

12.2900 Exception 2900

12.2900.1 The lands shall only be used for the following purposes:

- .1 With the exception of the heritage dwelling, Uses permitted in a **R4A-R3ML** zone;
- .2 With respect to the heritage dwelling:
 - .a Office for the Place of Worship located on the adjoining lot only, provided that such use is accessory to the Place of Worship located on the adjoining lot;
 - ~~.1.b~~ Residential Amenity and Recreational Activities, provided that such use is accessory to an apartment;

Formatted: Font: Bold

Formatted: Font: Not Bold

Formatted: List Level 2

Formatted: Font: Not Bold

12.2900.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, the lot line abutting Bramalea Road Shall be deemed to be the front lot line;
- .2 For the purposes of this by-law, the lot line abutting Inspire Boulevard Shall be deemed the flankage lot line;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Exterior Side Yard Width: 4.0 metres;
- .5 With exception of the heritage building, all buildings shall comply with the Minimum Interior Side Yard Width requirements of the **R4A-R3M** zone;
- .6 Minimum Interior Side Yard Width to the heritage building: 2.5 metres;
- .7 Minimum Front Yard Depth to the heritage: 10.0 metres
- .8 Minimum Rear Yard Setback to the limits of the **R4AR3ML-2900** zone boundary 7.0 metres;
- .9 Minimum setback to a Daylight Triangle: 2.6 metres;
- .10 A canopy projection at a minimum height of 3.5 metres above grade may Encroach an additional 1.6 metres into the required setback to the Daylight Triangle;
- .11 Minimum Building Height: 4 storeys;
- .12 Maximum Building Height: 6 storeys;
- .13 Maximum Lot Coverage: 40%;
- .14 Minimum Landscaped Open Space: 30% of the lot area, including a Minimum 3.0 metres wide landscaped open space strip along the lot line abutting Inspire Boulevard, except at approved access locations;
- .15 Maximum Floor Space Index: No requirements;

Exception Zones

- .16 Parking, including both resident and visitor spaces, shall be provided at a total rate of 1.2 spaces per residential unit;
- .17 Surface visitor parking spaces may be shared and used in conjunction with the Place of Worship located on the adjoining lot.

12.2900.3 for the purposes of ~~section~~ Exception 2900:

- ~~.1 Office for the Place of Worship located on the adjoining lot only, provided that such use is accessory to the Place of Worship located on the adjoining lot;~~
- ~~.1 Residential Amenity and Recreational Activities, provided that such use is accessory to an apartment;~~
- ~~.2.18~~ 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 12.2900.32.

Formatted: Highlight

12.2901 Exception 2901

12.2901.1 The lands shall only be used for the following purposes:

- .1 Residential, which for the purposes of this section, shall only include the following uses:
 - .a A rear-lane townhouse dwelling.
 - .b A stacked back-to-back townhouse dwelling.
 - .c An apartment dwelling.
 - .d Purposes accessory to other permitted purposes.
- .2 Non-Residential, which for the purposes of this section, shall only include the following use:
 - .a Only in conjunction with an apartment dwelling and only in ground floor units fronting onto Lagerfeld Drive, an office shall be permitted as a home occupation up to 40% of the area of the unit.

12.2901.2 The lands shall be subject to the following requirements and restrictions:

- .1 Rear-lane townhouse dwellings shall be subject to the following requirements and restrictions:
 - .a A rear-lane townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of Creditview Road.
 - .b Minimum Dwelling Unit Width: 6.0 metres.
 - .c Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.
 - .d Minimum Building Separation Distance: 3.0 metres.
 - .e Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane: 1.5 metres.
 - .f Minimum Setback from a Garage Door Opening to the Curb Face of a Private Lane: 1.0 metres.
 - .g Maximum Building Height: 3.5 storeys.
- .2 Stacked back-to-back townhouse dwellings shall be subject to the following requirements and restrictions:
 - .a A stacked back-to-back townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of the lot line abutting a Floodplain Zone.

Exception Zones

- .b Minimum Dwelling Unit Width: 6.0 metres.
- .c Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.
- .d Minimum Setback from the Front Wall of a Dwelling to the lot line abutting a Public Street: 3.5 metres.
- .e Minimum Building Separation Distance between End Walls: 5.0 metres.
- .f Face-to-Face Separation: Where walls for stacked back to back townhouse dwellings are not facing a Private Lane or Private Street and are not considered an end wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12.0 metres.
- .g Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane, including parking: 1.5 metres.
- .h Parking shall be provided in a Lay-by Lane, a Private Lane, or Private Street or a parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.
- .i Maximum Building Height: 4.5 storeys.

.3 Apartment dwellings shall be subject to the following requirements and restrictions:

- .a Minimum Setback to the lot line abutting Lagerfeld Drive:
 - .i 1.0 metres from the lot line abutting Lagerfeld Drive for a distance of 20.0 metres west from the daylight triangle.
 - .ii 2.2 metres for the remaining portion of the lot line abutting Lagerfeld Drive.
- .b Minimum Setback to the lot line abutting Creditview Road: 3.0 metres.
- .c Minimum Setback to a daylight triangle: 0.0 metres.
- .d Minimum Setback from an Apartment Dwelling to the Curb Face of a Private Street or Private Lane: 2.0 metres.
- .e Minimum Building Height: 4 storeys.
- .f Maximum Building Height : 6 storeys.
- .g Minimum Ground Floor Height: 3.5 metres.
- .h All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .i Air conditioning units shall not be permitted on a balcony.

~~.4 Parking for all uses shall be provided in accordance with the following:~~

- ~~.a One bedroom dwelling units: 0.90 spaces per unit.~~
- ~~.b Two bedroom dwelling units: 1.00 spaces per unit.~~
- ~~.c Three bedroom dwelling unit: 1.20 spaces per unit.~~
- ~~.d Visitor parking: 0.15 spaces per unit.~~

12.2901.3 for the purposes of ~~section-Exception~~ 2901:

- .1 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.
- .2 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .3 Maximum Floor Space Index: No requirement.
- .4 Maximum number of units per hectare: 110.
- .5 Minimum distance between any portion of a building containing habitable space and the lot line abutting the Canadian National Railway shall be a minimum of 30.0 metres.
- .6 All lands zoned ~~R4A-R3ML~~ – ~~Section-Exception~~ 2901 shall be treated as one lot for zoning purposes.
- .7 Minimum Landscaped Open Space
Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- .8 There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, or lot coverage requirements for rear lane townhouse dwellings, stacked back-to-back townhouse dwellings, and apartment dwellings.
- .9 Notwithstanding the setback requirements of the ~~R4AR3ML-Section-Exception~~ 2901 zone above, utility meters, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, balconies or decks, and open, roofed porches not exceeding one storey in height, may be located in any yard not less than 1.65 metres to the curb face of a private street or lane.
- .10 Notwithstanding ~~Section 10.11~~, a retaining wall around a waste collection area shall be permitted to be located 0.6 metres to a non-residential zone.
- .11 Notwithstanding ~~Section 6.10~~, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.
- .12 ~~Section 10.3~~ shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2902 Exception 2902

12.2902.1 The lands shall only be used for the following purposes:

- .1 A street townhouse;
- .2 Purposes accessory to a street townhouse dwelling.

12.2902.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 130 square metres per dwelling unit;
 - .b End Lot: 160 square metres per dwelling unit;
 - .c Corner Lot: 200 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b End Lot: 6.7 metres;
 - .c Corner Lot: 8.5 metres.
- .3 Minimum Lot Depth: 24.5 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage door except for a corner lot that is located adjacent to Street Elbow where a minimum of 5.60 metres may be provided on one side of the driveway.
- .5 Minimum Interior Side Yard:
 - .a 1.2 metres;
 - .b 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 2.0 metres to a porch with or without foundation or cold cellar.
- .7 Minimum Rear Yard Setback:
 - .a 6.0 metres;
 - .b 4.0 metres to a balcony or terrace;
 - .c 4.0 metres to the bay/box/bow window with or without foundation.

- .8 Maximum Building Height: 3 storeys
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space. Page 3 of 3
- .10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.
- .11 Minimum Distance between Driveway and Street Elbow: The minimum distance measured along a lot line between a driveway and the projected point of two connected segments of the same street at a Street Elbow shall be a minimum of 5.1 metres.
- .12 Maximum Lot Coverage: 60%
- .13 For the purposes of this Section a “Street Elbow” shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees.”

12.2903 Exception 2903

12.2903.1 The lands shall only be used for the following purposes:

- .1 A street townhouse;
- .2 Purposes accessory to a street townhouse dwelling.

12.2903.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Corner Lot: 200 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Corner Lot: 8.5 metres
- .3 Minimum Lot Depth: 24.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Interior Side Yard: 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 2.0 metre to a porch with or without foundation or cold cellar.
- .7 Minimum Rear Yard Setback:
 - .a 6.0 metres;
 - .b 4.0 metres to a balcony or terrace;
 - .c 4.0 metres to the bay/box/bow window with or without foundation;
 - .d 7.0 metres to the garage door where access to the garage is from the exterior side yard of a corner lot.
- .8 Maximum Building Height: 3 storeys
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- .10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 6.5 metres for a garage located on a corner lot accessed from the exterior side yard.
- .11 Driveway Width: The driveway width shall not exceed the width of the garage measured at the exterior lot line.

.12 Maximum Lot Coverage: 60%

12.2904 Exception 2904

12.2904.1 The lands shall only be used for the following purposes:

- .1 A street townhouse;
- .2 Purposes accessory to a street townhouse dwelling.

12.2904.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 130 square metres per dwelling unit;
 - .b End Lot: 160 square metres per dwelling unit;
 - .c Corner Lot: 200 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b End Lot: 6.7 metres;
 - .c Corner Lot: 8.5 metres.
- .3 Minimum Lot Depth: 24.5 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.5 metres;
 - .b 2.0 metres to a porch with or without foundation or cold cellar;
 - .c 3.0 metres to a balcony;
 - .d 3.0 metres to the bay/box window with or without foundation.
- .5 Minimum Interior Side Yard:
 - .a 1.2 metres;
 - .b 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 2.0 metre to a porch with or without foundation or cold cellar;
 - .c 1.2 metres to a daylight triangle.
- .7 Minimum Rear Yard Setback:

- .a 4.5 metres;
 - .b 6.0 metres to the front of a garage door;
 - .c 3.0 metres to the porch with or without foundation or cold cellar;
 - .d 3.0 metres to a balcony
 - .e 3.0 metres to the bay/box/bow window with or without foundation.
- .8 Maximum Building Height: 3 storeys
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- .10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.
- .11 Maximum Lot Coverage: 70%
- .12 For the purposes of this section the front lot line shall be the lot line abutting Sandalwood Parkway East or Conestoga Drive.
- .13 Accessory Structures: No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard.

12.2905 Exception 2905

12.2905.1 The lands shall only be used for the following purposes:

- .1 A linked semi-detached dwelling;
- .2 A semi-detached dwelling;
- .3 Purposes accessory to a linked semi-detached dwelling or semidetached dwelling.

12.2905.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres
- .2 Minimum Lot Width: 7.25 metres
- .3 Minimum Lot Depth: 17.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage door;
- .5 Minimum Interior Side Yard:
 - .a 0.0 metres between common shared walls;
 - .b Where there is no common shared wall 1.2 metres on one side and 0.6 metres on the other side provided that the combined total side yard width for each interior lot is a minimum of 1.8 metres;
 - .c A bay/bow/box window with or without foundation or cold cellar may encroach into a minimum 1.2 metre interior side yard up to 0.50 metres.
- .6 Minimum Rear Yard Setback:
 - .a 6.0 metres;
 - .b 4.0 metres to a balcony or terrace;
 - .c 4.0 metres to the bay/box/bow window with or without foundation or cold cellar.
- .7 Maximum Building Height: 3 storeys
- .8 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- .9 Garage Control: The maximum permitted cumulative door width per dwelling unit shall be 2.75 metres.
- .10 Maximum Lot Coverage: 60%

- .11 For the purposes of this by-law a “linked semi-detached dwelling” shall mean a building that is divided vertically into two (20 separate dwelling units, where the two dwelling units share a common wall either above or below grade and which may be a foundation wall.

12.2906 Exception 2906

12.2906.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the **R23LR4A zone**;
- .2 Stacked Townhouse Dwellings; and,
- .3 Stacked Back-to-Back Dwellings.

Formatted: Highlight

12.2906.2 The lands shall be subject to the following requirements and restrictions:

- .1 ~~Minimum~~ Maximum number of residential dwelling units: 120
- .2 Maximum number of bedrooms per unit: 2
- .3 Minimum front yard depth to The Gore Road: 3.45 metres
- .4 Minimum rear yard depth: 14.0 metres
- .5 Minimum interior side yard width: 13.40 metres
- .6 A balcony or deck, with or without a foundation, and/or cellar, may project into the minimum required front yard by a maximum of 1.55 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
- .7 Minimum landscape open space:
 - .a 25% of the lot area;
 - .b Minimum landscape open space width abutting a property line, except at approved access locations:
 - .i Easterly property line (The Gore Road): 1.9 metres
 - .ii Northerly property line: 1.2 metres
 - .iii Southerly property line: 1.60 metres
 - .iv Westerly property line: 0.75 metres
 - .c A balcony or deck and retaining walls shall be permitted to encroach into the the required landscaped open space.
- .8 Maximum fence height in the front yard:
 - .a along the interior side lot line: 1.8 metres
 - .b along the front lot line: 1.2 metres
- .9 Minimum Building Separation:

Exception Zones

- .a Between the side walls for buildings fronting The Gore Road, excluding building projections
Housing utilities: 3.90 metres
- .b Between front facades of buildings separated by landscaped open space: 12.0 metres
- .10 Maximum lot coverage: 40%
- .11 Minimum parking space requirements:
 - .a Resident parking per dwelling unit: 1.2 spaces
 - .b Visitor parking per dwelling unit: 0.3 spaces
- .12 A parallel parking space shall be a rectangular area measuring not less than 2.69 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
- .13 Minimum amenity area: 410 square metres

12.2906.3 for the purposes of ~~section-Exception~~ 2906:

- .1 Amenity Area: shall mean lands intended for active recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.
- .2 All lands zoned ~~R4A-R23L~~ – ~~Section-Exception~~ 2906 shall be treated as one lot for zoning purposes.

12.2907 Exception 2907

12.2907.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1E~~ **R1** Zone.

12.2907.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard; and,
- .3 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
 - .a 50% of the dwelling unit width; or,
 - .b 5.6 metres.

