

12.3001 Exception 3001

12.3001.1 The lands shall only be used for the following purposes:

.1 Residential:

~~2.a~~ an apartment dwelling

~~3.b~~ a live-work dwelling unit

~~4.2~~ Commercial:

~~5.a~~ an office

~~6.b~~ a retail establishment

~~7.c~~ a personal service shop

~~8.3~~ ~~12.3001.2~~ The following uses shall not be permitted:

~~9.a~~ an adult video store

~~10.b~~ an adult entertainment parlour

~~11.c~~ a body art and/or tattoo parlour

~~12.d~~ a massage or body rub parlour

~~13.e~~ a drive-through facility

12.3001.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum setback to the lot line abutting Inspire Boulevard 1.5 metres

.2 Minimum Side Yard Width: 1.5 metres

.3 Minimum Setback to a private road or parking lot: 1.5 metres

.4 Minimum Setback to lands Zoned **R3AR2(H) -3002, R3AR2(H) – 3003 and/or I1**: 0.0 metres

.5 Maximum Lot Coverage shall not apply;

.6 Minimum Landscaped Open Space shall not apply;

.7 Maximum Floor Space Index shall not apply;

.8 Minimum Parking Requirement: 1.2 parking spaces for each dwelling unit, inclusive of visitor parking;

.9 Minimum Building Height: 4 storeys;

.10 All parking shall be screened from view from a public street;

.11 **Section 6.27** shall not apply;

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- .12 **Section 10.2** shall not apply;
- .13 Commercial uses shall be permitted on the ground floor only;
- .14 Loading area shall be screened from view from a public street;
- .15 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

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12.3001.3 for the purposes of ~~section-Exception 3001~~:

- .1 Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.
- .2 Shall also be subject to the requirement and restrictions relating to the **R4A-R3L** zone and all the general provisions of this by-law which are not in conflict with those
- .3 All lands zoned, **R4AR3L(H)** – 3001, **R3AR2(H)** – 3002 and **R3AR2(H)** – 3003 shall be treated as one lot for Zoning purposes.

12.3001.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (**A**) zone or for a private road including Infrastructure providing access to and services for lands zoned **R3AR2(H) – 3002** and **R3AR2(H) – 3003**.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and
 - .b Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
 - .c Confirmation that clearance has been provided from the Region of Peel; 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 Blvd. as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

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12.3002 Exception 3002

12.3002.1 The lands shall only be used for the following purposes:

- .1 A stacked townhouse dwelling;
- .2 A townhouse dwelling;
- .3 A semi-detached dwelling;

12.3002.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall not apply;
- .2 Minimum Lot Width shall not apply;
- .3 Minimum Front Yard Depth shall not apply;
- .4 Minimum Setback to a Private Road or Parking Lot: 0.9 metres
- .5 Minimum Exterior Side Yard Width shall not apply;
- .6 Maximum Lot Coverage shall not apply;
- .7 Minimum Landscaped Open Space: Notwithstanding 12.3002.5, 10% of the total area of lands zoned ~~R3AR2~~(H)-3002;
- .8 Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;
- .9 Section 10.2 shall not apply;
- .10 Section 10.9.1.B shall not apply;
- .11 No setbacks are required for building or structures used for the purpose of utility/meter room;
- .12 Maximum fire wall encroachment into the front and/or rear yard setback; 2.0 metres
- .13 Maximum Building Height: 13.0 meters
- .14 A fire wall may project above the roofline by a maximum 0.3 metres;
- .15 Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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;

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- .16 For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;
- .17 A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;
- .18 Maximum units in a stacked townhouse block: 18 units;
- .19 Maximum units in a townhouse block: 8 units;
- .20 Minimum landscaped open space between stacked townhouse buildings:
 - .a Where a rear wall abuts a side wall: 7.5 metres;
 - .b Between abutting side walls: 4.5 metres;
 - .c Between rear walls: 12 metres;
 - .d Between a rear wall and any lot line: 5.5 metres
- .21 Minimum Landscaped Open Space Between Townhouse Buildings:
 - .a Between abutting side walls: 2.4 metres
 - .b Between a rear wall and any lot line: 5.5 metres
- .22 Total Minimum Amenity Area: 450 square metres located on lands zoned **R3AR2(H)-3002** and/or **R3AR2(H)-3003**;

12.3002.3 for the purposes of ~~section~~ **Exception 3002**:

- .1 Amenity Area: shall mean land that is intended for active or passive 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 Shall also be subject to the requirements and restrictions relating to the **R3A-R2 zone** and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 3002**.
- .3 All lands zoned, **R4AR3L(H)-3001**, **R3AR2(H)-3002** and **R3AR2(H)-3003** shall be treated as one lot.
- .4 The Holding (H):
 - .a Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned **R3AR2(H)-3003**.
 - .b The Holding (H) symbol shall not be removed until such time as the following have been provided:

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- .i Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and,
- .5 Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
- .6 Confirmation that clearance has been provided from the Region of Peel.

12.3003 Exception 3003

12.3003.1 The lands shall only be used for the following purposes:

- .1 A stacked townhouse dwelling;
- .2 A townhouse dwelling;
- .3 A semi-detached dwelling;

12.3003.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall not apply;
- .2 Minimum Lot Width shall not apply;
- .3 Minimum Front Yard Depth shall not apply;
- .4 Minimum Setback to a Private Road or Parking Lot: 0.9 metres
- .5 Minimum Exterior Side Yard Width shall not apply;
- .6 Maximum Lot Coverage shall not apply;
- .7 Minimum Landscaped Open Space: Notwithstanding ~~section-Exception 12_3003.5~~ 10% of the total area of lands zoned **R3AR2(H) – 3003**;
- .8 Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;
- .9 Section 10.2 shall not apply;
- .10 Section 10.9.1.B shall not apply;
- .11 No setbacks are required for building or structures used for the purpose of utility/meter room;
- .12 Maximum fire wall encroachment 2.0 metres into the front and/or rear yard setback;
- .13 Maximum Building Height: 13.0 meters
- .14 A fire wall may project above the roofline by a maximum 0.3 metres;
- .15 Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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;

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- .16 For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;
- .17 A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;
- .18 Maximum units in a stacked townhouse block: 18 units;
- .19 Maximum units in a townhouse block: 8 units;
- .20 Minimum landscaped open space between stacked townhouse buildings:
 - .a Where a rear wall abuts a side wall: 7.5 metres;
 - .b Between abutting side walls: 4.5 metres;
 - .c Between rear walls: 12 metres;
 - .d Between a rear wall and any lot line: 5.5 metres
- .21 Minimum Landscaped Open Space Between Townhouse Buildings :
 - .a Between abutting side walls: 2.4 metres
 - .b Between a rear wall and any lot line: 5.5 metres
- .22 Total Minimum Amenity Area: 450 square metres located on lands zoned **R3AR2(H)-3002 and/or R3AR2(H)-3003**;

12.3003.3 for the purposes of ~~section-Exception 3003~~

- .1 Shall also be subject to the requirements and restrictions relating to the **R3AR2** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 3003**.
- .2 All lands zoned, **R4AR2(H)-3003, R3AR2(H)-3002 and R3AR2(H)-3003** shall be treated as one lot.

