a convenience store; and,
 - .v a health centre.

12.2892A.2 The following uses shall not be permitted:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

12.2892A.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to Queen Street East: 3.0 metres
- .2 Maximum setback to Queen Street East: 4.5 metres
- .3 Minimum setback to Cherrycrest Drive: 3.0 metres
- .4 Maximum setback to Cherrycrest: 4.5 metres
- .5 Minimum setback to lands zoned **OC(H)-2889**: 3.0 metres
- .6 Minimum setback to a daylighting triangle/rounding: 1.0 metres
- .7 Minimum distance between a building within lands zoned **MLCRC-2892** to a building within lands zoned **MLCRC-2891**: 10 metres for any portion of the buildings less than 7.5 metres in height 15 metres for any portion of the buildings 7.5 metres or greater in height

- .8 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- .9 Minimum Podium Height: 7.5 metres
- .10 Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- .11 Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- .12 Maximum Floor Space Index for all lands zoned MLCRC(H)-2888, MLCRC-2892, MLCRC-2887, MLCRC-2891, OC-2886, OC(H)-2889 and OS-2890: 2.12
- .13 Maximum Building Height: 19 Stories
- .14 Minimum Building Height: 6 Stories
- .15 Minimum Required Supermarket Gross Floor Area: 900 m²
- .16 Maximum Number of Dwelling Units for all lands zoned MLCRC-2888, MLCRC-2892, MLCRC-2887 and MLCRC-2891: 753
- .17 Minimum Parking Requirements:
 - .a Non-residential uses: 1 space per 21 m²
 - .b Access to any parking lot must be provided from a private internal road;
- .18 Loading area shall be screened from view from a public street.
- .19 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.
- .20 All lands zoned MLCRC(H)-2888, MLCRC-2892, MLCRC-2887 and MLCRC-2891, OC-2886, OC(H)-2889 and OS-2890 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.

12.2892A.4 for the purposes of Exceptionsection 2892:

- .21 Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

12.2892B Exception 2892B

12.2892.1 The lands shall only be used for the following purposes:

- .1 Dwelling, apartment.

12.2892.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No Requirement.
- .2 Minimum Front Yard Depth: 3.0 metres
- .3 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- .4 Minimum Interior Side Yard Width: 3.0 metres.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Maximum Front Yard Depth: No building shall be set back more than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- .7 Maximum Exterior Side Yard Width: No building shall be set back more than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- .8 Minimum Setback to a Daylight Triangle: 0 metres
- .9 Setback to an Underground Parking:
 - .a 0.0 metres to the front and exterior side lot lines: and,
 - .b 3.0 metres to all other lot lines.
- .10 Minimum Landscaped Open Space:
 - .a A 3.0 metre wide strip along the front, exterior and rear property lines, except at approved access locations and behind the daylight triangle.
- .11 Minimum Building Height: 4 storeys
- .12 Maximum Building Height: 6 storeys.
- .13 Maximum Floor Space Index: 1.5.
- .14 Maximum Units Per Hectare: 100.
- .15 Minimum Ground Floor Height: 3.5 metres
- .16 Maximum Lot Coverage: No Requirement
- .17 Garbage Refuse and Waste:

Exception Zones

- .a All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and,
 - .b The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.
- .18 Bicycle Parking:
- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .c Where the required number of bicycle spaces exceeds fifty spaces, a minimum of 25% of those must be located within:
 - .i a building or structure;
 - .ii a secure area such as a supervised parking lot or enclosure; or,
 - .iii bicycle lockers.
- .19 Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .20 Minimum length of a bicycle parking space:
- .a In a horizontal position (on the ground): 1.8 metres; and, i
 - .b in a vertical position (on the wall): 1.5 metres.
- .21 Minimum width of a bicycle parking space:
- .a in a horizontal position (on the ground): 0.6 metres; and
 - .b In a vertical position (on the wall): 0.5 metres.
- .22 0.50 bicycle spaces per dwelling unit shall be provided.

12.2892.3 for the purposes of ~~section~~ **Exception** 2892B:

- .1 The lot line abutting Remembrance Drive shall be the front lot line; and,
- .2 The entire lands zoned **R4A-R3ML – 2892B** on **Schedule A** to this by-law shall be considered as one lot for zoning purposes.

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12.2893 Exception 2893

12.2893.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted by the **I1 zone**;
Or, purposes permitted by any of the following zones:
- .2 **R1F** – 9.0 – **Special Section** **Exception** 2888;
- .3 **R23E** – 6.0 – **Exception** **Special Section** 2889; and,
- .4 **R23E** – 6.5 – **Exception** **Special Section** 2890.