12.2908 Exception 2908

12.2908.1 The lands shall only be used for the following purposes:

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

Formatted: Highlight

12.2908.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, the front lot line shall be that which abuts Lost Canyon Way;
- .2 The minimum rear yard depth shall be 5 metres;
- .3 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .4 Any fence may not exceed 1.5 metres in height in the minimum required rear yard and may not exceed 1.2 metres in height in the minimum required front yard;
- .5 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- .6 Unenclosed porches and balconies, with or without foundations and a cold cellar may, project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .7 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices, Page 2 of 2 and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard; and,
- .8 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
 - .a 50% of the dwelling unit width; or,
 - .b 5.6 metres

12.2909 Exception 2909

12.2909.1 The lands shall only be used for the following purposes:

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

12.2909.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 20.0 metres

~~12. Section No. 2910~~ Exception ~~Section No. 2910~~

Style Definition: Heading 2: Font: Bold

~~12. Section No. 2910.1~~ The lands shall only be used for the following purposes:

- .1 Dual Frontage Townhouse Dwelling; and
- .2 Townhouse Dwelling

~~12. Section No. 2910.2~~ The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following requirements and restrictions:
 - .a Notwithstanding Section 6.17.2 (b), the width of a private road providing access from Bramalea Road may be reduced to a minimum of 3.75 metres provided that mutual access arrangements with the adjacent property to the north have been secured resulting in a total minimum width of 7.0 metres for two-way traffic;
 - .b Dual frontage townhouse dwellings shall be required within 25 metres of the lot line abutting Bramalea Road;
 - .c A common amenity area owned by a condominium corporation shall be provided having an area not less than 215 square metres;
 - .d Notwithstanding Section 10.9.1.B (7), a residential driveway shall have a maximum width of 3.0 metres;
- .2 Dual Frontage Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:
 - .a The lot line abutting Bramalea Road shall be deemed to be the front lot line for Zoning purposes;
 - .b Fencing shall be permitted in the front yard to a maximum height of 1.2 metres;
 - .c Garbage and recycling receptacles shall not be stored in the front yard, rear yard, or side yard;
 - .d Air conditioning units shall not be permitted in the front;
 - .e Notwithstanding Section 10.13.2 of this By-law, direct pedestrian access from front to rear is not required;
 - .f Minimum Lot Area: 150 square metres per dwelling unit
 - .g Minimum Lot Width: Interior Lot: 6.0 metres Corner Lot: 6.5 metres
 - .h Minimum Yard Setbacks for a Principal Building:
 - .i the front wall of a dwelling unit:
 - 1. 3.0 metres to a lot line abutting a street

Formatted: Font: (Default) Trade Gothic Next

Formatted: List Level 1 Char, English (Canada)

Formatted: Font: (Default) Trade Gothic Next

Formatted: English (Canada)

- .ii the rear wall of a dwelling unit:
 - 1. 4.5 metres to a lot line abutting a private road
 - 2. 6.0 metres between a garage door opening and a lot line abutting private road
- .iii The side wall of a dwelling unit · 1.2 metres to a private road · 1.2 metres to an amenity area
- .i Maximum Building Height 13 metres
- .j Minimum Landscaped Open Space: Other than approved driveway locations and permitted encroachments per 6.13 of this By-law, the areas of the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
- .k The following shall not be permitted in the rear yard
 - .i Sheds or accessory structures
 - .ii Boats, trailers and/or seasonal recreational equipment
- .l Garage Control: The maximum garage door width per dwelling unit shall be 2.5 metres
- .3 Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:
 - .a Minimum Lot Area: 120 square metres per dwelling unit;
 - .b Minimum Lot Width:
 - .i Interior Lot: 6.0 metres
 - .ii Corner Lot: 6.5 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. 5.4 m to a rear lot line
 - .iii the side wall of a dwelling unit:
 - 1. 1.4 metres a private road or visitor parking lot
 - 2. 3 metres in all other instances
 - .d Maximum Building Height 13.0 metres
 - .e Minimum Landscaped Open Space:

- .i Other than approved driveway locations and permitted encroachments per 6.13 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space
- .ii Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard
- .f Garage Control: The maximum garage door width per dwelling unit shall be 2.5m
- .g Garbage and recycling receptacles shall not be stored in the front yard or the side yard
- .4 Notwithstanding provisions outlined in ~~Sections~~ **Exception 12.2910.2.1 through 12.2910.2.3**, the lands designated **R3C-R2 (H) -2910** on Schedule A to this By-law:
 - .a may be used for purposes permitted in the Agricultural (A) zone, subject to the requirements and restrictions of the Agricultural (A) zone, while the holding symbol (H) is in place;
 - .b the holding symbol (H) shall not be lifted until all of the following conditions have been satisfied:
 - .i Approval of an updated Phase One Environmental Site Assessment (ESA) report, a confirmation of the decommissioning of the existing water wells and above grade storage tanks and confirmation of the filing of a Record of Site Condition (RSC), all to the satisfaction of the Chief Building Official;
 - .ii Approval of a Functional Servicing Report to the satisfaction of the Director of Environment and Development Engineering; and
 - .iii Registration of a shared access easement with the property to the immediate north of the subject lands, to the satisfaction of the Director of Development Services.

12.2911 Exception 2911

12.2911.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 A research and development facility in conjunction with an office;
- .3 A hotel;
- .4 A conference centre;
- .5 Only in conjunction with the uses permitted in 12.2911.1.1 to 12.2911.1.4, the following purposes:
 - .a A bank, trust company or financial institution;
 - .b A retail establishment having no outside storage;
 - .c A convenience store;
 - .d A dry cleaning and laundry establishment;
 - .e A dining room restaurant, a take-out restaurant;
 - .f A service shop;
 - .g A personal service shop, but excluding a massage or body rub parlour;
 - .h A printing or copying establishment;
 - .i A commercial school;
 - .j A community club;
 - .k A health or fitness centre; and,
 - .l A day nursery.
- .6 A park and playground;
- .7 The purposes permitted by the NSF zone;
- .8 A warehouse; and
- .9 The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use.
- .10 ~~Accessory~~ Accessory
 - .a An associated educational use;
 - .b An associated office;

- .c A retail outlet operated in connection with a particular purpose permitted by [Sections Exception 12.2911.1.8 and 9](#), 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.

12.2911.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 2.0 hectares;
- .2 Minimum Lot Width: 60 metres;
- .3 Minimum Front Yard Depth: 6 metres;
- .4 Minimum Lot Depth: 45 metres
- .5 Minimum Interior Side Yard Width, abutting a residential zone, for zone, for uses permitted in [12.2911.1.1 to 12.2911.1.7](#): 9.0 metres;
- .6 Minimum Interior Side Yard Width, abutting a residential zone, for uses permitted in [12.2911.1.8 to 12.2911.1.9](#): 21.0 metres;
- .7 Minimum Rear Yard Depth: 6 metres
- .8 Minimum building setback to a lot line abutting Highway 407 and Transitway right-of-way; 14.0 metres;
- .9 Minimum Building Setback to a [floodplain-Natural System](#) zone: 5.0 metres;
- .10 Maximum Building Height: 13.8m, except for an office or hotel;
- .11 Minimum Building Height: 9.5 metres
- .12 Minimum Landscaped Open Space, except at approved driving location:
 - .a A width of 3.0 metres, in the front , rear, interior side, and exterior side yards;
- .13 Uses permitted in [Section-Exception 12.2911.1.5](#) shall be limited to a maximum of 20% of gross floor area of the building in which it is located.
- .14 Uses permitted in [Section-Exception 12.2911.1.1](#) shall not be less than the lesser of:
 - .a 10% of the total gross floor area; or
 - .b 1,858 square metres.
- .15 Uses permitted in [Section-Exception 12.2911.1.7](#) 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 a residential zone or Highway 407, and otherwise, shall be screened from public view from any other public street;

- .17 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screen within an enclosure;
- .18 Outside storage shall not be permitted.

12.2911.3 for the purposes of ~~section~~ Exception 2911:

- .1 For the purpose of this by-law a “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..

12.2912 Exception 2912

12.2912.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R3DR2-x zone;

Formatted: Highlight

12.2912.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum side yard width between the building and the lot line abutting the gateway/entry feature block shall be 3.0 metres. Encroachments into the minimum side yard width shall be permitted in accordance with Section 6.13.

12.2914 Exception 2914

12.2914.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 A research and development facility in conjunction with an office;
- .3 Accessory uses in conjunction with the uses permitted in ~~Sections-Exception~~ 12.2914.1.1 to 12.2914.1.2; and,
- .4 The following other permitted uses:
 - .a A retail establishment;
 - .b A convenience store or grocery store, to a maximum of 1,858 square metres for one or more uses;
 - .c A dry cleaning and laundry establishment;
 - .d A dining room restaurant;
 - .e A take-out restaurant;
 - .f A service shop;
 - .g A personal service shop, but excluding a massage or body rub parlour;
 - .h A printing or copying establishment;
 - .i A university, college, commercial, technical or recreational school;
 - .j A community club;
 - .k A health centre or fitness centre;
 - .l A day nursery;
 - .m An animal hospital;
 - .n A hotel which may include a conference centre;
 - .o A bank, trust company or financial institution;
 - .p A theatre;
 - .q An automotive retail store; and
 - .r Accessory uses to the permitted uses contained in ~~Section-Exception~~ 12.2914.1.4 of this By-law.
- .5 Notwithstanding the permitted uses listed in 12.2914.1, within Part 3 on Schedule C Figure 1, any use located at or above the second storey shall be Limited to the following permitted uses:

Formatted: Highlight

- .a An office;
- .b A research and development facility in conjunction with an office;
- .c A university, college commercial, technical or recreational school;
- .d A health centre or fitness centre; and
- .e A bank, trust company or financial institution.

12.2914.2 The following uses shall not be permitted:

- .1 A retail warehouse;
- .2 A warehouse;
- .3 A supermarket;
- .4 An adult video store; and
- .5 A adult entertainment parlour.

12.2914.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: For buildings located within 54.5 metres of Steeles Avenue West, the Minimum Front Yard Setback shall be 4.5 metres; and,
- .2 Maximum Front Yard Depth:
 - .a For buildings located within 54.5 metres of Steeles Avenue West, the Maximum Front Yard Setback shall be 7.5 metres; and,
 - .b For buildings located beyond 54.5 metres from Steeles Avenue West, there shall Be no Maximum Front Yard Setback;
- .3 Minimum Building Setback to all other lot lines: 6.0 metres except that where a lot line abuts an Agricultural or Floodplain zone the minimum requirement is 0.0 metres;
- .4 Minimum Building Height:
 - .a 3 storeys for any portion of a building Located within 24.5 metres of Steeles Avenue West;
 - .b 5 storey for hotel building;
 - .c 6 storeys for any other building located within **parts 3 or 4 on Schedule C Figure 1**; and
 - .d 1 storey for all other locations.
- .5 Notwithstanding the minimum building height required in **Section-Exception 12.2914.3.4**, there is no minimum building height requirement for an accessory parking structure;
- .6 Maximum encroachment into the Minimum Required Front Yard Setback For canopies, porches and patios shall be 2.5 metres;

Formatted: Highlight

Exception Zones

- .7 Continuous Building Wall: A building wall or walls at grade shall be a Minimum of 50 per cent of the entire available frontage facing Steeles Avenue West. Available frontage shall be the total frontage excluding Driveways and pedestrian sidewalks;
- .8 Minimum Landscaped Open Space, except at approved access locations:
 - .a A width of 6.0 metres abutting Steeles Avenue West and which may be reduced to 4.5 metres when the area between a building and lot line are exclusively landscaped and not used for parking and/or driveway purposes; and,
 - .b 0.0 metres abutting all other zone boundaries
- .9 Minimum Ground Floor Height: 4.5 metres
- .10 The openings for waste disposal, service and loading facilities of any Buildings shall be screened from public view from a public street;
- .11 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- .12 Parking: The minimum parking requirements set out in Section 20.3 of the By-law shall apply, except where an above ground and/or below ground Parking structure is provided, in which case a 10 per cent parking Reduction shall be applied to the parking requirements for the associated use;
- .13 With the exception of seasonal display of goods associated with a permitted retail establishment with an associated garden centre, outside storage shall not be permitted;
- .14 Notwithstanding the requirements above, the minimum setbacks for parking structures below established grade shall be 0.0 metres, including associated structures; and,
- .15 A surface parking lot shall not be permitted within:
 - .a 50.0 metres of Steeles Avenue, unless it is required in association with the parking requirements for a building that is located within 50.0 metres of Steeles Avenue; and,
 - .b 100.0 metres of Mississauga Road, unless it is required in Association with the parking requirements for a building that is Located within 100.0 metres of Mississauga Road.
- .16 All lands zoned **OC-2914 and OC-2915** shall be treated as one lot for zoning purposes.

Formatted: Highlight

12.2914.4 for the purposes of ~~section-Exception~~ 2914:

- .1 A “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 my include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a place of worship.
- .2 A “Retail Warehouse” shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part

Exception Zones

of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

3 An “Automotive Retail Store” shall mean a retail establishment selling automotive parts and supplies as well as camping goods, garden supplies, tools, buildings supplies excluding lumber and other household supplies, and which is not a retail warehouse.

Figure 1

3

Formatted: Font: Bold

Formatted: No bullets or numbering

12. Section No. 2915 Exception Section No. 2915

12. ~~Section No.~~ 2915.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a **R1-x** zone.

Formatted: Highlight

12. ~~Section No.~~ 2915.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a foundation or cold cellar, may encroach into the minimum required front yard or exterior side yard by a maximum of 1.8 metres but not closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without a foundation or cold cellar, may encroach a maximum of 1.0 metres into the minimum required front yard, rear yard and exterior side yard, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows, and box-out windows;
- .3 Notwithstanding **Sections 13.4.2 (j) (3), (4) and (5)** of the By-law:
- .a The maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
- .b The maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width;
- .c The maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- .4 The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .6 The minimum exterior side yard width shall be 2.4 metres
- .7 The maximum building height shall be 11.6 metres;
- .8 For the purposes **of Subsection 2915.2.7-g**, building height shall mean the vertical distance measured from the average finished grade at the front elevation to:
- .a In the case of a flat roof, the highest point of the roof surface;
- .b In the case of a mansard roof, the deck line; or,
- .c In the case of a peaked, gabled, hip, or gabelled roof, the mean height level between eaves and ridge;

Formatted: Highlight

Formatted: Highlight

12. 2915.3 Shall also be subject to the requirements and restrictions relating to:

.1 The R1E-11.6 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2915.2.