12.3003.4 The Holding (H)

- .1 Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services and the Region of Peel; and,
- .2 Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
- .3 Confirmation that clearance has been provided from the Region of Peel; and,

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- .4 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,
- .5 Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

12.3005 Exception 3005

12.3005.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the **R3C-R2 zone:**

12.3005.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of townhouse dwellings on lands zoned **R3C-R2 – Section-Exception_3005: 43**
- .2 Minimum setback to Wanless Drive: 7.3 metres
- .3 Minimum front or rear yard setback to a common element road: 6.0 metres, except for lots having a side yard abutting a common element road in which case the minimum front or rear yard setback shall be 4.8 metres
- .4 Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,
- .5 Minimum Side Yard Setback: 1.5 metres
- .6 Notwithstanding ~~Sections-Exception_3005.2.3-3), 4), 5) and 8)~~, the following shall apply to a lot abutting an Amenity Space:
 - .a Minimum front yard setback: 5.9m
 - .b Minimum side yard setback: 4.9m
 - .c Minimum rear yard setback: 2.0m
- .7 Minimum Dwelling Unit Width 6.0 metres
- .8 Maximum Building Height: 11.0 metres
- .9 A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
- .10 Maximum garage door width per dwelling unit:
 - .a Interior lots abutting Wanless Drive: 3.7 metres
 - .b End/corner lots abutting Wanless Drive: 4.9 metres
- .11 Section 16.8.2 (i) and Section 10.10 General Provisions regarding fencing shall not apply.
- .12 Maximum fence height in the yard abutting Wanless Drive: 1.2 metres, except for a noise attenuation barrier
- .13 Section 10.13.2 of the General Provisions shall not apply.
- .14 Setback to a Hydro Transformer: No requirement
- .15 Minimum Common Amenity Area: 355 sq. m

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- .16 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

12.3005.3 for the purposes of ~~section-Exception~~ 3005:

- .1 Common Amenity Area: shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping that support the amenity area.
- .2 All lands zoned **R3CR2-3005** and **R2AR1A, R1-3006** shall be treated as one lot for the purposes of required visitor parking.
 - .a Minimum visitor parking spaces: 10 spaces
- .3 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

12.3006 Exception 3006

12.3006.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the **R2A-R1A, R1** zone.

12.3006.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 5.8 metres
- .2 Minimum Lot Area: 163 square metres
- .3 Minimum Lot Depth: 26.0 metres
- .4 Minimum front yard setback: 6.0 metres
- .5 Minimum side yard setback to Wanless Drive: 6.25 metres
- .6 Minimum side yard setback to a common element road: 1.0 metres
- .7 Minimum interior side yard setback: 1.2 metres
- .8 Maximum Building Height: 11.0 metres
- .9 Setback to a Hydro Transformer: No requirement
- .10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

12.3006.3 for the purposes of section 3006:

- .1 All lands **zoned R2AR1A, R1-3006** and **R3CR2-3005** shall be treated as one lot for the purposes of required visitor parking.
 - .a Minimum visitor parking spaces: 10 spaces
- .2 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

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12.3007 Exception 3007

12.3007.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling

12.3007.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 6.0 metres
- .2 Minimum Setback to Veterans Drive: 3.0 metres
- .3 Minimum Setback between a wall containing a swing door and a Private Walkway running parallel to such wall: 2.0 metres
- .4 Minimum Separation Distance Between Buildings: 3.0 metres
- .5 Minimum Interior Side Yard Setback (from the Northern Property Boundary Line): 3.0 metres
- .6 Minimum Interior Side Yard Setback (from the Southern Property Boundary Line):
 - .a 5.8 metres to the rear wall of townhouse dwelling;
 - .b 3.0 metres to the side wall of a townhouse dwelling;
- .7 **Notwithstanding 12.3007.5 and 12.3007.6**, utility cabinets may encroach into the required interior side yard setback by a maximum 0.5 metres;
- .8 Minimum Building Setback from a Floodplain Zone: 3.0 metres
- .9 Maximum Building Height: 3.5 storeys
- .10 Maximum Lot Coverage No Requirement
- .11 Minimum Parking Requirement:
 - .a Townhouse Dwelling: 2 spaces per unit
 - .b Visitor Parking: 0.2 spaces per unit
- .12 Minimum Landscaped Open Space: 25% of the Lot Area
- .13 Open, roofed porches not exceeding one storey in height may project no more than 2.5 metres from any wall of a dwelling unit;
- .14 Notwithstanding Section 10.10 of the By-law, a privacy screen having a maximum height of 1.8 metres above the walking surface of a porch may project no more than 2 metres from any wall of a dwelling unit;
- .15 Notwithstanding Section 6.10, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located;

- .16 Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- .17 Section 6.27 shall not apply;
- .18 Notwithstanding Section 6.17.2 (d) of this By-law, a private lane leading to designated visitor spaces shall be a minimum of 6 metres wide to allow for 90 degree parking.

12.3012 Exception 3012

12.3012.1 The lands shall only be used for the following purposes:

- .1 A Purposes permitted by the **R4A-R3L** zone;
- .2 A retirement home;
- .3 Only in conjunction with an apartment dwelling and/or a retirement home;
 - .a a retail establishment;
 - .b a convenience store;
 - .c a medical office, including the office of a drugless practitioner;
 - .d a pharmacy;
 - .e a take-out restaurant;
 - .f personal service shop
- .4 Purposes accessory to the other permitted purposes.

12.3012.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 5 storeys;
- .2 Minimum Front Yard Depth: 3 metres;
- .3 Minimum Side Yard Width: 3 metres;
- .4 Minimum Rear Yard Depth: 9 metres;
- .5 Maximum Lot Coverage: 25%;
- .6 Maximum Number of Dwelling Units: 156;
- .7 Minimum Number of Parking Spaces: 141;
- .8 Maximum Gross Commercial Floor Area: 880 square metres;
- .9 Minimum Amenity Area: 2,000 square metres;
- .10 Landscaped Open Space: 20% of the Lot Area; and
- .11 Notwithstanding Section 5 definitions, a retaining wall shall be permitted within the required landscaped open space.

12.3014 Exception 3014

12.3014.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **C3GC zone**;
- .2 A motor vehicle washing establishment;
- .3 A day nursery;
- .4 Purposes accessory to other permitted purposes;

12.3014.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Depth(s):
 - .a Exterior Side Yard Width: 4.45 m
 - .b Front Yard Depth: 2.95 m
 - .c Setback to a lot line abutting a Daylight Triangle: 2.95 m
 - .d Rear Yard Depth: 4.45 m
 - .e Interior Side Yard Depth: 2.95 m
- .2 Outdoor storage shall not be permitted.

12.3015 Exception 3015

12.3015.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2D-R1A zone;

12.3015.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 11 metres. 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;
- .2 Minimum Lot Depth: 25 metres;
- .3 Minimum Rear Yard Setback: 6 metres;
- .4 A balcony or porch with or without a cold cellar may project into the minimum required 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 required front or exterior side yard;
- .5 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 required front, rear and exterior side yard;
- .6 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .7 The minimum building setback to a daylighting triangle/rounding: 1.2 metres.

12.3016 Exception 3016

12.3016.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the following purposes in addition to the uses permitted in an OS zone

.a Those purposes permitted in the ~~R1F-10.4-2973~~, ~~R1F-11.6-2975~~ and ~~R2R3D-6.0-2436~~.

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12.3016.2 The lands shall be subject to the following requirements and restrictions:

.1 Uses permitted in Section ~~12.3016.1(1)~~ shall be subject to the requirements and restrictions of the associated ~~R1F-10.4-2973~~, ~~R1F-11.6-2975~~ or ~~R3DR2-6.0-2436~~ zone."

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12.3017 Exception 3017

12.3017.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling,
- .2 A stacked townhouse dwelling,
- .3 A back-to-back townhouse dwelling,
- .4 Only in conjunction with an apartment dwelling, the following non-residential uses are permitted;
 - .a An office,
 - .b A bank, trust company or financial institution,
 - .c A retail establishment,
 - .d A convenience store,
 - .e A dry cleaning and laundry distribution station,
 - .f A dining room restaurant, a take-out restaurant,
 - .g A service shop,
 - .h A personal service shop,
 - .i A printing or copying establishment,
 - .j An art gallery,
 - .k A community club,
 - .l A commercial school,
 - .m A health or fitness centre,
 - .n A place of worship,
 - .o A day nursery, and
 - .p A library

12.3017.2 The lands shall be subject to the following requirements and restrictions:

- .1 Non-residential uses shall only be permitted on the ground floor or second floor of an apartment dwelling abutting a public or private road. For greater clarity, common areas including fitness centres, lobbies, service areas, library, games room, kids play zone, co-working spaces, party room and other facilities for the private use of the residents of the building may be permitted anywhere in the building.