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12.2893.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under **ExceptionSection** **I1-2893.1-a)1** shall be subject to the requirements and restrictions of the **I1 zone**, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.
- .2 Uses permitted under **ExceptionSection** **I1-2893.1-b)2** shall be subject to the requirements and restrictions of **ExceptionSection** 2888.
- .3 Uses permitted under **ExceptionSection** **I1-2893.1-c)3** shall be subject to the requirements and restrictions of **ExceptionSection** 2889.
- .4 Uses permitted under **ExceptionSection** **I1-2893.1-d)4** shall be subject to the requirements and restrictions of **ExceptionSection** 2890.

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12.2894 Exception 2894

12.2894.1 The lands shall only be used for the following purposes:

- .1 a veterinary clinic.
- .2 a commercial school.
- .3 a community club.
- .4 a day nursery.
- .5 a health and fitness centre.

12.2894.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres.
- .2 Minimum Rear Yard Depth: 5.0 metres.
- .3 Minimum Interior Side Yard Width: 2.0 metres.
- .4 Minimum Exterior Side Yard Width: 3.0 metres.
- .5 Minimum Setback to a Daylight Triangle: 3.0 metres.
- .6 Continuous Building Wall: 60% of the front lot line and the daylight triangle on Wanless Drive shall be occupied by a building situated a maximum of 6.0 metres from the lot line abutting Wanless Drive.
- .7 Minimum Building Height: A minimum building height of 7.5 metres shall be provided for any portion of a building within 20 metres of the front lot line and/or the daylight triangle.
- .8 Minimum Landscaped Open Space:
 - .a A 4.5 metre wide strip along the front property line, except at approved access locations;
 - .b A 5.0 metre wide strip along the rear property line, except at approved access locations;
 - .c A 3.0 metre wide strip along the exterior side property line, except at approved access locations; and,
 - .d A 2.0 metre wide strip along the interior side property line.
- .9 Maximum gross commercial floor area: 3,700 square metres.
- .10 No portion of a drive-through facility shall be located within 30 metres of the rear lot line.
- .11 No portion of a drive-through facility shall be located within 20 metres of the front lot line.
- .12 No portion of a drive-through facility shall be located between a building and a public street.

- .13 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.

12.2894.3 for the purposes of ~~section~~ Exception 2894:

- .1 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.
- .2 The entire lands zoned **C1LC-2894** shall be considered one lot for zoning purposes.

12.2895 Exception 2895

12.2895.1 The lands shall only be used for the following purposes:

- .1 Dwelling, apartment.

12.2895.23 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Width: No Requirement.
- .3 Minimum Front Yard Depth: 3.0 metres.
- .4 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- .5 Minimum Interior Side Yard Width: 3.0 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Maximum Front Yard Depth: No building shall be set back greater than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- .8 Maximum Exterior Side Yard Width: No building shall be set back greater than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- .9 Minimum Setback to a Daylight Triangle: 0 metres.
- .10 Setback to an Underground Parking Garage:
 - .a 0.0 metres to the front and exterior side lot lines; and, i
 - .b 3.0 metres to all other lot lines.
- .11 Minimum Landscaped Open Space:
 - .a A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.
- .12 Minimum Building Height: 4 Storeys.
- .13 Maximum Building Height: 6 Storeys.
- .14 Maximum Floor Space Index: 1.5.
- .15 Maximum Units Per Hectare: 100.
- .16 Minimum Ground Floor Height: 3.5 metres.
- .17 Maximum Lot Coverage: No Requirement.
- .18 Garbage Refuse and Waste:

- .a All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and
- .b The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.

.19 Bicycle Parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
- .b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
- .c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - .i a building or structure, i
 - .ii a secure area such as a supervised parking lot or enclosure; or, ii
 - .iii bicycle lockers.
- .d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .e Dimensions:
 - .i If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - .ii If located in a vertical position (on the wall):: a minimum length of 1.5m and a minimum width of 0.5m.
 - .iii 0.50 bicycle spaces per dwelling unit shall be provided.

12.2895.3 for the purposes of ~~section~~ Exception 2895:

- .1 Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

12.2896 Exception 2896

12.2896.1 The lands shall only be used for the following purposes:

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

12.2896.2 The lands shall be subject to the following requirements and restrictions:

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

12.2897 Exception 2897

12.2897.1 The lands shall only be used for the following purposes:

- .1 A “Back to Back Semi-Detached Dwelling” shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard.

12.2897.2 The lands shall be subject to the following requirements and restrictions:

- .1 Back to Back Semi-Detached Dwelling
- .2 For a Back to Back Semi-Detached Dwelling:
 - .a A Back to Back Semi-Detached Dwelling shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
 - .b Minimum Lot Area per Dwelling Unit shall be the value of 13 times the minimum lot width in square metres;
 - .c Minimum Lot Depth: 13.0 metres;
 - .d Minimum Interior Side Yard: 1.2 metres;
 - .e Despite Section 2897.3(4), the Minimum Interior Side Yard shall be 0.0 metres where a side lot line abuts the party wall between two dwelling units;
 - .f Minimum Rear Yard Depth: 0.0 metres;
 - .g Maximum Building Height: 11.5 metres;
 - .h A main wall of a dwelling may encroach to within 1.5 metres of of a daylight rounding/triangle;
 - .i A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or exterior side yard;
 - .j A porch and/or balcony with or without foundation or cold cellar Including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
 - .k A bay, bow or box window with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
 - .l A bay or boxed out window with or without foundation or cold cellar may project a maximum of 1.8 metres, including eaves and cornices, into a required front or exterior side yard;
 - .m Section 10.13.3 shall not apply;