Formatted: List Level 1, Outline numbered + Level: 4 +
Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:
Left + Aligned at: 0 cm + Indent at: 1.5 cm

12.2915B Exception 2915B

12.2915B.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted by the OC – ~~Section Exception~~ 2914 zone upon the removal of the Holding (H) Symbol;
- .2 ~~(2)~~ Purposes permitted in the Agricultural (A) zone and a private driveway in association with the uses permitted in the OC – 2914 zone category, ~~HC2GC – 2627~~ or OC – 2927 zone categories while the Holding (H) symbol is in place.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2915B.2 The lands shall be subject to the following requirements and restrictions:

- .1 The requirements and restrictions of the OC – ~~Section Exception~~ 2914 zone; and
- .2 The requirement and restrictions of the Agricultural (A) zone while the Holding (H) symbol is in place.
- .3 All lands zoned OC – 2914 and OC – 2915 shall be treated as one lot for zoning Purposes

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2915B.3 Holding (H) symbol

- .1 That a building permit for at least one 3-storey office building in Part 1 on Schedule C, with a minimum of 2,400 square metres in the portion of the building that is within 24.5 metres of Steeles Avenue West, has been issued in accordance with ~~Section Exception 12.2914.2(4)~~.

Formatted: Highlight

12.2916 Exception 2916

12.2916.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a ~~R1E~~-x zone.

Formatted: Highlight

12.2916.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a foundation or cold cellar, may encroach into the minimum required front yard or exterior side yard by a maximum of 1.8 metres but not closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without a foundation or cold cellar, may encroach a maximum of 1.0 metres into the minimum required front yard, rear yard and exterior side yard, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows, and box-out windows;
- .3 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;
- .4 The minimum building setback to a daylighting/rounding shall be 1.2 metres;
- .5 The maximum building height shall be 11.6 metres;
- .6 For the purposes of ~~Subsection 12.2916.2 (5)~~, building height shall mean the vertical distance measured from the average finished grade at the front elevation to:
- .a In the case of a flat roof, the highest point of the roof surface; ~~i~~
- .b In the case of a mansard roof, the deck line; or, ~~ii~~
- .c In the case of a peaked, gabled, hip, or gabelled roof, the mean height level between eaves and ridge.
- .7 For the purpose of ~~Section-Exception 12.2916.2~~, the front lot line of a corner lot shall be deemed to be the lot line equal to or greater than 11.0 m but less than 30.0 metres.

Formatted: Highlight

Formatted: Highlight

12.2916.3 for the purposes of ~~section~~Exception 2916:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1E~~-14.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exception~~Section 12.2916.2.

Formatted: Highlight

Formatted: Highlight

12.2917 Exception 2917

12.2917.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **R1A Zone**.

12.2917.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without cold cellar may project into the minimum required front yard or minimum required exterior side yard by a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into the minimum required front yard or minimum required exterior side yard.
- .2 Bay windows or box-out windows with or without foundations and including eaves and cornices may project a maximum of 1.5 metres into the minimum required front yard or minimum required exterior side yard.

12.2919 Exception 2919

12.2919.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **RE2-RE** zone.

12.2919.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.4 hectares
- .2 Minimum Lot Width: 30 metres
- .3 Maximum Front Yard Depth: 20 metres
- .4 Minimum Dwelling Separation: 15 metres
- .5 Maximum Lot Coverage: 10%, excluding permitted accessory structures
- .6 Minimum Landscaped Open Space: 70 % of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones.
- .7 Maximum Driveway Width Between the Street Edge and a Point 10 metres from the Street Edge: 6 metres
- .8 On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

~~12. Section No. 2920~~ Exception ~~Section No. 2920~~

~~12. Section No. 2920.1~~ The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **11 zone**.

Formatted: Highlight

~~12. Section No. 2920.2~~ The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative occupancy load for a school use and all other principal or associated accessory uses shall be 1170 persons, in association with a principal building having a minimum gross floor area of 3827 square metres and a maximum of 6 portable classrooms.
- .2 Notwithstanding ~~Section Exception 12.2920.2.1(1)~~, the maximum cumulative occupancy load may be exceeded for the purpose of permitting occasional special events accessory to the school use, including but not limited to, parent-teacher interviews, assemblies, and graduation ceremonies.

~~12. Section No. 2920.3~~ for the purposes of ~~section Exception Section No. 2920~~:

- .1 The maximum cumulative occupancy load for a school use and all other principal or associated accessory uses shall be 1060 persons, in association with a principal building having a minimum gross floor area of 2392 square metres and a maximum of 13 portable classrooms with a combined maximum gross floor area of 936 square metres;
- .2 Notwithstanding Section ~~12.2920.3.1(1)~~, the maximum cumulative occupancy load may be exceeded for the purpose of permitting occasional special events accessory to the school use, including but not limited to, parent-teacher interviews, assemblies, and graduation ceremonies.

Formatted: Highlight

~~12. Section No. 2920.4~~ The Holding (H)

- .1 The Holding Symbol (H) --shall not be removed until such time as the principal building has been increased in size to a minimum gross floor area of 3827 square metres in association with an approved site plan demonstrating the ability of the site to accommodate: the increased maximum occupancy load; the increased gross floor area of the main building; and the number and location of any portable classrooms."

12.2921 Exception 2921

12.2921.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in **an R3ER2 Zone**.

Formatted: Highlight

12.2921.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Interior Lot Area: ~~a. Interior Lot~~ 130 square metres;
- .3 Minimum Lot Depth: 23 metres;
- .4 Minimum Dwelling Unit Width: 6.0 metres;
- .5 Minimum Interior Side Yard Width: 0.75 metres;
- .6 Minimum Exterior Side Yard Width: 1.5 metres;
- .7 Minimum Rear Yard Depth: 6.0 metres; and,
- .8 Maximum Building Height: 12.6 metres.

12.2921.3 for the purposes of ~~section~~Exception 2921:

- .1 Shall also be subject to the requirements and restrictions relating to the **R3ER2 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **section Exception 12.2921.2**.

12.2922 Exception 2922

12.2922.1 The lands shall only be used for the following purposes:

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

12.2922.2 The lands shall be subject to the following requirements and restrictions:

- .1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as **R2R3C- 2922, R2R3C- 2923 and R2R3C-2924** provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- .2 Minimum Lot Area per dwelling unit: 125 square metres;
- .3 Minimum Lot Width:
- .a Interior Lot: 5.5 metres;
- .b Exterior Lot: 6.0 metres;
- .4 Minimum Yard Setback from a Principle Building:
- .a The front wall of a dwelling unit: 3.0 metres;
- .b The rear wall of a dwelling unit: 6.0 metres;
- .c The side wall of a dwelling unit:
- .i 1.4 metres to a public road and a private road;
- .ii 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
- .iii 0.75 metres to a private walkway and a visitor parking space;
- .iv Maximum Building Height: 12.6 metres; and,
- .v For the purpose of providing visitor parking all lands zoned **R2R3C-5.5-2922, R2R3C-5.5-2923, and R2R3C-5.5-2924** shall be treated as one lot.

Formatted: Highlight

Formatted: Highlight

12.2922.3 for the purposes of **section-Exception 2922**:

- .1 Shall also be subject to the requirements and restrictions relating to the **R2R3C** zone and all the general provisions of this by-law, which are not in conflict with those set out in **section-Exception 12.2922.2**.

Formatted: Highlight

12.2923 Exception 2923

12.2923.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an [R3CR2](#) Zone

12.2923.2 The lands shall be subject to the following requirements and restrictions:

- .1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as [R2R3C- 2922](#), [R2R3C- 2923](#) and [R2R3C-2924](#) provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- .2 Minimum Lot Area per dwelling unit: 125 square metres;
- .3 Minimum Lot Width:
- .a Interior Lot: 5.5 metres;
- .b Exterior Lot: 6.0 metres;
- .4 Minimum Yard Setback from a Principle Building:
- .a The front wall of a dwelling unit: 3.0 metres;
- .b The rear wall of a dwelling unit: 6.0 metres;
- .c The side wall of a dwelling unit:
- .i 1.4 metres to a public road and a private road;
- .ii 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
- .iii 0.75 metres to a private walkway and a visitor parking space;
- .5 Maximum Building Height: 12.6 metres; and,
- .6 For the purpose of providing visitor parking all lands zoned [R2R3C-5.5-2922](#), [R2R3C-5.5-2923](#), and [R2R3C-5.5-2924](#) shall be treated as one lot;
- .7 The provisions of Section [10.13.2](#) of this By-law shall not apply.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2923.3 for the purposes of [section-Exception 2923](#):

- .1 Shall also be subject to the requirements and restrictions relating to the [R2R3C](#) zone and all the general provisions of this by-law, which are not in conflict with those set out in [section-Exception 12. 2923.2](#)

Formatted: Highlight

12.2924 Exception 2924

12.2924.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Dual Frontage Townhouse

12.2924.2 The lands shall be subject to the following requirements and restrictions:

- .1 Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as **R3CR2- 2922, R2R3C- 2923 and R2R3C-2924** provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- .2 Minimum Lot Area per dwelling unit: 125 square metres;
- .3 Minimum Lot Width: 5.5 metres;
- .4 Minimum Yard Setback from a Principle Building:
 - .a The front wall of a dwelling unit: 3.0 metres;
 - .b The rear wall of a dwelling unit: 4.5 metres to a lot line;
 - .c The side wall of a dwelling unit:
 - .i 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
 - .ii 0.9 metres to a private walkway and a visitor parking space;
- .5 Maximum Building Height: 12.6 metres;
- .6 For zoning purposes, the front lot line shall be deemed to be Goreway Drive;
- .7 Minimum Landscaped Open Space: 27 square metres;
- .8 For the purpose of providing visitor parking all lands zoned **R2R3C-5.5-2922, R2R3C-5.5-2923, and R2R3C-5.5-2924** shall be treated as one lot;
- .9 Provisions of Subsection **16.8.2 (g)** of this by-law shall not apply.

Formatted: Highlight

Formatted: Highlight

12.2924.3 for the purposes of ~~section-Exception~~ 2924:

- .1 Shall also be subject to the requirements and restrictions relating to the **R2R3C** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Exceptionsection 12.2924.2.**

Formatted: Highlight

12.2925 Exception 2925

12.2925.1 The lands shall only be used for the following purposes:

- .1 Stacked townhouse dwellings;
- .2 Back-to-back stacked townhouse dwellings; and,
- .3 Purposes accessory to other permitted purposes.

12.2925.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of residential units on one lot shall not exceed 100 dwelling units;
- .2 For zoning purposes, the front lot line shall be the lot line abutting Goreway Drive;
- .3 Minimum front yard depth: 6.0 metres;
- .4 Minimum side yard width: 3.0 metres;
- .5 Minimum exterior side yard width: 3.0 metres;
- .6 Minimum rear yard depth: 3.0 metres;
- .7 Notwithstanding [Section 6.13](#), the maximum permitted encroachment into any yard is 2.1 metres: sunken patios, porches (covered or uncovered) and stairs;
- .8 The following shall be permitted in a minimum yard: walkways, hard and soft landscaping, retaining walls, stairways, driveways and parking areas;
- .9 The minimum setback to a daylight triangle exceeding 10 metres by 10 metres shall be 1.5 metres;
- .10 A garbage enclosure shall be a permitted encroachment in a side yard to within 0.5 metres of a property line;
- .11 Maximum Lot Coverage: 30%;
- .12 Minimum Landscape Open Space: 30%; [and](#).
- .13 Minimum Parking Requirements: 127 parking spaces including tandem parking spaces shall be provided for both residents and visitors; and,
- .14 Maximum Floor Space Index: 1.1.
- .15 Shall also be subject to the requirements and restrictions relating to the [R4A-R3L](#) zone and all the general provisions of this by-law, which are not in conflict with those set out [in section Exception 12.2925.2](#).

Formatted: Highlight

Formatted: Highlight

12.2926 Exception 2926

12.2926.1 The lands shall only be used for the following purposes:

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

~~12.2926.2~~ ~~12.2926.2~~ The lands shall be subject to the following requirements and restrictions:

~~.1~~ Minimum **Interior Lot Area**:

~~a.1~~ **Interior Lot**: 130 square metres;

- .1 Minimum Lot Depth: 23 metres;
- .2 Minimum Dwelling Unit Width: 6.0 metres;
- .3 Minimum Interior Side Yard Width: 0.75 metres;
- .4 Minimum Exterior Side Yard Width: 1.5 metres;
- .5 Minimum Rear Yard Depth: 6.0 metres; and,
- .6 Maximum Building Height: 12.6 metres.
- .7 The provisions of Section **10.13.2** of this By-law shall not apply.

12.2926.3 for the purposes of **section-Exception 2926**:

- .1 Shall also be subject to the requirements and restrictions relating to the **R3E-R2 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Exceptionsection 12.2926.2**

Formatted: Indent: Left: 0 cm, Hanging: 2 cm, Outline numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 2 + Alignment: Left + Aligned at: 0 cm + Indent at: 1.69 cm

Formatted: List Level 1, Outline numbered + Level: 4 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 1.5 cm

Formatted: Highlight

Formatted: Highlight

12.2927 Exception 2927

12.2927.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 A research and development facility in conjunction with an office;
- .3 A hotel;
- .4 A conference centre;
- .5 A bank, trust company or financial institution;
- .6 Only in conjunction with the uses permitted in 12.2927.1.1 to 12.2927.1.4, the following accessory uses:
 - .a A retail establishment having no outside storage;
 - .b A convenience store or grocery store;
 - .c A dry cleaning and laundry establishment;
 - .d A dining room restaurant, a take-out restaurant;
 - .e A service shop;
 - .f A personal service shop, but excluding a massage or body rub parlour;
 - .g A printing or copying establishment;
 - .h A commercial, technical or recreational school;
 - .i A community club;
 - .j A health or fitness centre;
 - .k A day nursery;
 - .l A park, playground or outdoor recreational facility;
 - .m An animal hospital;
 - .n A banquet hall;
 - .o A pharmacy;
 - .p A tool and equipment rental establishment;
 - .q An art gallery;
 - .r A private school; and,
 - .s Purposes accessory to other permitted purposes.

12.2927.2 The following uses shall not be permitted:

- .1 A retail warehouse;
- .2 A warehouse and distribution facility;
- .3 An adult video store;
- .4 An adult book store;
- .5 An adult entertainment parlour; and,
- .6 A drive through facility.