- .2 The maximum gross floor area for an individual non-residential use shall be 1500 square metres and shall not include residential common areas noted in 3017.2.1 above.
- .3 The maximum number of residential units shall not exceed 290.
- .4 The maximum floor space index shall be 5.0 FSI.
- .5 Minimum Lot Width is not applicable.
- .6 The maximum building height shall be 21-storeys having a maximum building height of 65 metres measured from established grade.
- .7 The minimum floor-to-floor height of the ground floor of an apartment building shall be 4.5 metres.
- .8 The minimum setback from Malta Avenue shall be an additional 3.0 metres for the portion of a building that is 15 metres above grade or greater.
- .9 The minimum setback from Malta Avenue shall be 2.5 metres excluding sunken patios, porches (covered and uncovered), stairs, and both hard and soft landscaping which may encroach to within 0 metre of the Lot Line.
- .10 For the purposes of this section, Malta Avenue shall be deemed to be the Front Lot Line.
- .11 The minimum below grade setback to all yards shall be 0 metres.
- .12 Minimum Lot Area; 14 square metres per dwelling unit.
- .13 Minimum Interior Side Yard Width: 0.0 metres.
- .14 Minimum setback from a Lot Line for a hydro transformer 1.5 metres.
- .15 Maximum Lot Coverage: 50%
- .16 Minimum Landscape Open Space: 35% of the lot area
- .17 The minimum landscape strip, along the lot line abutting Malta Avenue shall be 2.5 metres, except at approved access locations. Landscaped open space may consist of both hard and of elements, including retaining walls, stairs, pedestrian ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- .18 Minimum parking requirements:
 - .a Notwithstanding Section 20.3.2(a) and (b), visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit.
- .19 Minimum Distance Between Buildings: No requirement.

12.3018 Exception 3018

12.3018.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
 - .a A single detached dwelling
 - .b A semi-detached dwelling.

12.3018.2 The lands shall be subject to the following requirements and restrictions:

- .2 Maximum Number of Dwellings: 11 dwelling units
- .1 Minimum Lot Area:
 - .a For a Single Detached Dwelling: 235 square metres
 - .b For a Semi-detached Dwelling: 191 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a For a Single Detached Dwelling: 8.0 metres
 - .b For a Semi-detached Dwelling: 7.1 metres per dwelling Unit except for a lot abutting the communal parking area, in which case the minimum Lot Width shall be 5.9 metre
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Dwelling Unit Width: 5.9 metres
- .5 For lots adjacent to Dixie Road, the lot line abutting Dixie Road shall be treated as the front lot line for Zoning purposes
- .6 Front Yard Setback:
 - .a For lots abutting Dixie Road: 3.1 metres
 - .b For all other lots: 4.5 metres
- .7 Rear Yard Setback:
 - .a For lots abutting Dixie Road: 1.5 metres to a garage door
 - .b For all other lots: 7.5 metres
- .8 Minimum Interior Side Sard Setback:
 - .a Single Detached Dwelling:
 - 1.2 metres on one side and 0.6 metres on the other
 - .b Semi-Detached Dwelling:

1.2 metres, except for a lot abutting both Dixie Road and an Open Space zone in which case the minimum side yard setback shall be 1 metre

- .9 Minimum Exterior Side Yard: 1.2 metres
- .10 Maximum Encroachment into the Front Yard:
 - 1.3 metres for an open 1 storey roofed porch on Lots with frontage on Dixie Road
 - 2.6 metres for an open 1 storey porch with frontage on an internal road
- .11 Maximum Encroachment into an Exterior Side Yard:
 - 1.2 metres for an open storey roofed porch
- .12 Fencing along the lot line abutting Dixie Road shall be prohibited
- .13 Maximum Building Height: 12.25 metres
- ~~.14~~ ~~Minimum Visitor Parking: 3 spaces, for all lands zoned R2AR1A-3018~~
- ~~.15.14~~ Access to resident and visitor parking shall be provided from a private internal road

12.3018.3 for the purposes of ~~section~~ Exception 3018:

- .1 For the purpose of this zone a private road shall be treated as a public street for zoning purposes

12.3022. Exception 3022

12.3022.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purpose of a townhouse dwelling

12.3022.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section the lot line abutting Flagged Avenue shall be the front lot line.
- .2 All lands zoned **R3CR2-3022** shall be treated as one lot for zoning purposes.
- .3 Minimum Lot Area: 60 square metres per dwelling unit.
- .4 Minimum Yard Setback for a Principle building:
 - .a 2 metres to the lot line abutting Haggert Avenue;
 - .b 7 metres to the rear lot line if residential parking is provided at 70 degrees up to and including 90 degrees;
 - .c 6.75 metres to the rear lot line if residential parking is provided at 50 degrees up to 70 degrees;
 - .d 3.7 metres to the lot line abutting Jessie Street;
 - .e 11 metres to the interior side lot line;
 - .f 0.0 metres to a private road or common element.
- .5 Minimum Dwelling Unit Width: 5.5 metres;
- .6 Maximum Number of Dwelling Units: 6 units;
- .7 Maximum Building Height: 10.6 metres;
- .8 Minimum Aisle Width serving residential parking spaces - 70 degrees up to and including 90 degrees: 6 metres;
- .9 Minimum Aisle Width serving residential parking spaces - 50 degrees up to 70 degrees: 5.75 metres
- .10 Minimum Aisle Width serving visitor parking spaces: 5.5 metres;
- .11 Minimum Landscaped Open Space: No requirement;
- .12 Common Amenity Area: No requirement;
- .13 Garage Control: No requirement.

12.3023. Exception 3023

12.3023.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 only in conjunction with an apartment dwelling, the following non- residential uses are permitted:
 - .a an office;
 - .b a bank, trust company or financial institution;
 - .c a retail establishment;
 - .d a convenience store;
 - .e a dry cleaning and laundry distribution station;
 - .f a laundromat;
 - .g a dining room restaurant;
 - .h a take-out restaurant;
 - .i a service shop;
 - .j a personal service shop;
 - .k a printing or copying establishment;
 - .l an art gallery;
 - .m a community club;
 - .n a commercial school;
 - .o a health or fitness centre;
 - .p a place of worship;
 - .q day nursery;
 - .r library;
 - .s a theatre;
 - .t a grocery store;
 - .u a place of commercial recreation;
 - .v an administrative office of any public authority;
 - .w a hotel;
 - .x an animal hospital;

- .y a travel agency;
 - .z a business incubator;
 - .aa a micro manufacturing use; and
 - .bb a custom workshop.
- .3 Purposes accessory to the other permitted purposes

12.3023.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, the lot line abutting Steeles Ave W shall be the front lot line.
- .2 All lands zoned **R4AR31M(3)-H-3017** and **R4AR31M(3)-3023** shall be treated as one lot for required bicycle and vehicular parking, access and lot area.
- .3 Minimum gross floor commercial area: 150 square metres
- .4 Maximum number of residential units: 462
- .5 Maximum Floor Space Index: 12.5
- .6 Building Height: The minimum height shall be 8 storeys and the maximum height shall be 40 storeys having a maximum height of 125 metres, exclusive of any roof-top mechanical penthouse or architectural feature.
- .7 Where any portion of a floor level is wholly or partially below established grade, it shall not be considered to be a storey for zoning purposes.
- .8 Minimum Ground Storey Height: 6 metres
- .9 Minimum Front Yard Setback for any portion of the podium that is less than 1 storey above grade: 1.5 metres
- .10 Minimum Front Yard Setback for any portion of the podium that is equal to and greater than 1 storey above grade: 0 metres
- .11 Minimum setback to a daylight triangle at the intersection of Steeles Ave W and Malta Ave: 0 metres
- .12 Minimum Rear Yard Depth to One-Storey Pedestrian Connection Building: 0 metres
- .13 Minimum Rear Yard Depth to Podium: 7.5 metres
- .14 Minimum Rear Yard Depth to Tower: 13 metres
- .15 Minimum Exterior Side Yard Width: 3 metres
- .16 Minimum Interior Side Yard Width: 6 metres
- .17 Tower Setback: Additional 1.5 metres from the edge of the podium
- .18 Minimum Lot Area: No Requirement