- .n Minimum Amenity Area: 5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard a ground level;
- .o Air conditioning units are permitted to be located on a balcony or uncovered terrace; and,
- .p Section 10.12 shall not apply

12.2898 Exception 2898

12.2898.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Semi-Detached

12.2898.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per dwelling unit: Shall be the value of 22 times the minimum lot width in square metres;
- .2 Minimum Lot Depth: 22.0 metres
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front, exterior side yard or rear yard;
- .5 Minimum Rear Yard Depth:
 - .a 6.0 metres to a garage; and,
 - .b 4.5 metres to a building wall.
- .6 Maximum Building Height: 12.5 metres;
- .7 Minimum Amenity Area: 3.5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- .8 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .9 No accessory buildings, structures, detached garages and/or swimming pools are permitted within the rear yard; and,
- .10 For zoning purposes, the front lot line shall be deemed to be Chinguacousy Road.

12.2899 Exception 2899

12.2899.1 The lands shall only be used for the following purposes:

- .1 Dual Frontage Townhouse Dwellings
- .2 Townhouse Dwellings

12.2899.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following requirements and restrictions, which shall apply to dual frontage townhouse dwellings:
 - .a The lot line abutting McMurchy Avenue South shall be deemed to be the front lot line for Zoning purposes
 - .b Minimum Lot Area: 120 square metres per dwelling unit
 - .c Minimum Lot Width:
 - .i Interior Lot: 5.5 metres
 - .ii Corner Lot: 6.5 metres
 - .d Minimum Yard Setbacks for a Principal Building:
 - .i the front wall of a dwelling unit: 3 metres to a lot line abutting a street
 - .ii the rear wall of a dwelling unit:
 - .1 4.5 metres to a lot line abutting a private road
 - .2 6 metres between a garage door opening and a lot line abutting private road
 - .iii The side wall of a dwelling unit
 - .1 1.2 metres to a private road
 - .2 2.5 metres to a lot line abutting lands zoned **R4AR3ML-3347**
 - .e Maximum Building Height: 13.0 metres
 - .f Maximum Building Height within 12 metres of Lands Zoned **R12A**: 11.0 metres
 - .g Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by **Section 6.13** of this By-law, the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
 - .h The following shall not be permitted in the rear yard:
 - .i Sheds or accessory structures
 - .ii Boats, trailers and/or seasonal recreational equipment

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Exception Zones

- .i Garbage and refuse, including containers for the storage of recyclable materials, shall not be stored in the front yard, rear yard, and/or side yard
 - .j Air conditioning units shall not be permitted in the front yard
 - .k Section 10.13.2 of this By-law shall not apply
- .2 Shall be subject to the following requirements and restrictions, which shall apply to townhouse dwellings:
- .a Minimum Lot Area: 120 square metres per dwelling unit
 - .b Minimum Lot Width:
 - .i Interior Lot: 5.0 metres
 - .ii Corner Lot: 6.0 metres
 - .c Minimum Yard Setbacks for a Principal Building:
 - .i the front wall of a dwelling unit:
 - .1 4.5 metres to a lot line abutting a private road
 - .2 6 metres between a garage door opening and a lot line abutting a private road
 - .ii the rear wall of a dwelling unit:
 - .1 6.0 m to a rear lot line
 - .2 No more than two consecutive dwelling units shall be sited at the same distance from the rear lot line after which subsequent dwelling unit shall be sited at a minimum variation of 1.5 m
 - .iii The side wall of a dwelling unit:
 - .1 1.5 metres to a common amenity area
 - .2 1.2 metres to a lot line abutting lands zoned R12A
 - .d Maximum Building height: 11.0 metres
 - .e Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 6.13 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space. Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard
 - .f Garbage and refuse, including containers for the storage of recyclable materials shall not be stored in the front yard and/or the side yard
- .3 For all uses permitted in Section Exception R3C R2 – SECTION Exception 2899 the following additional provisions shall apply:
- .a Notwithstanding Section 10.10 (a) of this By-law, within a required front yard, the maximum height of a fence shall not exceed 1.2 metres;

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Exception Zones

- .b Notwithstanding **Section 6.17.1 (d)(3)** of this By-law, a private road having a minimum width of 6.0 metres shall be permitted as an access aisle to parking spaces located on a private residential driveway; and,
- .c Notwithstanding **Section 10.9.1.B (7)**, a residential driveway shall have a maximum width of 3.0 metres.

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