12.2927.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 2.5 metres;
- .2 Maximum Front Yard Depth:
 - .a For buildings located within 50.0 metres of Steeles Avenue, the Maximum Front Yard Setback shall be 6.0 metres; and,
 - .b For buildings located more than 50 metres from Steeles Avenue, the Maximum Front Yard Setback in **Section Exception 12.2927.3.1** shall not apply;
- .3 ~~Minimum~~Minimum setback to all other lot lines: 2.0 metres;
- .4 Minimum Building Height:
 - .a 3 storeys for any portion of a building located within 20 metres of Steeles Avenue; and,
 - .b 2 storeys for any portion of a building located more than 20 meters but less than or equal to 100 metres from Steeles Avenue;
- .5 Maximum encroachment into the minimum required front yard setback for canopies and patios shall be 2.5 metres;
- .6 Minimum Landscaped Open Space, except at approved access locations:
 - .a A width of 2.7 metres abutting Steeles Avenue;
 - .b A width of 3.0 metres along a side yard and rear yard where a building is located within 5 metres of the property boundary; and,
 - .c 0 metres abutting all other zone boundaries or lot lines;
- .7 Minimum Ground Floor Height: 4.5 metres;
- .8 Maximum Building Gross Floor Area: 3,203 square metres;
- .9 Minimum Building Gross Floor Area: 3,000 square metres;
- .10 A Minimum Building Gross Floor Area of 2,000 square metres shall be located within 70.0 metres of Steeles Avenue;

- .11 Uses permitted in ~~Section-Exception~~ 12.2927.1.6, which may or may not be located in a freestanding building, shall be limited to a total combined maximum Gross Floor Area of 1,290 square metres;
- .12 The openings for waste disposal, service and loading facilities of any buildings shall be screened from public view from a public street;
- .13 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a main building;
- .14 Minimum Parking Requirement: 1 space per each 30.8 square metres of gross floor area, or portion thereof;
- .15 Minimum Front Yard Setback to a Transformer: 1.0 metre;
- .16 A day care or day nursery use may include rooftop outdoor play areas; and,
- .17 Outside storage shall not be permitted.

12.2927.4 for the purposes of ~~section-Exception~~ 2927:

- .1 All lands zoned ~~OCOCMHQ~~-2927 shall be treated as one lot for zoning purposes.
- .2 A '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 place of worship.
- .3 A 'Retail Warehouse' shall mean a building or structure, or part of a building or structure, in excess of 1,858 square metres 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.

12.2928 Exception 2928

12.2928.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FRI** Zone.

Formatted: Highlight

12.2928.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum exterior side yard width of 3.5 metres;
- .2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required frontyard and exterior side yard;
- .3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 If an interior lot is greater than or equal to 14.0 metres, the maximum interior garage width shall be 6.1 metres;
- .6 Minimum lot width for a corner lot shall be 14 metres; and,
- .7 Maximum building height shall be 12 metres..

12.2928.3 for the purposes of ~~section-Exception~~ 2928:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FRI** zone and all the general provisions of this by-law, which are not in conflict with those set out in **section-Exception 12.2928.2**

12.2929 Exception 2929

12.2929.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FRI Zone**.

12.2929.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .3 Minimum lot width for a corner lot shall be 13 metres;
- .4 Minimum exterior side yard width shall be 2.5 metres; and,
- .5 Maximum building height shall be 12 metres.

12.2929.3 for the purposes of ~~section Exception 2929~~:

- .1 Shall also be subject to the requirements and restrictions relating to **the R1FRI zone** and all the general provisions of this by-law, which are not in conflict with those set out **in section Exception 12.2929.2**.

Formatted: Highlight

Formatted: Highlight

12.2930 Exception 2930

12.2930.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FRI Zone**.

12.2930.2 The lands shall be subject to the following requirements and restrictions:

- .2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- .3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Minimum rear yard depth shall be 7.0 metres; and,
- .6 Maximum building height shall be 12 metres.

12.2930.3 for the purposes of ~~section~~ **Exception 2930**:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FRI zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Exceptionsection 12.2930.2**.

Formatted: Highlight

12.2931 Exception 2931

12.2931.1 The lands shall only be used for the following purposes:

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

12.2931.2 The lands shall be subject to the following requirements and restrictions:

- .2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- .3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- .4 On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Minimum rear yard depth shall be 7.0 metres; and,
- .6 Maximum building height shall be 12 metres.

12.2931.3 for the purposes of ~~section-Exception~~ 2931:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1F-R1 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **section-Exception 12.2931.2**.

12.2932 Exception 2932

12.2932.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R2R3C** Zone.

Formatted: Highlight

12.2932.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Townhouse Dwelling Units Permitted on Lands Zoned **R3CR2-2932**: 34 units.
- .2 Minimum Yard Setback for a Principle Building:
- .a The front wall of a dwelling unit: 4 metres to a private road, 1.5 metres to a common amenity area, and 4.5 metres in all other situations.
 - .b The rear wall of a dwelling unit: 5.75 metres to a lot line.
 - .c The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to private road, 1.5 metres to a common amenity area, 2.4 metres to the side wall of a dwelling unit.
 - .d The garage door opening shall have a minimum setback of 6 metres from a private or public road.
- .3 Maximum Building Height: 12.0 metres.
- .4 Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
- .5 Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
- .6 For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned **R3CR2-2932** and **R3CR2-2933** shall be treated as one lot.

12.2932.3 for the purposes of ~~section-Exception~~ 2932:

- .1 The provisions of Section 10.13.2 of this By-law shall not apply.

12.2933 Exception 2933

12.2933.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Dual Frontage Townhouse

12.2933.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, Queen Street West shall be deemed the front lot line.
- .2 Maximum Number of Townhouse Dwelling Units on Lands Zoned **R3CR2-2933**: 9 units.
- .3 Maximum Number of Townhouse Dwelling Units in a Row: 9.
- .4 Minimum Lot Area: 100 square metres
- .5 Minimum Lot Width: 5.5 metres.
- .6 Minimum Yard Setback for a Principle Building:
 - .a The front wall of a dwelling unit: 3 metres to Queen Street.
 - .b The rear wall of a dwelling unit: 6 metres to a private road.
 - .c The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, and 1.2 metres to a common amenity area.
 - .d The garage door opening shall have a minimum setback of 6 metres from a private or public road.
- .7 Maximum Building Height: 12.0 metres.
- .8 Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
- .9 Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 5.0 square metres of landscape open space in its rear yard.
- .10 Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
- .11 For the purpose of providing visitor parking and landscape open space ownder by the condominium corporation all lands zoned **R3CR2-2932** and **R3CR2-2933** shall be treated as one lot.
- .12 Fencing shall be permitted in the front yard with a maximum height of 1.2 metres

12.2933.3 for the purposes of ~~section-Exception~~ 2933:

- .1 For the purpose of **Section-Exception 12.2933.1**, a Dwelling, Dual Frontage Townhouse shall be defined as follows:

- .a Dwelling, Dual Frontage Townhouse: Shall mean a townhouse dwelling composed of three (3) or more dwelling units, with at least one common interior side wall where each dwelling unit is located on its own lot with the garage in the rear yard and independent pedestrian access separate from the garage to two-streets and/or a street and a public or private lane in both the front and rear yard.
- .2 The provisions of Section 10.13.2 of this By-law shall not apply.

12.2934 Exception 2934

12.2934.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a hotel;
- .3 a restaurant;
- .4 a banquet hall;
- .5 a community club;
- .6 only in conjunction with uses permitted in 12.2934.1(1) and 12.2934.1(2), a retail establishment, provided that the gross floor area devoted to this use does not exceed 15% of the total gross floor area of the principal use; and
- .7 Purposes accessory to the other permitted purposes.

12.2934.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 12 storeys;
- .2 All garbage and refuse containers shall be located within an enclosure, except for garbage and refuse for a restaurant use which shall be located in a climate controlled area within a building;
- .3 No outside storage of goods or materials shall be permitted; and,
- .4 No parking shall be permitted between a building and the lot line abutting Bramalea Road or Steeles Avenue East.

12.2935 Exception 2935

12.2935.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a retail establishment;
- .3 a gas bar/service station; and,
- .4 purposes accessory to the other permitted purposes.

12.2935.2 The lands shall be subject to the following requirements and restrictions:

- .1 A stand-alone retail establishment and/or a gas bar/service station shall not be permitted within 60 metres of the intersection of Bramalea Road and Steeles Avenue East;
- .2 The Maximum Gross Commercial Floor Area of a retail establishment and its associated office, storage or warehouse area shall not exceed 6,190 square metres;
- .3 Minimum Parking:
 - .a 1 space for each 25 square metres of office;
 - .b 1 space for each 19 square metres of gross commercial floor area for all other uses;
- .4 Maximum Building Height: 12 storeys;
- .5 All garbage and refuse containers shall be enclosed;
- .6 No outside storage of goods and materials shall be permitted; and
- .7 No parking shall be permitted between a building and the lot line abutting Bramalea Road or Steeles Avenue East.

12.2936 Exception 2936

12.2936.1 The lands shall only be used for the following purposes:

- .1 A warehouse, with accessory administrative offices;
- .2 An office, excluding offices for medical, dental or drugless practitioners; and,
- .3 Only in conjunction with uses permitted in 12.2936.1(2), a retail establishment, and/or a restaurant, provided that the combined gross floor area devoted to these uses does not exceed 15% of the total gross floor area of the principal use.

12.2936.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall not be permitted within 57 metres of the lot line abutting Bramalea Road;
- .2 No parking shall be permitted between a building and the lot line abutting Bramalea Road, except for a maximum of 20 parking spaces, provided that those spaces are located a minimum of 25 metres from the lot line abutting Bramalea Road;
- .3 Minimum Exterior Side Yard Width: 6 metres;
- .4 No outside storage shall be permitted within 60 metres of Bramalea Road.
- .5 Any outside storage permitted by this by-law shall be screened from view from a street; and,
- .6 No loading spaces shall be permitted within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East.

12.2937 Exception 2937

12.2937.1 The lands shall only be used for the following purposes:

- .1 An office, excluding offices for medical, dental or drugless practitioners;
- .2 The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principle use;
- .3 A printing establishment;
- .4 A warehouse;
- .5 Only in conjunction with uses permitted in 12.2937.1(1), a retail establishment, and/or a restaurant, provided that the combined gross floor area devoted to these uses does not exceed 15% of the total gross floor area of the principal use, and,
- .6 A retail outlet operated in connection with a particular purpose permitted by 12.2937.1(2) and (3) provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use; and,
- .7 Purposes accessory to the other permitted purposes.

12.2937.2 The lands shall be subject to the following requirements and restrictions:

- .1 No parking shall be permitted between a building and the lot line abutting Bramalea Road; and,
- .2 Expansions to any existing legal-non conforming industrial use shall be permitted, provided the expansion does not exceed 10% of the existing gross floor area of the building, and it is not located within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East.

12.2938 Exception 2938

12.2938.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an M1A-PE zone; and,
- .2 an office, excluding offices for medical, dental and drugless practitioners.

Formatted: Highlight

12.2939 Exception 2939

12.2939.1 The lands shall only be used for the following purposes:

- .1 The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or material, within and enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal use;
- .2 An office, excluding offices for medical, dental or drugless practitioners; and
- .3 Only in conjunction with uses permitted in 12.2939.1(2), a retail establishment, and/or a restaurant, provided that the combined gross floor area devoted to these uses does not exceed 15% of the total gross floor area of the principal use;
- .4 A retail outlet operated in connection with a particular purpose permitted by 12.2939.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use; and,
- .5 Purposes accessory to the other permitted purposes.

12.2939.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses in 12.2939(1) shall not be permitted within 60 metres of the lot line abutting Bramalea Road;
- .2 No parking shall be permitted between a building and the lot line abutting Bramalea Road;
- .3 No outside storage shall be permitted within 60 metres of Bramalea Road. All outside storage shall be screened from view from a street;
- .4 No loading spaces shall be permitted within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East; and,
- .5 Expansions to any existing legal-non conforming industrial use shall be permitted, provided the expansion does not exceed 10% of the existing gross floor area of the building, and it is not located within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East.

12.2940 Exception 2940

12.2940.1 The lands shall only be used for the following purposes:

- .1 A street townhouse dwelling;
- .2 Purposes accessory to other permitted purposes.

12.2940.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 105 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 5.5 metres
- .3 Minimum Front Yard Depth:
 - .a 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
 - .b 6 metres to the front of any garage door opening.
- .4 Minimum Interior Side Yard Width: 1.2 metres except that 0.0 m is required when the side lot line coincides with a common wall between two dwelling units;
- .5 Maximum Building Height: 13 metres
- .6 Minimum Landscaped Open Space: Each lot shall have a minimum of 22 square metres of landscaped open space in the rear yard;
- .7 Minimum Exterior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.6 metres abutting a parking area and a public walkway
- .8 Minimum Rear Yard;
 - .a 5 metres for units that do not have a rooftop amenity space having a minimum area of 20 square metres
 - .b 4 metres for units containing a rooftop amenity space having a minimum area 20 square metres, provided that a least 50 percent of the rear main wall shall be setback a minimum of 5 metres from the rear lot line;
- .9 Minimum Distance Between Buildings: 2.4 metres
- .10 Minimum Private Condominium Laneway Aisle Width: 6 metres, including an aisle providing access to parking spaces;

- .11 Minimum Visitor Parking Spaces: 0.23 spaces per unit;
- .12 Minimum Residential parking Spaces: 2 spaces per unit;
- .13 Minimum Rooftop Amenity Area: 20 square metres for each unit, except where a rear yard depth of 5 metres is maintained across the width of the dwelling in which case a rooftop amenity area is not required

12.2942 Exception 2942

12.2942.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in a ~~C1-LC~~ zone.
- .2 A supermarket
- .3 A private school
- .4 A day nursery
- .5 A commercial, technical or recreational school
- .6 A heritage building.

12.2942.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Rear Yard Depth: 0 metres
- .3 Minimum Setback to a Floodplain Zone:
 - .a For the purposes permitted by ~~Section-Exception 12.2942.1.1~~ to ~~Section-Exception 12.2942.1.5~~: 10 metres
 - .b For a heritage building: 3.5 metres
- .4 Minimum Setback to the Westerly Property Line: 1.0 metres
- .5 Minimum Setack to the Easterly Property Line: 1.5 metres
- .6 Minimum Setback to a Daylight Triangle: 0 metres
- .7 Minimum Landcape Open Space:
 - .a 40% of the minimum required front yard; and,
 - .b 100% of the minimum required side yard yards.
- .8 Minimum Number of Parking Spaces: 166
- .9 Maximum Combined Total Gross Commercial Floor area 4,344 square metres.
- .10 All waste or recycling containers or materials for restaurant purposes shall be store within a climate controlled garbage are within a building.

12.2942.3 for the purposes of ~~section-Exception 2942~~:

- .1 a heritage building is a building designated under the Ontario Heritage Act, as amended.
- .2 the lot line abutting Mayfield Road shall be deemed the front lot line.

Exception Zones

.3 the entirety of the lands zoned ~~LCG1~~-2942 and OS-2943 shall be considered one lot for zoning purposes.

Formatted: Highlight

12.2943 Exception 2943

12.2943.1 The lands shall only be used for the following purposes:

- .1 uses permitted by ~~Section-Exception 12.2942.1~~, only within a heritage building
- .2 a landscape buffer

12.2943.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by ~~Section-Exception 12.2943.1.1~~, the minimum setback between a heritage building and a Floodplain Zone shall be 3.5 metres;
- .2 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.
- .3 Except for a heritage building, the landscape buffer required by ~~Section-Exception 12.2943.1.2~~ shall have a minimum width of 10 metres.