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Exception Zones

- .19 Minimum Lot Width: Not Applicable
- .20 Minimum below grade setback to all yards: 0 metres
- .21 Minimum Setback from a Lot Line for a hydro transformer: 0 metres
- .22 Maximum Lot Coverage: 60%
- .23 Minimum Landscaped Open Space: 30% of the lot area
- .24 The minimum landscaped open space strip, except at approved driveway locations abutting Malta Avenue shall be 2.5 metres and may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- .25 Maximum Tower Floor Plate: 800 square metres
- .26 Maximum Width of One-Storey Pedestrian Connection Building: 8.5 metres
- .27 Minimum parking requirements:
 - .a Notwithstanding **Section 20.3.2 (a) and (b)**, Visitor Parking shall be provided at a rate of 0.15 spaces per dwelling unit.
- .28 Minimum Distance between buildings: No requirement
- .29 Bicycle Parking:
 - .a Notwithstanding **Section 20.3.4(a)** Bicycle Parking for Residents shall be provided at a rate of 0.47 spaces per dwelling unit.
 - .b Notwithstanding **Section 20.3.4(b)** Bicycle Parking for Visitors shall be provided at a rate of 0.05 spaces per dwelling unit.
 - .c In addition to the requirements of **Section 20.3.4**, bicycle parking shall be required for commercial uses at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided.
- .30 Maximum Gross Floor Area: 32,750 square metres
- ~~.31~~ Continuous Streetwall:
- ~~.32~~~~.31~~ Podium portion of the building shall have a minimum length of 90% of the length of the entire available frontage facing Steeles Ave West. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.
- ~~.33~~ Windows and Doors at Grade:
 - ~~.34~~~~.32~~ the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.
- ~~.35~~~~.33~~ Loading, Unloading and Waste Disposal and Storage:

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- .a One on-site loading space shall be provided.
- .b Loading, Unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a street, and must be adequately screened.
- .c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

12.3023 for the purposes of ~~section~~ Exception 3023:

- .1 “Floor Plate” means the total floor area of an individual storey of the building measured from exterior walls.
- .2 “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the tower rests.
- .3 “Tower” means the portion of the building which extends upward to the top storeys and rests on the podium.
- .4 “Business Incubator” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- .5 “Workshop” shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- .6 “Micro-manufacturing” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewer or micro-winery and can be combined with a restaurant use.

12.3024 Exception 3024

12.3024.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling or within an existing heritage building:
 - .3 an office;
 - .4 a bank, trust company or financial institution;
 - .5 a retail establishment;
 - .6 a convenience store;
 - .7 a dry cleaning and laundry distribution station;
 - .8 a laundromat;
 - .9 a dining room restaurant;
 - .10 a take-out restaurant;
 - .11 a service shop;
 - .12 a personal service shop;
 - .13 a printing or copying establishment;
 - .14 an art gallery;
 - .15 a community club;
 - .16 a commercial school;
 - .17 a health or fitness centre;
 - .18 a place of worship;
 - .19 a day nursery;
 - .20 a library;
 - .21 a theatre;
 - .22 a grocery store;
 - .23 a place of commercial recreation;
 - .24 an administrative office of any public authority;
 - .25 an animal hospital;

- .26 a travel agency;
- .27 a business incubator; a
- .28 a micro manufacturing use; and b
- .29 a custom workshop.
- .30 Purposes accessory to the other permitted purposes.

12.3024.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, the lot line abutting McLaughlin Road South shall be the front lot line.
- .2 Drive-through facilities shall be prohibited.
- .3 Maximum number of residential units: 120
- .4 Maximum Floor Space Index: 1.55
- .5 Building Height:
 - .a For an apartment dwelling, the minimum building height shall be 3 storeys and the maximum building height shall be 8 storeys, exclusive of any roof-top mechanical penthouse or architectural feature;
 - .b For a heritage building having a Gross Floor Area less than or equal to 135 square metres, the maximum building height shall be 2 storeys.
- .6 Minimum Ground Storey Height for an apartment dwelling: 4.5 metres
- .7 Minimum Front Yard Depth: 7 metres
- .8 Minimum Rear Yard Depth: 10 metres, except 0 metres shall be required to an accessory building used for refuse collection.
- .9 Minimum Interior Side Yard Width: 10 metres
- .10 Minimum Exterior Side Yard Width:
 - .a 15 metres
 - .b 10 m to a heritage structure
 - .c 3 m to a hydro transformer 1
- .11 Minimum Lot Area: No Requirement 1
- .12 Minimum Lot Width: No Requirement 1
- .13 Minimum below grade setback to underground parking garage: 0 metres 1
- .14 Minimum Setback from a Lot Line for a hydro transformer: 3 metres 1

- .15 Maximum Lot Coverage: No Requirement 1
- .16 Minimum Landscaped Open Space: 30% of the lot area 1
- .17 Minimum parking requirements:
 - .a Residential: 1 space per dwelling unit.
 - .b Visitor: 0.2 spaces per dwelling unit
 - .c Commercial: 1.0 space per 19 square metres 1
- .18 Maximum Gross Floor Area: 9,500 square metres 1
- .19 Loading, Unloading and Waste Disposal and Storage: a. One on-site loading space shall be provided. b. Loading, Unloading and waste disposal facilities shall not be located on the wall of a building facing a street. 2
- .20 Minimum setback to a daylight triangle: 3m

12.3024.3 for the purposes of ~~section~~ Exception 3024:

- ~~1~~ “Business Incubator” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprise)
 - .1 by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- ~~2~~ “Workshop” shall mean a building where the design and custom production of goods and articles occurs on the premises, including
 - ~~3.2~~ custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- ~~4.3~~ “Micro-manufacturing” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a microbrewer or micro-winery and can be combined with a restaurant use.

12.3025 Exception 3025

12.3025.1 The lands shall only be used for the following purposes:

- .1 ~~Permitted Uses~~ Residential:
 - .a an apartment dwelling
- .2 Commercial uses, only on the first and/or second storey of an apartment dwelling:
 - .a an office
 - .b a private school
 - .c a park, playground, recreational facility
 - .d a bank, trust company or financial institution
 - .e a retail establishment, having no outside storage, excluding those listed below as not permitted
 - .f a convenience store or grocery store, with a gross floor area of up to 400m²
 - .g a pharmacy, with a gross floor area of up to 400m²
 - .h a personal service shop
 - .i a printing or copying establishment
 - .j a commercial, technical or recreation school
 - .k a community club
 - .l a health & fitness centre
 - .m a day nursery
 - .n an amusement arcade
 - .o a place of commercial recreation
 - .p a medical office
- .3 The following uses shall not be permitted:
 - .a an adult video store
 - .b an adult entertainment parlour
 - .c a massage or body rub parlour
 - .d a drive-through facility
 - .e a convenience store or grocery store having a gross floor area of more than 400m²

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- .f a supermarket
- .g a pharmacy having a gross floor area of more than 400m²

12.3025.2 The lands shall be subject to the following requirements and restrictions:

- .4 For the purpose of this By-law, Kings Cross Road shall be the front lot line.
- .5 -For the purpose of this by-law, **Schedules B-1, B-2 and B-3** and associated requirements and restrictions set in **Section 29.1** shall not apply.
- .6 Minimum Rear Yard setback: 19 metres, except 5 meters to an air intake shaft serving an underground parking garage
- .7 Maximum Lot Coverage: 45%
- .8 Maximum Building Height: 22 Storeys
- .9 Minimum Building Height: 6 storeys
- .10 Minimum Exterior side yard setback (to Kensington Road): 5.0 metres
- .11 Minimum Interior Side Yard setback: 8.1 metres
- .12 Minimum Front Yard setback: 3.0 metres 1
- .13 Maximum FSI: 3.9 1
- .14 Minimum Private Amenity Area: 2.0 m² per dwelling unit 1
- .15 Minimum Ground Floor Height: 4.5 metres 1
- .16 Access to an underground parking garage shall be provided from a private internal driveway.
- .17 Building Height shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms or enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.
- .18 -Residential apartment dwelling units shall be permitted on all storey
- .19 Section **29.1.3(k)** shall not apply, ~~1~~
- .20 For the purpose of this ~~Section~~**Exception**, a Pharmacy shall mean a retail outlet engaged in the sale and dispensation of prescription medication

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12.3025.3 for the purposes of ~~section~~Exception** 3025:**

- .21 ~~CMU1-MH~~-3025 Shall be subject to the requirements and restrictions relating to the ~~CMU1-MH~~ zone and all general provisions of this by-law which are not in conflict with those set out in ~~Section~~**Exception** 3025 ~~of this Amendment~~.

12.3026 Exception 3026

12.3026.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses: Residential:
 - .a an apartment dwelling
 - .b a townhouse dwelling
 - .c a stacked townhouse dwelling
 - .d a stacked back-to-back townhouse dwelling
 - .e a multiple residential dwelling
- .2 Commercial uses, only on the first and/or second storey of a building:
 - .a an office
 - .b a private school
 - .c a park, playground, recreational facility
 - .d a bank, trust company or financial institution
 - .e a retail establishment, having no outside storage excluding those listed below as not permitted
 - .f a convenience store or grocery store, with a gross floor area of up to 400m²
 - .g a pharmacy, with a gross floor area of up to 400m²
 - .h a personal service shop
 - .i a printing or copying establishment
 - .j a commercial, technical or recreation school
 - .k a community club
 - .l a health & fitness centre
 - .m a day nursery
 - .n an amusement arcade
 - .o a place of commercial recreation
 - .p a medical office
 - .q purposes accessory to the other permitted uses
- .3 The following uses shall not be permitted:

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- .a an adult video store
- .b an adult entertainment parlour
- .c a massage or body rub parlour
- .d a drive-through facility
- .e a convenience store or grocery store having a gross floor area of more than 400m²
- .f a supermarket
- .g a pharmacy having a gross floor area of more than 400m²

12.3026.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard setback: 19.0 metres
- .2 Maximum Lot Coverage: 45%
- .3 Maximum Building Height within 40 metres of Kings Cross Road: 22 Storeys
- .4 Maximum Building Height beyond 40 metres of Kings Cross Road: 6 Storeys
- .5 Minimum Building Height: 6 Storeys
- .6 Minimum separation distance between the wall of a building located within 40 metres of King Cross Road and a building located more than 40 metres from Kings Cross Road, shall be 17 metres, excluding stairs to an underground parking garage
- .7 Minimum Interior (North) Side Yard setback: 11.0 metres, excluding structures to house stairwells
- .8 Minimum Interior (South) Side Yard setback: 5 metres
- .9 Minimum Front Yard setback: 3.0 metres
- .10 Maximum FSI: 2.7
- .11 Minimum Private Amenity Area: 2.0 m² per dwelling unit
- .12 Minimum Ground Floor Height: 4.5 metres
- .13 Access to any underground parking garage shall be provided from a private internal driveway
- .14 Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms and enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling
- .15 Residential apartment dwelling units shall be permitted on all storey
- .16 Section 29.1.3(k) shall not apply
- .17 Minimum Bicycle parking for Commercial Uses: 1 parking space for each 500 square metres of gross Commercial floor area or portion thereof

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.18 For the purpose of this ~~Section~~Exception, a Pharmacy shall mean a retail outlet engaged in the sale and dispensation of prescription medication.

12.3026.4 for the purposes of ~~section~~Exception 3026:

- .1 For the purpose of this By-law, Kings Cross Road shall be the front lot line
- .2 For the purpose of this by-law, Schedules B-1, B-2 and B-3 and associated requirements and restrictions set in Section 29.1 shall not apply
- .3 The following requirements and restrictions shall also apply to any building or use of lands existing on the date of the passing of this by-law
- .4 Minimum Rear Yard setback: 6.0 metres
- .5 Minimum Interior (North) Side Yard setback: 0.7 metres
- .6 Minimum Interior (South) Side Yard setback: 3.3 metres
- .7 Minimum Front Yard setback: 16.0 metres

~~.8.a~~ Shall be subject to the requirements and restrictions relating to the CMU1-MHL zone and all general provisions of this by-law which are not in conflict with those set out in ~~Section~~Exception 3026 of this Amendment.

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12.3050 Exception 3050

12.3050.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in **the R4A-R3L** zone.

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12.3050.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 22 metres;
- .2 Minimum Lot Area: 785 square metres;
- .3 Minimum Front Yard Depth: 22 metres
- .4 Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is greater;
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Gross Floor Area/dwelling unit:
- .a Bachelor apartment unit: 32 square metres;
 - .b One bedroom apartment unit: 46 square metres;
 - .c Two bedroom apartment unit: 55 square metres;
 - .d Each bedroom in an apartment with more than two bedrooms: 7 square metres;
- .7 Minimum Distance between buildings: 7.5 metres;
- .8 Maximum Residential Gross Floor Area: 1 times the lot area;
- .9 Parking: 1.25 parking spaces per dwelling unit; and,
- .10 Access: only one means of ingress and egress from Main Street south shall be permitted, same to be located at point commencing 21.3 metres southerly from the north limit of the lands delineated as **R4A-R3L - Section Exception 3050** on Schedule A and running southerly a maximum of 10.6 metres.

12.3051 Exception 3051

12.3051.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the ~~R4A MM~~ R3L zone.

12.3051.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 22 metres;
- .2 Minimum Lot Area: 785 square metres;
- .3 Minimum Front Yard Depth: 7.5 metres;
- .4 Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is the greater.
- .5 Minimum Rear Yard Depth: 7.5 metres;
- .6 Minimum Distance between main buildings: 7.5 metres;
- .7 Minimum Gross Floor Area per dwelling unit:
 - .a Bachelor apartment unit: 32 square metres,
 - .b One bedroom apartment unit: 46 square metres;
 - .c Two bedroom apartment unit: 55 square metres;
 - .d Each bedroom in an apartment with more than two bedrooms: 7 square metres;
- .8 Maximum Residential Gross Floor Area: 1 times the lot area
- .9 Parking: one parking space per dwelling unit.

12.3052 Exception 3052

12.3052.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purpose of a group house project

12.3052.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 25 percent of the lot area;
- .2 Minimum Setback, all yards: 7.5 metres;
- .3 Maximum Height: Group House: 7.6 metres; Accessory Building: 3.6 metres;
- .4 Maximum Number of units per hectare: 49.4
- .5 Minimum Residential Gross Floor Area per dwelling unit: 79 square metres;
- .6 Minimum Landscaped Open Space: 30 percent of the lot area;
- .7 Parking:
 - .a one parking space per dwelling unit shall be provided;
 - .b Parking spaces may be located within the area required for building setbacks area provided for the use of its occupants;
- .8 Minimum Distance between group houses: fifteen (15) metres, provided that at least one exterior exposed wall of each dwelling unit shall be minimum of 13.7 metres measured perpendicularly from any similar wall of any dwelling unit in another group house; and,
- .9 group houses may be connected by an unenclosed covered breezeway, but the provisions of ~~section-Exception~~ 12.3052.2,8 of this by-law shall apply between group houses so connected.

12.3052.3 for the purposes of ~~section-Exception~~ 3052:

- .10 Group House shall mean a group of four dwelling units attached vertically in the form of a square and in which there is no horizontal division of dwelling units, each dwelling unit having an independent entrance and having at least two exterior exposed walls. Group House Project shall mean the erection or maintenance of a group house or houses pursuant to the provisions of this section for the purpose of letting the dwelling units therein to tenants.