12.2943.3 for the purposes of ~~section-Exception 2943~~:

- .1 a heritage building is a building designated under the Ontario Heritage Act, as amended.
- .2 The entirety of the lands zoned ~~OS-2943 and C1LC-2942~~ shall be considered one lot for zoning purposes.

Formatted: Highlight

12.2944 Exception 2944

12.2944.1 The lands shall only be used for the following purposes:

- .1 a day nursery.
- .2 an office in conjunction with a day nursery.

12.2944.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 60.0 metres
- .2 Minimum Front Yard Depth: 3.0 metres
- .3 Minimum Rear Yard Depth, including an Outdoor Play Area Associated with a Day Nursery: 34.0 metres. Minimum Setback from the West Property Line, including an Outdoor Play Area Associated with a Day Nursery: 2.0 metres.
- .4 Minimum Setback from the Easterly Property Line: 23.0 metres.
- .5 Maximum Building Height: 15 metres.
- .6 Minimum required Landscaped Open Space:
 - .a a 3.0 metre wide strip along the east property line, except at approved access locations;
 - .b a 2.0 metre wide strip along the west property line, except within an Outdoor Play Area associated with a Day Nursery Use;
 - .c a 2.0 metre wide strip along the north property line; and,
 - .d a 1.5 metre wide strip along Wanless Drive, except at approved access locations.
- .7 Maximum Gross Commercial Floor area: 1,470 square metres.
- .8 Minimum Number of Parking Spaces: 56.
- .9 Notwithstanding Section 6.13, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may encroach a maximum of 1.7 metres into any yard.
- .10 Notwithstanding Section 20.2, the following requirements and restrictions shall apply to accessory shed structures
 - .a Maximum Number of Structures: 4
 - .b Maximum Gross Floor Area of each Structure: 7.5 square metres
 - .c Minimum Setback to a Property Line: 0.5 metres
- .11 Notwithstanding Section 20.2, the following requirements and restrictions shall apply to accessory play structures:
 - .a Maximum Number of Structures: 4

- .b Maximum Gross Floor Area of each Structure: 6 square metres

12.2944.3 for the purposes of ~~section~~ Exception 2944:

- .1 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.
- .2 All lands zoned **SGLC-2944** shall be considered one lot for zoning purposes

12.2945 Exception 2945

12.2945.1 The lands shall only be used for the following purposes:

- .1 Shall only permit the uses permitted in the ~~Residential Single Detached (R1D)~~R1A Zone

12.2945.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390.0 square metres
- .2 Minimum Lot Width: 17.0 metres
- .3 Minimum Lot Depth: 18.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Setback:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.4 metres.
 - .b Notwithstanding ~~Section Exception 12.2945.2 (5)(b)~~, the minimum interior side yard setback to lands zoned Open Space shall be 3.0 metres.
- .6 Minimum Rear Yard Setback: 5.0 metres
- .7 Maximum Building Height: 10.5 metres.

Formatted: Highlight

12.2947. Exception 2947

12.2947.1 The lands shall only be used for the following purposes:

- .1 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .2 A community club;
- .3 A convenience store;
- .4 A personal service shop;
- .5 A retail establishment having no outside storage;
- .6 An office;
- .7 A day nursery;
- .8 A dry cleaning and laundry distribution station;
- .9 A bank, trust company or finance company;
- .10 A private school.

12.2947.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section, the lot line abutting Highway 50 shall be deemed to be the front lot line;
- .2 Minimum setback to the lot line abutting Highway 50: 3.0 metres, except for a day nursery which shall be setback a minimum 30 metres from the lot line abutting Highway 50;
- .3 Minimum Landscape Open Space: 3.0 metres along the lot line abutting Highway 50, except at approved driveway locations;
- .4 Minimum interior side yard width: 10 metres along the northern side yard and 3 metres along the southern side yard
- .5 Maximum Floor Space Index: 0.5
- .6 Maximum of one (1) bank, trust company or finance company.
- .7 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the building.

12.2948 Exception 2948

12.2948.1 The lands shall only be used for the following purposes:

- .1 purposes permitted in the **C2GC Zone**, excluding a convenience restaurant;
- .2 one supermarket having a maximum gross floor area of 850 square metres;
- .3 a day nursery;
- .4 a Drive-Through Facility associated with a bank, trust company, or finance company; and,
- .5 a tool and equipment rental establishment, having no outside storage.
- .6 the following uses shall be prohibited:
 - .a an adult entertainment parlour;
 - .b an adult video tape store;
 - .c an adult book store;
 - .d a massage or body rub parlour;
 - .e a parking lot;
 - .f a motor vehicle sales and rental establishment;
 - .g a motor vehicle repair shop and body shop;
 - .h a motor vehicle washing establishment ; and,
 - .i a Drive Through Facility, except as permitted by **Subsection 12.2948.1.4** of this by-law.

12.2948.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Commercial Floor Area for all uses: 4,600 square metres
- .2 Minimum Building Setbacks
 - .a Minimum Front Yard Depth – 4.5 metres
 - .b Minimum Exterior Side Yard width – 4.5 metres
 - .c Minimum Interior Side Yard width – 11 metres
 - .d Minimum Rear Yard Depth – 5.5 metres
 - .e Minimum Setback to the Daylight Triangle - 4.5 metres
- .3 Maximum Building Setbacks
 - .a Maximum Front Yard Depth – 11.0 metres

Exception Zones

- .b Maximum Exterior Side Yard Depth – 6.0 metres
- .4 Maximum Building Height: 11 metres
- .5 Drive-Through Facility associated with a bank, trust or finance company
 - .a Minimum 4 stacking spaces
 - .b No Drive-Through Facility shall be located between a building and a public street.
- .6 Minimum Landscape Open Space
 - .a 4.0 metres along a lot line abutting Countryside Drive, except at approved driveway locations
 - .b 4.0 metres along a lot line abutting Goreway Drive, except at approved driveway locations
 - .c 4.0 metres along a lot line abutting a day light triangle
 - .d Landscaped Open Space areas may include retaining walls, decorative walls and canopies associated with a permitted use.
- .7 Minimum Landscape Buffer Area
 - .a 4.0 metres along a lot line abutting an **RE2** Zone
 - .b 6.5 metres along a lot line abutting an **R1A** Zoning, except that within 80 metres of Goreway Drive, the minimum landscape buffer along the interior side yard shall be 4.5 metres
 - .c Landscaped buffer areas may include fences, masonry walls and retaining walls
- .8 Minimum setback for any portion of a Drive-Through Facility to a residential zone: 9.9 m
- .9 Minimum separation distance between buildings: 5.0 m
- .10 Minimum setback from a rooftop outdoor play area associated with a day nursery to all property lines: 15 m
- .11 Maximum encroachment for sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies into any yard: 0.7 m

12.2948.3 for the purposes of section-Exception 2948:

- .1 for the purposes of this section, the lot line abutting Goreway Drive shall be deemed to be the front lot line.
- .2 for the purpose of this section, the land zoned **GCC2-Section 2948** shall be treated as one lot for zoning purposes.
- .3 Notwithstanding **Sections 5.0 and 20.3**, for the purpose of calculating parking, gross commercial floor area shall exclude areas used exclusively for garbage rooms and/or vestibules.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2956 Exception 2956

12.2956.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the **SCLC-2259.1(1)** zone;
- .2 Motor vehicle sales, leasing and rental establishment;
- .3 Motor vehicle repair and/or motor vehicle body shop as an accessory use to a motor vehicle sales, leasing and rental establishment;
- .4 Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment;
- .5 Drive-through facilities associated with a dining room or takeout restaurant, bank, trust company, or financial institution;
- .6 Purposes accessory to other permitted purposes.

12.2956.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under Section **SCLC-12.2956**.1 shall be subject to the requirements and restrictions of the **SCLC-2259** zone. ~~2956.3~~
- .2 For the purpose of this Section, the lot line abutting Inspire Boulevard shall be deemed to be the front lot line;
- .3 All lands **zoned SCLC-2956** shall be considered one lot for the purposes of this by-law;
- .4 Minimum building height:
 - a For buildings within 50m of the lot line abutting Dixie Road: 7.5m
 - b For buildings within 50m of the lot line abutting Inspire Boulevard: 7.5m
 - c For all other buildings: 1 storey

Formatted: Highlight

12.2957 Exception 2957

12.2957.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Townhouse.

12.2957.2 The lands shall be subject to the following requirements and restrictions: :

- .1 Minimum Lot Area:
 - .a Interior Lot – 120 square metres;
 - .b Corner Lot – 185 square metres;
 - .c End Lot – 145 square metres;
- .2 Minimum Lot Width
 - .a Interior Lot – 5.5 metres
 - .b Corner Lot – 8.5 metre
 - .c End Lot – 6.7 metres
- .3 Minimum Lot Depth: 22.0
- .4 Minimum Front Yard Depth:
 - .a 6.0 metres;
 - .b the main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d 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;
 - .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 may encroach into the front yard to within 0.0 metres of daylight rounding/triangle
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;

Exception Zones

- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .h For corner lots with a 1.2m 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 Depth:

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

.7 Minimum Interior Side Yard Width:

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

.8 Maximum Building Height –14.0 metres;

Exception Zones

- .9 Notwithstanding **Section 16.10.2 d)**; the minimum dwelling unit width shall be 5.5 metres
- .10 Minimum Amenity Space:
- .a 4.5 square metres shall be provided either on an uncovered balcony/terrace on the second or third floor or in the rear yard at ground level;
- .11 The following provisions apply to garages
- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- .f a two bay garage shall be permitted on a corner lot;
- .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot; and
- .h A 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;
- .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .13 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided:
- .14 Notwithstanding **Section 10.9.1B.1**, the following shall apply:
- .a The minimum driveway width shall be 2.75 metres
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .16 A public/private lane is deemed to be a street for zoning purposes;
- .17 For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Mississauga Road;
- .18 Maximum fence height required within the front yard and in the rear yard – 1.2 metres
- .19 No accessory structures shall be erected in the rear yard; and

12.2957.3 for the purposes of ~~section-Exception~~ 2957:

- .1 Shall also be subject to the requirements and restrictions relating to the **R3E-R2** zone and all the general provisions of this by-law, which are not in conflict with those set out in **~~section-Exception~~ 12.2957.2**

12.2958 Exception 2958

12.2958.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **C1-LC zone**;
- .2 An Apartment Dwelling;
- .3 A Retirement Home;
- .4 A Commercial School
- .5 A Private School
- .6 A Day Nursery
- .7 Purposes accessory to the other permitted purposes.

12.2958.2 Prohibited Uses

- .1 Notwithstanding the definition of Convenience Restaurant, a drivethrough facility associated with any permitted use shall be prohibited

12.2958.3 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Mayfield Road shall be the front lot line and the entire lands zoned **C1-LC-Section-Exception 2958** shall be considered as one lot for zoning purposes.
- .2 Minimum Lot Width: No requirement
- .3 Minimum Yard Depth: 3.0 meters to any lot line abutting a street or daylight triangle.
- .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 Setback to an Underground Garage: 0.0 metres to the front and exterior side lot lines and 3.0 metres to the rear property lines.
- .6 Minimum Landscaped Open Space: A minimum 3.0 metre wide strip along all property lines.
- .7 Maximum Building Height for all residential and office/retail/commercial uses: 6 storeys
- .8 Minimum Ground Floor Height for commercial uses in an Apartment Dwelling or Retirement Home: 5.0 meters
- .9 Maximum Floor Space Index: 2.00
- .10 Maximum Dwelling Units per Hectare: 150
- .11 Maximum Lot Coverage: No requirement

- .12 In conjunction with an Apartment Dwelling or Retirement Home a minimum of 900 meters square of commercial space shall be provided on the ground floor.

12.2958.4 for the purposes of ~~section~~ Exception 2958:

- .1 Garbage, Refuse and Waste: Refuse storage for an Apartment Dwelling or Retirement Home, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

12.2959 Exception 2959

12.2959.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1A, R1-9.0** zone;

12.2959.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 metres;
 - .b Corner Lot – 270.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 9.0 metres;
 - .b Corner Lot – 10.8 metres;
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;

Exception Zones

- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle; and
- .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .6 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a 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 11.0 metres;
 - .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 each interior lot is 1.8 metres;
 - .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
 - .c 1.2 metres where the side yard abut 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 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:

Exception Zones

- .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 the garage door width restriction does not apply to a garage door facing the exterior lot line and
- .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

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

Formatted: Highlight

Formatted: Highlight

12.2959.3 for the purposes of ~~section~~ Exception 2959:

- .12 Shall also be subject to the requirements and restrictions relating to the **R1F R1A, R1 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2959.2.**

12.2960 Exception 2960

12.2960.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1A, R1-13.0** zone;

12.2960.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 325.0 metres;
 - .b Corner Lot – 370.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 13.0 metres;
 - .b Corner Lot – 14.8 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 front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;

Exception Zones

- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .6 Minimum Rear Yard Setback:
- .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a 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 11.0 metres;
 - .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
- .8 Maximum Building Height – 12 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:
- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .b for lots 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;
 - .c the garage door width restriction does not apply to a garage door facing the exterior lot line and

Exception Zones

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

Formatted: Highlight

Formatted: Highlight

12.2960.3 for the purposes of ~~section~~ Exception 2960:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1F R1A, R1 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2960.2.**

12.2961 Exception 2961

12.2961.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1-13.0** zone;

12.2961.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Corner Lot – 450 square metres;
- .2 Minimum Lot Width: Corner Lot – 13 metres;
- .3 Minimum Lot Depth: 20.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .e Daylight roundings and triangles shall not be applicable;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the exterior side
 - .c 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;
 - .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 triangle; and
 - .e Daylight roundings and triangles shall not be applicable;
- .6 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a deck off the main floor;
 - .d 4.5 metres for open roofed porches and or uncovered terraces; and

Exception Zones

- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- .7 Minimum Interior Side Yard: 1.2 metres
- .8 Maximum Building Height – 12 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:
 - .a 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; and
 - .b the garage door width restriction does not apply to a garage door facing the exterior lot line/or front lot line;
- .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 window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

Formatted: Highlight

Formatted: Highlight

12.2961.3 for the purposes of ~~section-Exception~~ 2961:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1F-R1 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2961.2**.

12.2962 Exception 2962

12.2962.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an **R3ER2-7.3** zone,
- .2 Dwelling, Rear Lane Townhouse;

12.2962.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot - 160
 - .b End Lot – 187 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 7.3 metres
 - .b End Lot – 8.5 metres;
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.0 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 without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- .5 Minimum Rear Side Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the rear lot line;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum rear yard and;
 - .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

Exception Zones

- .c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .7 Maximum Building Height – 12.0 metres;
- .8 Minimum Amenity Space:
 - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;
- .9 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 12 metres shall be 5.6 metres; and
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .10 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 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 depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
 - .d A bay, bow or box window with a depth greater than of 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows;
- .11 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided;
- .12 Notwithstanding **Section 10.9.1B.1**, the following shall apply: a) The minimum driveway width shall be 2.75 metres;
- .13 The width of the driveway shall not exceed 4.9 metres or the Width of the garage or whichever is greater;
- .14 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;
- .15 For zoning purposes, the front property line shall be deemed to be On Mayfield Road or Kennedy Road;
- .16 Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;
- .17 No permanent accessory structures shall be erected in the front yard; and
- .18 No outdoor storage is permitted in the front yard;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2962.3 for the purposes of ~~section-Exception~~ 2962:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1F** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2962.2**

Formatted: Highlight

12.2963 Exception 2963

12.2963.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3ER2-7.3** zone
- .2 Dwelling, Rear Lane Townhouse with Optional Live-Work Unit;

12.2963.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:
 - .a a residential unit;
 - .b bank, trust company and finance company;
 - .c service shop;
 - .d retail establishment with not outdoor storage or display
 - .e home occupation;
 - .f commercial, technical or recreational school;
 - .g art gallery;
 - .h artist and photography studio including framing;
 - .i personal service shop;
 - .j health or fitness centre;
 - .k a dining room restaurant, and take-out restaurant;
 - .l a laundromat;
 - .m a dry cleaning and laundry distribution station;
 - .n a printing or copying establishment;
 - .o a custom workshop;
 - .p an animal hospital
 - .q a convenience store;
 - .r an office, including the office of a health care practitioner;
 - .s a day nursery;
 - .t a police station;
 - .u a radio or television broadcast establishment; and;

Exception Zones

- .v purposes accessory to the other permitted purposes;
- .2 The following uses shall not be permitted:
 - .a amusement arcade;
 - .b massage or body rub parlour; and
 - .c adult video store or adult book store;
- .3 Minimum Lot Area:
 - .a Interior Lot - 160
 - .b End Lot – 187 square metres;
- .4 Minimum Lot Width:
 - .a Interior Lot – 7.3 metres
 - .b End Lot – 8.5 metres;
- .5 Minimum Lot Depth: 22.0 metres
- .6 Minimum Front Yard Depth:
 - .a 4.0 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 without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .d a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres;
- .7 Minimum Rear Side Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the rear lot line;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum rear yard and;
 - .d a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- .8 Minimum Interior Side Yard Width:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;

Exception Zones

- .c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .9 Maximum Building Height – 12.0 metres;
- .10 Minimum Landscape Open Space:
 - .a those portions or all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;
- .11 Maximum Lot Coverage: - No Requirement;
- .12 Minimum Amenity Space:
 - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;
- .13 The following provisions apply to garages:
 - .a 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 5.6 metres; and
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .14 The following shall apply to a bay, bow or box window;
 - .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain windows;
- .15 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided;
- .16 Notwithstanding **Section 10.9.1B.1**, the following shall apply: a) The minimum driveway width shall be 2.75 metres;
- .17 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;
- .18 For zoning purposes, the front property line shall be deemed to be on Kennedy Road;
- .19 Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .20 No permanent accessory structures shall be erected in the front yard; and
- .21 No outdoor storage is permitted in the front yard; and
- .22 No additional parking is required for commercial uses.

12.2963.3 for the purposes of ~~section-Exception~~ 2963:

- .1 Shall also be subject to the requirements and restrictions relating to the **R3E-R2** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2963.2.**

12.2964 Exception 2964

12.2964.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3ER2-6.0** zone,
- .2 Dwelling, Street Townhouse;

12.2964.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 150 square metres;
 - .b Corner Lot – 225 square metres;
 - .c End Lot – 180 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: 25 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 front yard to within 1.0 metres of a daylight rounding/triangle
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

Exception Zones

- .a 3.0 metres
 - .b the main wall of a dwelling may encroach into the 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 chimney may encroach 2.0 metres into the exterior side yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- .6 Minimum Rear Yard:
- .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
 - .c 3.5 metres to a deck off the main floor;
 - .d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- .7 Minimum Interior Side Yard:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .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:
- .a the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the 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 window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and

Formatted: Highlight

Formatted: Highlight

Exception Zones

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

.12 Notwithstanding **Section 10.13.2** the following shall apply:

Formatted: Highlight

- .a front to rear access shall be permitted via non habitable rooms with more than a two step grade difference;

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

Formatted: Highlight

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

12.2964.3 for the purposes of ~~section-Exception~~ 2964:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1F** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2964.2**.

Formatted: Highlight

12.2965 Exception 2965

12.2965.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3ER2-6.0** zone,
- .2 Dwelling, Street Townhouse;

12.2965.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 150 square metres;
 - .b Corner Lot – 225 square metres;
 - .c End Lot – 180 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: 25 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 front yard to within 1.0 metres of a daylight rounding/triangle
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

Exception Zones

- .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the 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 chimney may encroach 2.0 metres into the exterior side yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
 - .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.
- .6 Minimum Rear Yard:
- .a 7.0 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 a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- .7 Minimum Interior Side Yard:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .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:
- .a the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the 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 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;

Formatted: Highlight

Formatted: Highlight

Exception Zones

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

.12 Notwithstanding **Section 10.13.2** the following shall apply:

Formatted: Highlight

- .a front to rear access shall be permitted via non habitable rooms with more than a two step grade difference;

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

Formatted: Highlight

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

12.2965.3 for the purposes of ~~section-Exception~~ 2965:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1F**-zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2965.2**.

Formatted: Highlight

12.2966 Exception 2966

12.2966.1 The lands shall only be used for the following purposes:

Shall only be used for the purposes permitted by the ~~Residential Single-Detached BR1A~~ zone category.

12.2966.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Lot Width: 15.5 metres
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard: 1.2 metres
- .5 Maximum Building Height: 10.6 metres
- .6 Residential Driveway:
 - .a The driveways shall be paired, up to a maximum of 6.0 metres from the Front Lot Line;
 - .b The Maximum Driveway Width at the municipal Right-of-Way shall be a maximum of 6.0 metres;
 - .c Where a driveway is shared with a property to the north or south the maximum depth of the shared driveway shall be 6.0 metres from the Front Lot Line.
 - .d The driveway portion that is not paired or part of the shared driveway must comply with the requirements of the R1B Zone and the General Provisions.
- .7 Garage Control:
 - .a A garage may project a maximum of 1.5 metres beyond the front wall of a dwelling;
 - .b The maximum interior garage width shall be 6.8 metres.
- .8 Stairs and steps including foundations may project a maximum of 1.5 metres in the required front or rear yard.

12.2966.3 for the purposes of ~~section~~Exception 2966:

- .1 For zoning purposes, the front lot line shall be deemed to be Goreway Drive.

12.2969B Exception 2969B

12. 2969B.1 The lands shall only be used for the following purposes:

- .1 all of the uses permitted by the **MHMHMU-1** zone;
- .2 a retail establishment, that has a gross floor area of less than 4,500 square metres; and,
- .3 a supermarket, that has a gross floor area of less than 4,500 square metres.

Formatted: Highlight

12. 2969B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Floor Space Index: No requirement;
- .2 Maximum Gross Floor Area: 21,450 square metres
- .3 Minimum Streetline Setback: 2.5 metres;
- .4 Maximum Streetline Setback: 3.0 metres;
- .5 The tower portion of the building shall be setback a minimum of 2.5 metres from the edge of the podium;
- .6 Maximum Building Height:
 - .a For a podium: 24.0 metres; and,
 - .b Overall building height: 75.0 metres, excluding mechanical penthouses and architectural features;
- .7 Maximum gross floor area for 800.0 square metres above an individual storey: the 6th floor;
- .8 Minimum Landscape Open Space:
 - .a Where any portion of the site abuts an institutional or residential zone, a minimum of 3.0 metres shall be provided;
- .9 Motor Vehicle Parking:
 - .a Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed a maximum of 45 surface parking spaces; and,
 - .b An above grade parking structure shall be prohibited.

12. 2969B.3 for the purposes of ~~section Exception~~ 2969B:

- .1 All lands zoned **HMU-1MH-2969** shall be treated as one lot for zoning purposes.
- .2 a Podium shall be defined as follows: "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, also referred to the tower, rest."

12.2970A Exception 2970A

12. 2970A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1A-x** zone.

12. 2970A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 9.0 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
- .5 Minimum Rear Yard Depth:
 - .a 6.0 metres;
 - .b 3.5 metres to a deck off the main floor;
 - .c 4.5 metres to an open roofed balcony and/or uncovered terrace from the second storey of a dwelling;
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side;
 - .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 1.2 metres and 1.2 metres per paired lots;
 - .c 1.2 metres where the side yard abuts a non-residential zone;
- .7 Maximum Building Height: 12.0 metres
- .8 The following provisions apply to garages:
 - .a maximum cumulative garage door width: 3.7 metres;
 - .b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .9 Notwithstanding Section 6.13, the following encroachment shall be permitted:

Exception Zones

- .a a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
- .10 Notwithstanding Section 6.13, Table 6.13.A, the following shall apply:
 - .a the maximum width of a bay, bow or box window with or without a foundation shall be 4.5 metres;
 - .b the maximum depth of a bay, bow or box window with or without a foundation shall be 1.0 metre;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres is not required to include side windows;
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre shall include side windows;

12.2970A.3 for the purposes of ~~section-Exception~~ 2970A:

- .1 Shall also be subject to the requirements and restrictions related to **the R1FR1A-x zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~SectionException~~ 2970.

Formatted: Highlight

12.2970B Exception 2970B

12. 2970B.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling having a frontage on a private road;
- .2 A single detached dwelling having a frontage on a private road; and
- .3 Purposes accessory to the permitted uses.

12. 2970B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot - 129.0 square metres;
 - .b Corner Lot – 159.0 square metres;
 - .c A lot containing a single detached dwelling - 300 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot - 5.4 metres;
 - .b Corner Lot - 6.6 metres;
 - .c A lot containing a single detached dwelling – 14.0 metres
- .3 Minimum Lot Depth: 20.75 metres.
- .4 Minimum Front Yard Depth;
 - .a 4.5 metres to the front wall of a dwelling;
 - .b 4.0 metres to the porch or balcony with or without foundation or cold cellar including eave or cornices;
 - .c 6.0 metres to the front of a garage door.
- .5 Minimum Exterior Side Yard Width:
 - .a 1.2 metres.
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, except in the case of an end unit with a side yard abutting Kennedy Road South where a minimum of 5.9 metres shall be required;
 - .b 3.5 metres to a balcony or terrace at or above the second storey.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres;

- .b 0.0 metres when abutting side lot line coinciding with a common wall between two (2) townhouse dwellings.
- .8 Notwithstanding Clause 2970(5) and Clause 2970(7) of this by-law, any Side yard abutting Kennedy Road South shall provide a minimum width of 2.1 metres.
- .9 Maximum Building Height: 13.5 metres
- .10 Landscape Open Space: Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used a Landscaped Open Space.
- .11 Minimum and Maximum Driveway Width: Notwithstanding ~~ExceptionSection~~ 10.9.1B(7) of the Zoning By-law, the following Shall apply:
 - .a The minimum driveway width for a lot having a lot width of greater than or equal to 7.5 metres shall be 2.75 metres and the maximum driveway width shall be 6.0 metres;
 - .b The minimum driveway width for a lot having a lot width of less than 7.5 metres shall be 2.75 metres and the maximum driveway width shall be 3.5 metres.
- .12 Maximum Lot Coverage: No requirement.
- .13 Visitor Parking Required: 11 spaces.
- .14 For the purposes of this by-law, a private road shall mean a road established as a common element and shall be considered a public street for zoning purposes.
- .15 For the purposes of this by-law, the front and flankage lot line shall be measured from the outside of the curb of the private road.
- .16 Notwithstanding ~~ExceptionSection~~ 10.13.2 of the Zoning By-law front to rear yard access shall be permitted via habitable rooms and with more than two steps grade difference.
- .17 ~~ExceptionSection~~ 10.12 of the Zoning By-law shall not apply.
- .18 The garage control provisions of ~~ExceptionSection~~ 16.8.2(h) shall not apply to a Single detached dwelling;

12.2970B.3 for the purposes of ~~Exceptionsection~~ 2970B:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~11, R2R3C~~ zone and the general provisions of the Zoning By-law, which are not in conflict with those set out in this by-law.

12.2971A Exception 2971A

12.2971A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R2ER1-x zone**.

Formatted: Highlight

12.2971A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a Interior Lot – 185 square metres
- .2 Minimum Lot Width:
- .a Interior Lot – 7.5 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;
- .5 Minimum Rear Yard Depth:
- .a 5.0 metres for an interior lot;
- .b 3.5 metres to a deck off the main floor;
- .6 (6) Minimum Interior Side Yard Width:
- .a 1.2 metres;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;
- .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .7 Maximum Building Height: 12.0 metres
- .8 The following provisions shall apply to garages:
- .a the maximum cumulative garage door width shall be 3.7 metres;
- .b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .9 Notwithstanding Section 6.13, the following shall be permitted:
- .a a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

Exception Zones

- .b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
 - .c a bay window bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into the interior side yard
- .10 Notwithstanding Section 6.13, Table 6.13.A, the following shall apply:
- .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b a bay, bow or box window with a maximum depth of 0.6m is not required to include side windows;
 - .c a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;

12.2971A.3 for the purposes of ~~section~~Exception 2971A:

- .1 Shall be subject to the requirements and restrictions related to the **R1R2E-x zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~Exception 2971.

Formatted: Highlight

12.2971B Exception 2971B

12.2971B.1 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, Kennedy Road South shall be deemed to be the front lot line.
- .2 Minimum Lot Area:
 - .a i. Interior Lot - 119.5 square metres;
 - .b ii. Corner Lot – 138.50 square metres.
- .3 Minimum Lot Width:
 - .a i. Interior Lot – 5.4 metres;
 - .b ii. Corner Lot – 6.6 metres.
- .4 Minimum Lot Depth: 21.75 metres, except in the case of a corner lot with Street rounding where a minimum of 21.0 metres shall be permitted.
- .5 Minimum Front Yard Depth:
 - .a 3.8 metres to the front wall of the dwelling;
 - .b 2.5 metres to the porch or balcony with or without foundation or cold cellar including eaves or cornices;
 - .c 1.2 metres to a rounding
- .6 Minimum Exterior Side Yard Width:
 - .a 1.2 metres.
- .7 Minimum Rear Yard Depth:
 - .a 5.5 metres;
 - .b 3.0 metres to a balcony or terrace on or above the second storey;
 - .c 6.0 metres to the front of a garage door;
 - .d 1.2 metres to a daylight rounding.
- .8 Minimum Interior Side Yard Width;
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coinciding with a common wall between two (2) townhouse dwellings.
- .9 Maximum Building Height: 13.5 metres.