12.3055 Exception 3055

12.3055.1 The lands shall only be used for the following purposes:

shall only be used for the purposes permitted by ~~section-Exception~~ 12.3055.1(1) or the purposes permitted by section 12.3055.1(2), but not both sections or not any combination of both sections:

- .1 either:
 - .a the purposes permitted in a ~~R1A R1M~~ zone;
- .2 or:
 - .a a dwelling containing three dwelling units which may or may not be used as an auxiliary group home; and,
 - .b purposes accessory to the other permitted purposes.

12.3055.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in section 12.3055.1(2), the following requirements and restrictions:
 - .a shall not be subject to any minimum separation distances as may be contained in section 10.14; and,
 - .b Minimum Landscaped Open Space: 40 percent of the front yard depth.

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12.3055.3 for the purposes of ~~section-Exception~~ 3055:

- .1 Auxiliary Group Home shall mean a supportive housing facility located within a dwelling unit occupied by no more than three
- .2 persons in need of supervision or guidance, but shall not have staff in full time attendance at the home. Supportive Housing Facility shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status require a supervised group living arrangement for their well being, but shall exclude foster homes as defined in the Child and Family Services Act or successor legislation.

12.3056 Exception 3056

12.3056.1 The lands shall only be used for the following purposes:

- .1 recreation centre;
- .2 education centre;
- .3 auditorium;
- .4 meeting rooms; and,
- .5 parking, provided that such uses shall only be conducted by a non-profit making organization.

12.3056.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.2 hectares;
- .2 Minimum Lot Frontage Depth: 52 metres;
- .3 Minimum Front Yard Depth: 12 metres;
- .4 Minimum Side Yard Width: 6 metres;
- .5 Minimum Rear Yard Depth: 30 metres;
- .6 Minimum Parking Requirements:
 - .a one (1) parking space for each 9 square metres of floor area devoted to education, recreation, auditorium and meeting room uses, provided that where there are seats permanently affixed to the floor, one (1) parking space shall be provided for every five seats or for every three (3) metres of bench space of its maximum seating capacity, in lieu of the parking requirements as determined by the area covered by such fixed seats.
- .7 Landscape Open Space: a strip of land not less than 3 metres in perpendicular depth from the lot line shall be provided as landscaped open space, adjacent to any lot line which does not abut land used for public purposes.

12.3057 Exception 3057

12.3057.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling; and,
- .2 purposes accessory to the other permitted purpose.

12.3057.2 The lands shall be subject to the following requirements and restrictions:

- .1 nothing in this section shall prevent the occupant of a single detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood, or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plate not larger than 0.3 square metres;
- .2 no dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic of less than 74 square metres;
- .3 not more than one dwelling shall be erected or placed on a single lot as shown on the registered plan of subdivision covering the said defined area except in the case of Lot 1, Registered Plan 354, in which case two single detached dwellings shall be permitted;
- .4 no part of any dwelling or accessory building shall be erected or placed at a distance less than 8 metres from any lot line abutting a street, nor less than 2.4 metres from a side lot line, except that a detached garage which is located at least 2.5 metres to the rear of the dwelling may be erected or placed at a distance of not less than 1 metre from any lot line.
- .5 all buildings to conform with grade level which may be clearly defined as being the height of the ceilings of cellar of the under side of ground floor joists above the height of the established street grade. This height for a building eight (8) metres from street line to be less than one-half (.5) metres;
- .6 no excavation shall be made on the said lands except excavations made for the purpose of building on such land at time of commencement of building and as part of such building; and,
- .7 no building waste or other waste material of any kind shall be dumped or stored on the said lands

12.3057.3 for the purposes of ~~section-Exception~~ 3057:

- .1 for the purposes of this section, a Single Detached Dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.

12.3059 Exception 3059

12.3059.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Purposes accessory to an apartment dwelling use.

12.3059.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Setback (Eastern Avenue): 7.5 metres
- .2 Minimum Exterior Side Yard Setback (Kennedy Road):
 - .a 7.5 metres for any portion of the building less than 5.5 metres above grade
 - .b For any portion of the building greater than 5.5 metres above grade, the minimum setback shall be 2.3 metres greater than the actual setback of that portion of the building less than 5.5 metres above grade
- .3 Minimum Interior Yard Setback: 20.0 metres
- .4 Minimum Rear Yard Setback:
 - .a 10.0 metres for any portion of the building less than 5.5 metres above grade
 - .b 16.0 metres for any portion of the building greater than 5.5 metres above grade
- .5 Minimum Setback for Underground Parking Garage: 0 metres
- .6 Maximum Number of Dwelling Units: 391
- .7 Maximum Floor Space Index: 3.65
- .8 Maximum Building Height: 29 storeys
- .9 Maximum Tower Footprint: For any tower element of a building that is within 52 metres of the rear lot line, any storey 5.5 metres or more above grade shall have a maximum floor area of 775 square metres
- .10 Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 20.0 metres
- .11 Streetwall: The portion of the building less than 5.5 metres above grade adjacent to the exterior side lot line shall have a minimum length of at least 75% of the length of the exterior side lot line
- .12 Windows and Doors at Grade: On the portion of the wall adjacent to the exterior side lot line that is within 52 metres of the rear lot line and is less than 3.0 metres above grade, a minimum of 60% of the gross area of the wall shall have windows and/or doors
- .13 Landscaped Open Space:

- .a A minimum 0.8 metre wide landscaped strip shall be provided along the interior side lot line
 - .b A minimum 4 metre wide landscaped strip shall be provided along the rear lot line
 - .c A minimum of 500 square metres shall be provided as a rooftop amenity space
- .14 Garbage, Refuse and Waste: All garbage, refuse and waste containers shall be located within a building
- .15 Motor Vehicle Parking and Loading:
- ~~.a On-site parking shall be provided in accordance with the following:~~
 - ~~.i Resident Spaces: A minimum of 1.07 spaces per dwelling unit~~
 - ~~.ii Visitor Spaces: A minimum of 0.10 spaces per dwelling unit~~
 - .i All parking shall be located within an underground parking garage with the exception of 38 visitor parking spaces that are permitted to be located at grade. No at grade parking spaces are permitted in the front or exterior side yards.
 - ~~.iii~~ .ii ~~.iii~~ A minimum of 1 loading space shall be provided.
- .16 The entire lands zoned **R4AR3HL**-3059 shall be treated as one lot for zoning purposes.

12.3060 Exception 3060

12.3060.1 The lands shall only be used for the following purposes:

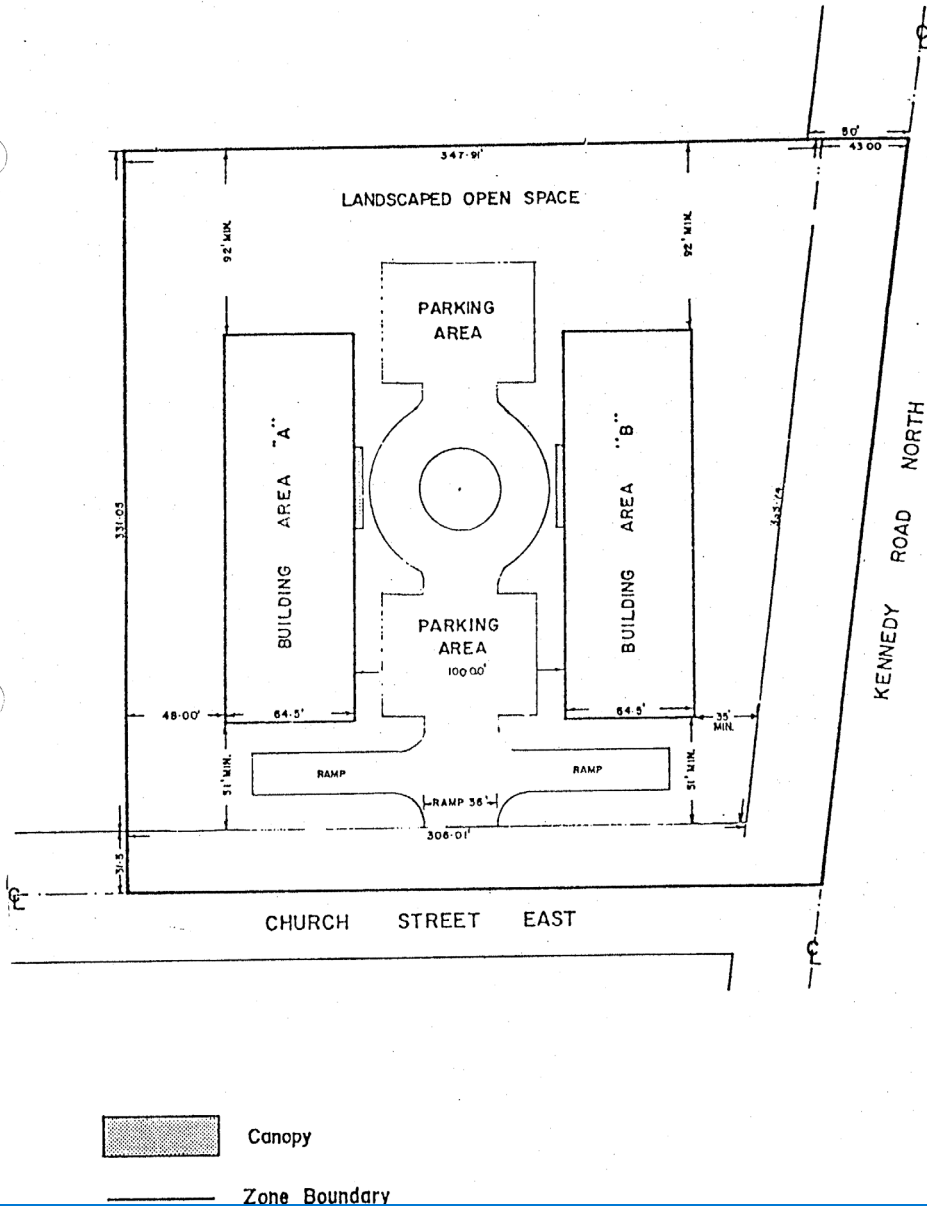
- .1 apartment dwelling;
- .2 tuck shop, located in an apartment dwelling, provided that there is not external evidence of same, and further provided that its gross floor area does not exceed fourteen (14) square metres; and,
- .3 purposes accessory to the other permitted purposes.

12.3060.2 The lands shall be subject to the following requirements and restrictions:

- .1 the front, side and rear yards shall have the minimum depth, widths and depths, respectively, shown on [Schedule C Figure 1-3060](#) to this by-law;
- .2 a ramp to an underground garage shall be permitted in the front yard within the area shown on [Schedule C Figure 1-3060](#) to this by-law;
- .3 each apartment dwelling shall be located on a site within an area of not less than 4,870 square metres;
- .4 an apartment dwelling shall occupy one of the Building Areas shown on [Schedule C Figure 1-3060](#) to this by-law;
- .5 the ratio of the gross floor area to the lot area shall not exceed 1.5;
- .6 Maximum Coverage: eighteen (18) percent;
- .7 Maximum Number of Dwelling Units: ninety-two (92);
- .8 Maximum Height of buildings: 12 storeys;
- .9 Landscaped Open Space: minimum of sixty (60) percent of the lot area;
- ~~.10 Minimum Number of Parking Spaces to be provided: 115, of which 101 shall be located in an underground parking garage and 14 in the area designated Parking Area of [Schedule C Figure 1-3060](#) to this by-law;~~
- .10 all parking areas shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on [Schedule C Figure 1-3060](#) to this by-law;

11 Figure 1

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12.3062 Exception 3062

12.3062.1 The lands shall only be used for the following purposes:

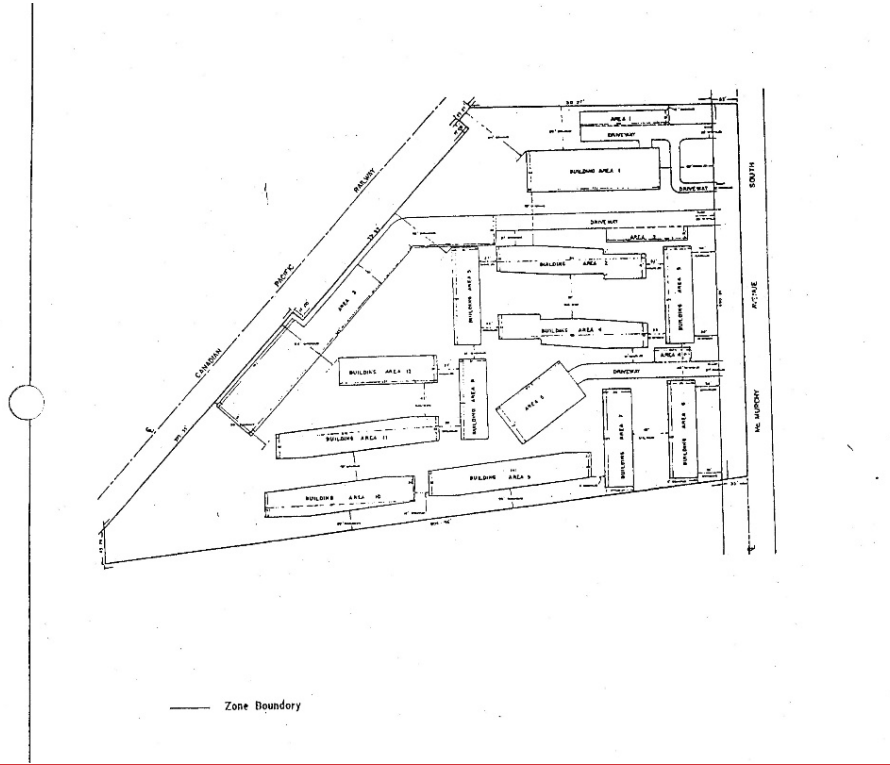
- .1 apartment and townhouse dwellings; and,
- .2 purposes accessory to the other permitted purpose.

12.3062.2 The lands shall be subject to the following requirements and restrictions:

- .1 an apartment dwelling shall occupy an area designated as Building Area 1 as shown on ~~Schedule C~~Figure 1-3062 to this by-law;
- .2 Maximum Number of Units per apartment dwelling: forty-eight (48);
- .3 Maximum Number of bedrooms per apartment dwelling unit: one (1);
- .4 townhouse dwellings shall occupy the areas designated as Building Areas 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 on ~~Schedule C~~Figure 1-3062 to this by-law;
- .5 Maximum Number of Dwelling Units in Building Area 1 as shown on ~~Schedule C~~Figure 1-3062: 98 units;
- .6 Landscaped Open Space shall be provided as shown on ~~Schedule C~~Figure 1-3062 to this by-law;
- .7 a minimum of twelve (12) off-street parking spaces shall be provided for the apartment dwelling; and shall be located within the area designated as Area 1 on ~~Schedule C~~Figure 1-3062 to this by-law;
- .8 a minimum of ninety-eight (98) off-street parking spaces shall be provided for the townhouse dwellings; and shall be located within the areas designated as Areas 2, 3, 4, and 5 on ~~Schedule C~~Figure 1-3062 to this by-law; and,
- .9 all parking areas shall have direct and unobstructed access to and from a public highway by means of a driveway or ramp, as shown on ~~Schedule C~~Figure 1-3062 to this by-law.

Exception Zones

Figure 1



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12.3065 Exception 3065

12.3065.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in the **C3-GC zone** to this by-law, except for an amusement arcade; and,
- .2 movie theatres.