Exception Zones

- .10 Landscape Open Space: Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used as Landscaped Open Space.
- .11 Minimum and Maximum Driveway Width: Notwithstanding Section 10.9.1B(7) of the Zoning By-law, the following shall apply:
 - .a The minimum driveway width shall be 2.75 metres and the maximum driveway width shall be 3.5 metres.
- .12 Maximum Lot Coverage: No requirement.
- .13 Visitor Parking Required: 9 spaces.
- .14 For the purposes of this by-law, a private road shall mean a road established as a common element and shall be considered a public street for zoning purposes.
- .15 For the purposes of this by-law, the rear and flankage lot lines shall be measured from the outside edge of the curb of the private road or where applicable the edge of the sidewalk along a private road.
- .16 Air conditioning units shall be permitted to be on the ground level, balcony or uncovered terrace in the front yard or rear yard.
- .17 Notwithstanding Section 10.13.2 of the Zoning By-law front to rear yard access shall be permitted via habitable rooms and with more than two steps grade difference.
- .18 Section 10.12 shall not apply.
- .19 An Outdoor Amenity Area shall be permitted on a balcony or terrace within the rear yard.
- .20 Notwithstanding Section 10.10 of the Zoning By-law a fence shall be permitted in the front yard having a maximum height of 1.2 metres.
- .21 Accessory buildings, structures, swimming pools and recreational facilities shall not be permitted.

12.2971B.2 for the purposes of ~~section-Exception~~ 2971B:

- .1 Shall also be subject to the requirements and restrictions relating to the **R2-R3C zone** and the general provisions of the Zoning By-law, which are not in conflict with those set out in this by-law.

Formatted: Highlight

12.2972 Exception 2972

12.2972.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted in an **R3ER2-x** zone.

12.2972.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
Interior Lot – 135.0 square metres;
Corner Lot – 210.0 square metres;
End Lot – 165.0 square metres;
- .2 Minimum Lot Width:
Interior Lot – 5.5 metres;
Corner Lot – 8.5 metres;
End Lot – 6.7 metres;
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .6 Minimum Rear Yard:
 - .a 5.0 metres for an interior lot;
 - .b 3.5 metres to a deck off the main floor;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;
- .8 Maximum Building Height: 12.0 metres
- .9 Minimum Dwelling Unit Width: 5.0 metres

- .10 The following provisions shall apply to garages:
- .a the maximum cumulative garage door width shall be 3.0 metres;
 - .b the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .11 For lands designated **R2R3E-5.5-2972**, Section 10.13.2 shall not apply.

Formatted: Highlight

12.2972.3 for the purposes of ~~section-Exception~~ 2972:

- .1 Shall also be subject to the requirements and restrictions relating to the **R3ER2-x** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.2972.**

12.2973A Exception 2973A

12.2973A.1 The lands shall only be used for the following purposes:

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

12.2973A.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 metres 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 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;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 Minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .6 Minimum Rear Yard Depth: 6.0m
- .7 Temporary sales offices shall be permitted until December 31, 2025;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .11 Maximum Building Height: 11.6 metres

12.2973A.3 for the purposes of ~~section-Exception~~ 2973A:

- .1 Building Height shall be defined as the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or

- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2973B Exception 2973B

12.2973B.1 The lands shall only be used for the following purposes:

- .1 Townhouse Dwelling;
- .2 Back to Back Townhouse Dwelling;
- .3 Rear Lane Townhouse Dwelling

12.2973B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwelling shall be subject to the following requirements and restrictions:
 - .a A Minimum Lot Area:
 - .i Interior Lot – 135.0 square metres;
 - .ii Corner Lot – 210.0 square metres;
 - .iii End Lot – 165.0 square metres;
 - .b Minimum Lot Width:
 - .i Interior Lot – 5.5 metres;
 - .ii Corner Lot – 7.0 metres;
 - .iii End Lot – 6.7 metres;
 - .c Minimum Lot Depth: 25.0 metres
 - .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii 5.5 metres to garage door facing the front lot line;
 - .e Minimum Exterior Side Yard Width:
 - .i 1.2 metres;
 - .ii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .f Minimum Rear Yard Depth:
 - .i 5.0 metres for an interior lot;
 - .ii 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;
 - .iii 3.5 metres to a deck off the main floor;

- .iv 4.5 metres for open roofed porches and/or uncovered terraces on second floor;
- .v 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .g Minimum Interior Side Yard Width:
 - .i 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;
 - .ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .h Maximum Building Height: 12.0 metres
- .i Minimum Dwelling Unit Width: 5.0 metres
- .j Minimum Landscape Open Space: No requirement
- .k The following provisions shall apply to garages:
 - .i the maximum cumulative garage door width shall be 3.0 metres;
 - .ii the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .2 For the purposes of this by-law a Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot – 72 square metres;
 - .ii Corner Lot – 108 square metres;
 - .iii End Lot – 95 square metres;
 - .b Minimum Lot Width:
 - .i Interior Lot – 6.0 metres;
 - .ii Corner Lot – 9.0 metres;
 - .iii End Lot – 7.2 metres;
 - .c Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii 5.5 metres to a garage door facing the front lot line;
 - .d Minimum Exterior Side Yard Width:
 - .i 1.2 metres to a public road;
 - .ii 1.2 metres where a side yard abuts a common amenity area;

- .e Minimum Rear Yard Depth: 0.0 metres
 - .f Minimum Interior Side Yard Width:
 - .i 1.2 metres;
 - .ii 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;
 - .g Maximum Building Height: 12.0 metres, except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres;
 - .h For Back to Back Townhouses, a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
 - .i Minimum Amenity Area:
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
 - .j Minimum Landscape Open Space: No requirement
 - .k Air conditioning units may be located on a balcony or uncovered terrace.
 - .l The following provisions shall apply to garages:
 - .i the maximum cumulative garage door width shall be 3.0 metres;
 - .ii the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .3 For the purposes of this by-law a Rear Lane Townhouse Dwelling shall be subject to the following requirements and restrictions:
- .a For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Queen Street West.
 - .b Minimum Lot Area:
 - .i Interior Lot – 84 square metres;
 - .ii Corner Lot – 120 square metres;
 - .iii End Lot – 90 square metres;
 - .c Minimum Lot Width:
 - .i Interior Lot – 5.5 metres;
 - .ii Corner Lot – 8.0 metres;
 - .iii End Lot – 6.2 metres;
 - .d Minimum Front Yard Depth:

- .i 1.40 metres;
 - .ii the main wall of a dwelling may encroach into the front yard within 1.0 metre of a daylight rounding/triangle;
- .e Minimum Exterior Side Yard Width:
 - .i 1.2 metres;
 - .ii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle
- .f Minimum Rear Yard Depth:
 - .i 1.0 metres;
 - .ii 5.5 metres to garage door facing the rear lot line;
 - .iii the main wall of a dwelling may encroach into the rear yard to within 1.0 metre of a daylight rounding/triangle;
- .g Minimum Interior Side Yard Width:
 - .i 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;
 - .ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .iii 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .h Maximum Building Height: 12.0 metres
- .i Minimum Dwelling Unit Width: 5.5 metres
- .j Minimum Amenity Area:
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- .k Minimum Landscape Open Space: No requirement.
- .l The following shall apply to garages:
 - .i the maximum cumulative garage door width shall be 3.0 metres;
 - .ii the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .m Air conditioning units may be located on a balcony or uncovered terrace or rear yard.
- .n Maximum fence height permitted within the front yard: 1.2 metres.

12.2973B.3 for the purposes of ~~section~~ Exception 2973B:

- .1 Notwithstanding Section 6.13, the following encroachments shall be permitted:
 - .a a porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
 - .b a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
 - .c a bay window, bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into a 1.2 metre interior side yard;
- .2 Notwithstanding Section 6.13, Table 6.13.A, the following shall apply:
 - .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .c a bay, bow or box window with a maximum depth of 0.6metres is not required to include side windows;
 - .d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;
- .3 Shall also be subject to the requirements and restrictions 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 12.2973B**

12.2974 Exception 2974

12.2974.1 The lands shall only be used for the following purposes:

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

12.2974.2 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 metres 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 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;
- .4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted until December 31, 2025;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2975A Exception 2975A

12.2975A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by the ~~Industrial One A~~ **M1APE Zone** category.

12.2975A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 22 metres
- .2 Minimum Number of Parking Spaces: 130

12.2975B Exception 2975B

12.2975B.1 The lands shall only be used for the following purposes:

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

12.2975B.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 metres 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 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;
- .4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Garage Control: - On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .7 Minimum Rear Yard Depth: 6.0m
- .8 Temporary sales offices shall be permitted until December 31, 2025;
- .9 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .10 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .11 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .12 Maximum Building Height: 11.6 metres

12.2975B.3 for the purposes of ~~section~~ Exception 2975B:

- .1 the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,

- .b In the case of a mansard roof, the deck line, or In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2976A Exception 2976A

12.2976A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER2** zone.

12.2976A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum 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 metres 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 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;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .6 Temporary sales offices shall be permitted until December 31, 2025;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .10 Maximum Building Height 11.6 metres.

12.2976A.3 for the purposes of ~~section-Exception~~ 2976A:

- .1 In the case of a flat roof, the highest point of the roof surface,
- .2 In the case of a mansard roof, the deck line, or
- .3 In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2976B Exception 2976B

12.2976B.1 The lands shall only be used for the following purposes:

- .1 A street townhouse dwelling;
- .2 Purposes accessory to other permitted purposes.

12.2976B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 105 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 5.5 metres
- .3 Minimum Front Yard Depth:
 - .a 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
 - .b 6 metres to the front of any garage door opening;
- .4 Minimum Interior Side Yard: 1.2 metres, except that 0.0m is required when the side lot line coincides with a common wall between two dwelling units;
- .5 Maximum Building Height: 13 metres;
- .6 Minimum Landscaped Open Space: Each dwelling unit shall have a minimum of 19 square metres of landscaped open space in its rear yard;
- .7 Minimum Exterior Side Yard: 1.2 metres; 0.6 metres from a parking area and public walkway;
- .8 Minimum Rear Yard: 3.5 metres;
- .9 Minimum Distance Between Buildings: 2.4 metres;
- .10 Minimum Private Condominium Laneway Aisle Width: 6.0 metres including an aisle providing access to parking spaces;
- .11 Minimum Visitor Parking Spaces: 0.23 spaces per unit, which may be provided on lands zoned R2C – 2940;
- .12 Minimum Residential Parking Spaces: 2 spaces per unit;
- .13 Minimum Rooftop Amenity Area: 20 square metres for each unit.

12.2977 Exception 2977

12.2977.1 The lands shall only be used for the following purposes:

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

12.2977.2 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 metres 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 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;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .6 Minimum Rear Yard Depth: 6.0m
- .7 Temporary sales offices shall be permitted until December 31, 2025;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .11 Maximum Building Height: 11.6 metres

12.2977.3 for the purposes of ~~section~~ **Exception 2977**:

- .1 For the purposes of this **sectionException**, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge

12.2978 Exception 2978

12.2978.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3D-R2** zone.

12.2978.2 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 metres 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 Minimum Rear Yard Depth: 6.0 metres;
- .4 Minimum Lot Area per dwelling unit: 160 sq.m.
- .5 Minimum Lot Depth: 27 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, sidewalk or an accessory building permitted by this bylaw;
- .8 Maximum Building Height: 12.5 metres.

12.2978.3 for the purposes of ~~section~~ Exception 2978:

- .1 For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface;
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2979 Exception 2979

12.2979.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **CRC-ML** zone and the following permitted purposes:
 - .a Apartment Dwellings;
 - .b Back to Back Townhouse Dwellings;
 - .c Stacked Townhouse Dwellings;
 - .d Live Work Townhouse Dwellings;
 - .e Townhouse Dwellings;
 - .f Rear Lane Townhouse Dwellings;
 - .g Bank, Trust Company and Finance Company;
 - .h Service Shop;
 - .i Retail Establishment, having no outside storage or display;
 - .j Home occupation;
 - .k Commercial, Technical or Recreational School;
 - .l Art gallery;
 - .m Artist and Photography Studio including framing;
 - .n Personal Service Shop;
 - .o Health or Fitness Centre;
 - .p Dining Room Restaurant and Take-Out Restaurant;
 - .q Laundromat;
 - .r Dry Cleaning and Laundry Distribution Station;
 - .s Printing or Copying Establishment;
 - .t Custom Workshop;
 - .u Animal Hospital;
 - .v Convenience Store;
 - .w Office including the office of a health care practitioner;
 - .x Day Nursery;

Exception Zones

- .y Radio or Television broadcast Establishment; and
- .z Purposes Accessory to the other permitted purposes;
- .2 The following uses shall not be permitted:
 - .a Tattoo Parlour;
 - .b Amusement Arcade;
 - .c Massage or Body Rub Parlour;
 - .d The Repair and Servicing of Motor Vehicles or Internal Combustion Engines;
 - .e Billiard Parlour or Pool Hall; and
 - .f Adult Video Store or Bookstore;

12.2979.2 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouse Dwellings, Live-Work Townhouse Dwellings, and Rear Lane Townhouse Dwellings shall be subject to the requirements and restrictions set out in the **ROS.R2.R1.R1A3B, 2015** zone;
 - .a Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .i Minimum Lot Area: No requirement;
 - .ii Minimum Lot Width: No Requirement
 - .iii Minimum Lot Depth: No requirement;
 - .iv **Section 19.1.2.(a)(ii)** shall not apply;
 - .v Minimum Front Yard Depth: 0.0 metres;
 - .vi Minimum Exterior Side Yard Depth: 0.0 metres;
 - .b Residential Apartments shall be subject to the following requirement and restrictions:
 - .i Minimum Lot Area: no requirement;
 - .ii Minimum Lot Width: no requirement;
 - .iii Minimum Lot Depth: no requirement;
 - .iv **Section 19.1.2.(a)(ii)** shall not apply;
 - .v Minimum Front Yard Depth: 0.0 metres;
 - .vi Minimum Exterior Side Yard Depth: 0.0 metres;
 - .vii Minimum Rear Yard Depth: 0.0 metres;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .viii Minimum Interior Side Yard Width: 0.0 metres;
- .ix Minimum Setback to an underground parking structure: 0.0 metres;
- .x Where a drive aisle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive aisle width is 6.6 metres;
- .xi Maximum Building Height: 3 storeys
- .xii Minimum Landscaped Open Space – no requirement;
- .xiii Notwithstanding **Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 a** minimum 1.25 parking spaces per apartment dwelling and 0.25 visitor parking spaces per dwelling unit shall be provided;

Formatted: Highlight

.2 Shall also be subject to the requirements and restrictions relating to the **CRC-ML zone** and the general provisions of this by-law not in conflict with those set out in **CRCML-2979**

12.2982 Exception 2982

12.2982.1 The lands shall only be used for the following purposes:

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

12.2982.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 440 square metres
- .2 Minimum Lot Width: 13.7 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Setback: 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door
- .5 Minimum Rear Yard Setback: 7.5 metres
- .6 Minimum Interior Side Yard Setback: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .7 Minimum Exterior Side Yard Setback: 4.5 metres
- .8 Maximum Building Height: 11 metres

12.2982.3 for the purposes of ~~section-Exception~~ 2982:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1E-R1-x zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.2982.2**.

Formatted: Highlight

12.2983 Exception 2983

12.2983.1 The lands shall only be used for the following purposes:

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

12.2983.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres

12.2983.3 for the purposes of ~~Exception-section~~ 2983:

- .1 The Holding (H):
 - .a Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
 - .b The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .i Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
 - .ii Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
 - .iii Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
 - .iv Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - .v Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance With the Growth Management Staging and Sequencing Strategy.

12.2984 Exception 2984

12.2984.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within the **R1FR2-x** zone.

12.2984.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- .3 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres
- .4 No minimum dwelling unit width shall apply;
- .5 Minimum Interior Side Yard Width:
 - .a 1.2 metres; or
 - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .6 Maximum Lot Coverage: No requirement
- .7 Maximum garage door width: 3.5 metres

12.2984.3 for the purposes of ~~section~~ Exception 2984:

- .8 The Holding (H) :
 - .a Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
 - .b The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .i Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
 - .ii Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
 - .iii Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
 - .iv Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,

- .v Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.2985 Exception 2985

12.2985.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted within the **R3ER2-x** zone
- .2 Dual Frontage Townhouse Dwelling;

12.2985.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum Rear Yard Depth 4.5 metres to any living space above a garage
- .5 Minimum setback to a garage door: 0.0 metres when accessed from from the rear yard
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres; or
 - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .7 Minimum Front Yard Depth: 3.0 metres
 - .a For the purposes of lands zoned **R3ER1(H)-4.5-Section-Exception-2982**, the front lot line shall be deemed to be Torbram Road.
- .8 Maximum Building Height: 14.0 metres
- .9 Maximum Lot Coverage: no requirement
- .10 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- .11 Maximum garage door width: 3.5 metres

12.2985.3 Holding (H):

- .1 The Holding (H)
 - .a Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

Formatted: Highlight

- .b The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .i Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
 - .ii Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
 - .iii Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
 - .iv Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - .v Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.2986 Exception 2986

12.2986.1 The lands shall only be used for the following purposes:

- .1 Permitted uses within the R4A-R3L zone;
- .2 Townhouse Dwellings;
- .3 Rear Lane Townhouse Dwellings;
- .4 Stacked Townhouse Dwellings;
- .5 Live-work Townhouse Dwellings

12.2986.2 The Holding (H):

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and
 - .b Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
 - .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
 - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.2987 Exception 2987

12.2987.1 The lands shall only be used for the following purposes:

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

12.2987.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres

12.2987.3 Holding (H):

- .3 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .4 The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
 - .b Approval of a functional Servicing Report to the satisfaction of Director of Engineering Services; and,
 - .c Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
 - .d Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth management Staging and Sequencing Strategy; and,
 - .e Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - .f Confirmation that the Hewson Farmhouse Heritage Impact Assessment has been completed to the satisfaction of the Commissioner of Development Services.

12.2990 Exception 2990

12.2990.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 The uses permitted in a ~~C1n LC~~ ~~R3U~~ zone;
- .3 Purposes accessory to the other permitted purposes;

12.2990.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Side Yard Width: 4.5 metres;
- .3 Maximum setback to at least one of the lot lines abutting a public street: 6.5 metres;
- .4 Minimum Rear Yard Depth: 10 metres;
- .5 Maximum Building Height: 4 storeys;
- .6 Maximum Lot Coverage shall not apply;
- .7 Minimum Landscaped Open Space – 15% of the lot area;
- .8 No parking spaces are required for the non-residential uses;
- .9 A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;
- .10 Maximum Floor Space Index: 1.5;
- .11 The sale of pre-build dwelling units shall be permitted;
- .12 A minimum of 50% of the ground floor area of an apartment building shall ~~be used~~ be used for purposes permitted in an ~~LC~~ ~~C1~~ ~~R3U~~ zone;

12.2991 Exception 2991

12.2991.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in a **R4A-R3L** zone;
- .2 Purposes accessory to the other permitted purposes;

12.2991.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Side Yard Width: 4.5 metres;
- .3 Minimum Rear Yard Depth: 10 metres;
- .4 Maximum Lot Coverage shall not apply;
- .5 Minimum Landscaped Open Space – 20% of the lot area;
- .6 A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;
- .7 Maximum Floor Space Index: 1.5;
- .8 The sale of pre-build dwelling units shall be permitted;

12.2992 Exception 2992

12.2992.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in a **R4A-R3L** zone;
- .2 “Skylight Apartment Dwelling”;
- .3 Stacked Townhouse Dwelling;
- .4 Back-to-Back townhouse dwelling;
- .5 Stacked Back-to-Back Townhouse Dwelling;
- .6 Purposes accessory to the other permitted purposes;

12.2992.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width shall not apply;
- .2 Buildings must be setback a minimum of 2.5 metres from all lot lines abutting a private road and a minimum of 1 metre from all other lot lines, except where the lot line coincides with the party wall between two dwelling units;
- .3 Maximum Building Height: 4 storeys (excluding rooftop mechanical enclosures and roof-top access enclosures);
- .4 Parking Requirements: a minimum of 1.2 parking space per dwelling, plus a minimum of 0.2 parking spaces per dwelling devoted to visitors parking;
- .5 Maximum Lot Coverage shall not apply;
- .6 Minimum Landscaped Open Space: 20% of the lot area;
- .7 Maximum Floor Space Index: 1.5;
- .8 **Section 10.2** – One Dwelling Per Lot shall not apply;
- .9 **Sections 10.13.2, 10.13.3 and 10.13.4** shall not apply;

Formatted: Highlight

Formatted: Highlight

12.2992.3 for the purposes of ~~section~~ Exception 2992:

- .1 “Skylight Apartment Dwelling” shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse;
- .2 A private road shall mean a road established as a common element;
- .3 In this Section, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road, or Street and

Exception Zones

Visibility Triangle in the General Provisions for All Zones and provisions in General Provisions for Residential Zones;

- .4 A private road is treated as an aisle for the purposes of **Section 6.17.2.(c);**
- .5 The sale of pre-build dwelling units shall be permitted;

Formatted: Highlight

12.2993 Exception 2993

12.2993.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in a **R3C-R2** zone;
- .2 Multiple Residential Dwelling;
- .3 Back-to-Back Townhouse Dwelling;
- .4 Purposes accessory to the other permitted purposes;

12.2993.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall not apply;
- .2 Minimum Lot Width: 2.5 metres;
- .3 Minimum Yard Setback for a Principal Building:
 - .a Section 16.8.2.(d) shall not apply;
 - .b The front wall of a dwelling unit: 3.0 metres to a private road and 0 metres in all other situations;
 - .c The rear wall of a dwelling unit: 0.0 metres;
 - .d The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
 - .e Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .4 Maximum Building Height: 4 storeys;
- .5 Minimum Dwelling Unit Width: 6.5 metres;
- .6 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- .7 No visitor parking spaces are required;
- .8 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;
- .9 Section 16.8.2 g.) Minimum Landscape Open Space shall not apply;
- .10 Section 10.2 – One Dwelling Per Lot shall not apply;
- .11 Section 10.13.2 and 10.13.4 shall not apply;
- .12 The sale of pre-build dwelling units shall be permitted;
- .13 The front lot line shall be the shortest lot line abutting the private road;

12.2994 Exception 2994

12.2994.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in a ~~R3C~~ R2 zone;
- .2 Multiple Residential Dwelling;
- .3 Street Townhouse Dwelling;
- .4 Purposes accessory to the other permitted purposes;

12.2994.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Setback for A Principal Building:
 - .a The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
 - .b Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .2 Maximum Building Height: 4 storeys;
- .3 Section 10.2 – One Dwelling Per Lot shall not apply;
- .4 Section 10.13.2, 10.13.3 and 10.13.4 shall not apply;
- .5 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- .6 No visitor parking spaces shall be required;
- .7 The sale of pre-build dwelling units shall be permitted;

12.2995 Exception 2995

12.2995.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in a **R3C-R2 zone**;
- .2 Multiple Residential Dwelling;
- .3 Back-to-Back Townhouse Dwelling;
- .4 Rear Lane Townhouse Dwelling;
- .5 Purposes accessory to the other permitted purposes;

12.2995.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting a public street shall be deemed to be the front lot line;
- .2 Minimum Lot Area shall not apply;
- .3 Minimum Lot Width: 4.4 metres;
- .4 Minimum Yard Setback for a Principal Building:
 - .a Section 16.8.2.(d) shall not apply;
 - .b The front wall of a dwelling unit: 3.0 metres to a public street;
 - .c The rear wall of a dwelling unit: 6.0 metres to a private road and 0 metres in all other situations;
 - .d The side wall of a dwelling unit: 2.0 metres to a private road, 1.2 metres to a lot line not zoned in the same zoning category, and 0 metres in all other situations;
 - .e Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 Maximum Building Height: 4 storeys;
- .6 Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- .7 No visitor parking spaces are required;
- .8 Section 6.6 – Frontage on Road or Street shall not apply;
- .9 Section 16.8.2 g) Minimum Landscape Open Space shall not apply;
- .10 Section 10.2 – One Dwelling Per Lot shall not apply;
- .11 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;
- .12 Section 10.13.2 and 10.13.4 shall not apply;

- .13 The sale of pre-build dwelling units shall be permitted;

12.2996 Exception 2996

12.2996.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in a OS zone;
- .2 “Private infrastructure”^{”,”}_{”.”}
- .3 Purposes accessory to the other permitted purposes;

12.2996.2 for the purposes of ~~section~~ Exception 2996:

- .1 “Private Infrastructure” shall mean any building, structure, plant or equipment, above or below finished grade, essential to the provision and operation of storm water management.”

12.2997 Exception 2997

12.2997.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 A multiple residential dwelling

12.2997.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Lot Line abutting Sheard Avenue shall be deemed to be the Front Lot Line;
- .2 For the purposes of this By-law, the lands designated **R4APE, R3HL(H) Section-Exception – 2997** shall be treated as one lot, notwithstanding any future severance, partition, dedication or division of the said lands that may occur following the date of adoption of this by-law;
- .3 Maximum Number of Dwelling Units – 402;
- .4 Minimum Lot Area – No requirement;
- .5 Minimum Lot Width – No requirement;
- .6 Minimum Lot Depth – No requirement;
- .7 Minimum Front Yard Depth – 4.0 metres;
- .8 Minimum Side Yard Width – 2.0 metres
- .9 Minimum Exterior Side Yard Width – 1.8 metres;
- .10 Minimum Setback to a Daylight Triangle – 0.0 metres;
- .11 Minimum Rear Yard Depth – No requirement
- .12 Minimum Setback from Orangeville Railway Right –of –Way – 15.0 metres
- .13 Minimum Setback to lands zoned **OS** – 10.0 metres;
- .14 Notwithstanding the requirements above, the minimum setbacks from lands zoned **OS** to a parking structure and associated structures below established grade shall be – 0.0 metres;
- .15 Maximum Building Height
 - .a 13 storeys for an apartment dwelling;
 - .b 4 storeys for a multiple residential dwelling, excluding rooftop access enclosures and amenities;
- .16 Maximum Floor Space Index 1.2;
- .17 Minimum Parking Requirements:

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .a 1.30 spaces (including visitors) for each unit in a multiple residential dwelling back-to back stacked townhouse dwelling;
- .b 1.20 spaces (including visitors) for each unit in an apartment dwelling;

12.2997.3 for the purposes of ~~section~~ Exception 2997:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R4A R3LPE, R3L~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ Exception 12.2997.

12.2998 Exception 2998

12.2998.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R4A-R3~~HL zone.

12.2998.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: 0.7 hectares
- .3 Maximum Number of Units: 385
- .4 Minimum Interior Side Yard Width:
 - .a For any portion of a building 3 storeys in height or less: 7.5 metres
 - .b For any portion of a building 4 to 7 storeys in height: 10.0 metres
 - .c For any portion of a building 8 to 11 storeys in height: 16.0 metres
 - .d For any portion of the building 12 to 15 storeys in height: 21.0 metres
 - .e For any portion of the building 16 to 17 storeys in height: 26.0 metres
- .5 Minimum Rear Yard Depth:
 - .a For any portion of a building 5 storeys in height or less: 7.5 metres
 - .b For any portion of a building 6 to 7 storeys in height: 10.0 metres
 - .c For any portion of a building 8 to 11 storeys in height: 16.0 metres
 - .d For any portion of building 12 to 17 storeys in height: 33.0 metres
- .6 Any portion of a below grade parking garage that projects less than 3.0 metres above ground level, may encroach into the required rear yard provided that it is no closer than 3.0 metres to the lot line.
- .7 Maximum Building Height: 17 storeys
- .8 Maximum Floor Space Index (FSI): 4.0
- .9 Maximum Lot Coverage: 50%
- .10 Minimum Landscaped Open Space: 30% of the lot area
- .11 For the purpose of this section, a retaining wall shall be permitted within required landscaped open space.
- .12 Minimum Ground Floor Height: 4.5 metres
- .13 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres

.14 Windows and Doors at Grade:

- .a On the wall facing the lot line, a minimum of 60% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
- .b On the side walls of the building within 6.0 metre of the wall facing the front lot line, a minimum of 60% of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.

~~.15~~ Motor Vehicle Parking shall be provided in accordance with the following:

- ~~.a One bedroom dwelling unit: 0.9 spaces/unit;~~
- ~~.b Two bedroom dwelling unit: 1.0 spaces/unit;~~
- ~~.c Three bedroom dwelling unit: 1.20 spaces/unit;~~
- ~~.d Visitor parking: 0.15 spaces/unit.~~

~~.16~~.15 Minimum Number of Loading Spaces: 1 space

~~.17~~.16 Notwithstanding Section 6.17.2(d)(3) of the By-law, the minimum width of an aisle leading to an at grade visitor parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.0 metres.

Formatted: Highlight

~~.18~~.17 Bicycle parking:

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

Exception Zones

- .ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres.

~~19.18~~ All garbage and refuse storage, including any containers for storage of recyclable materials, shall be located withing a main building.