12.3065.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Street Setback shall be not less than the following:
 - Street Distance
 - Kennedy Road North: 36 metres
 - Vodden Street: 31 metres
 - Hansen Road: 31 metres
- .2 Minimum Interior Side Yard Width abutting a residential zone: six (6) metres;
- .3 Minimum Rear Yard Depth abutting a residential zone: six (6) metres;
- .4 Maximum Coverage: thirty (30) percent of the lot area;
- .5 Maximum Height: main building 10.6 metres, accessory building six (6) metres.
- .6 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

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12.3067 Exception 3067

12.3067.1 The lands shall only be used for the following purposes:

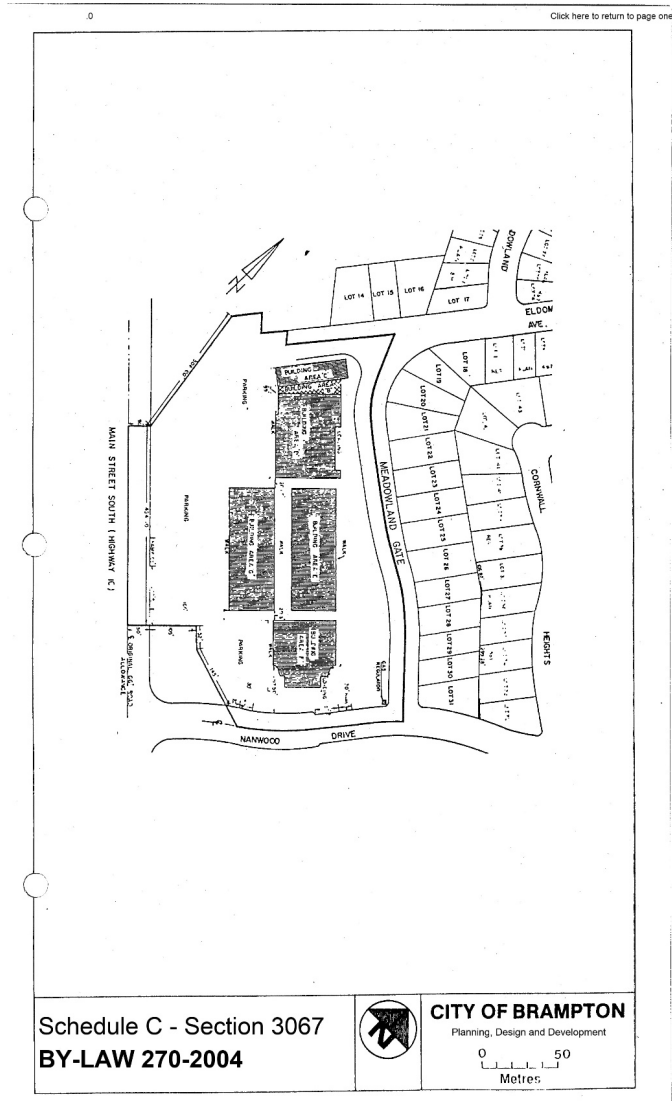
- .1 the purposes permitted in a **G2-GC zone**, except for an amusement arcade;
- .2 automobile accessory sales, but not including the sale or servicing of automobiles;
- .3 coin-operated cleaning establishment; ~~and,~~
- .4 gas regulator facility; ~~and,~~
- .5 movie theatres.

12.3067.2 The lands shall be subject to the following requirements and restrictions:

- .1 buildings shall only be erected with the areas designated as Building Areas B, C, D, E, F, or G, as shown on **Schedule C Figure 1-3067** to this by-law, provided that nothing shall prevent the use of underground corridors and stairs not within the designated building area;
- .2 the Floor Space Index of all buildings erected within the designated Building Areas shall not exceed 0.3;
- .3 Maximum Building Height: two storeys or 7.3 metres whichever is the lesser;
- .4 the area designated as Landscaped Open Space on **Schedule C Figure 1-3067** to this by-law shall be maintained as landscaped open space;
- .5 Off-Street Parking shall be provided in the area designated Parking on **Schedule C Figure 1-3067** to this by-law; and,
- .6 the provisions of the Sign By-law of the City of Brampton shall apply, except that only one entrance sign, which may be illuminated, may be erected at the parking area ramp located on Main Street South and on Meadowland Gate South east, provided that each such sign does not exceed 2.3 square metres in area for each sign and is located no closer than 0.6 metres to any lot line.
- .7 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

Exception Zones

Figure 1



Chapter 2:

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12.3070 Exception 3070

12.3070.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 purposes accessory to the other permitted uses; and
- .3 a home occupation.

12.3070.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Depth from lot line abutting Main Street South: 20 metres.
- .2 Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- .3 Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- .4 Maximum Gross Residential Floor Area: 550 square metres, subject to the following:
 - .a Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:
 - .i for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
 - .ii for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
 - .iii for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
 - .iv for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

12.3077 Exception 3077

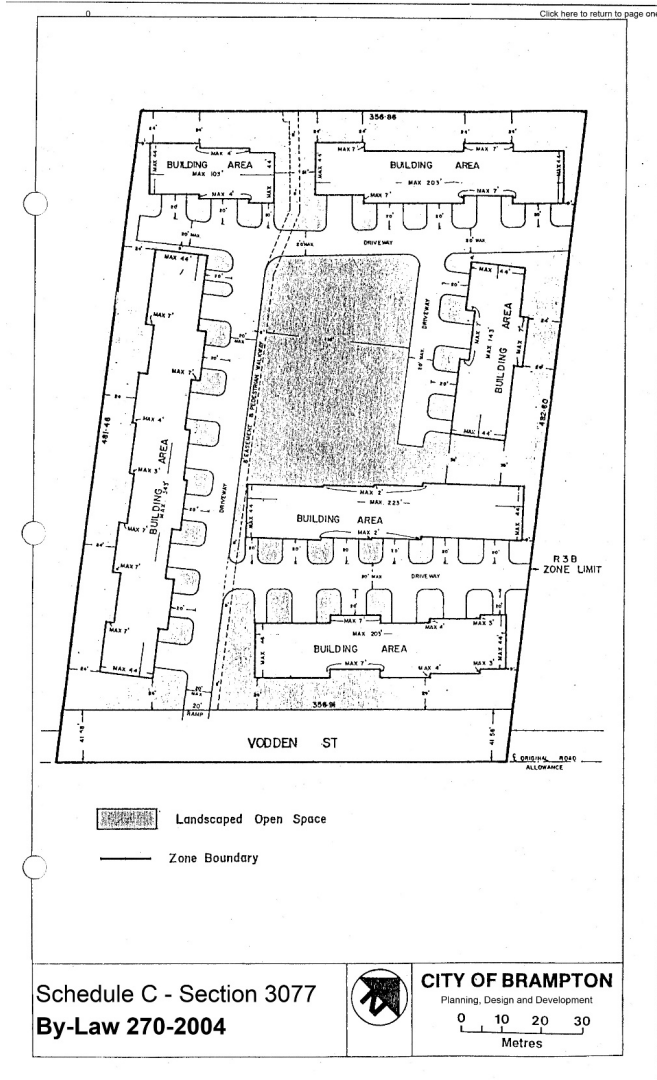
12.3077.1 The lands shall only be used for the following purposes:

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

12.3077.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per townhouse dwelling units: 269 square metres;
- .2 Maximum Number of townhouse dwelling units: 60 units;
- .3 townhouse dwellings shall only be erected within the areas shown as Building Area, and in accordance with the building and yard dimensions indicated, on ~~Schedule C~~ Figure 1-3077 to this by-law;
- .4 each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than six (6) metres by six (6) metres in area;
- .5 a townhouse dwelling group shall have landscaped open space equal to at least thirty five (35) percent of the lot area;
- .6 any fence erected between the closest main building and Vodden Street shall not exceed 1.8 metres in height; and,
- .7 where any parking area is located in a yard which abuts any zone in which residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height shall be placed between the parking area and the lot line, and the land between the parking area and the lot line and the land between the hedgerows and the lot line shall be landscaped open space.

Figure 1



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12.3078 Exception 3078

12.3078.1 The lands shall only be used for the following purposes:

- .1 a building containing four dwelling units; and,
- .2 purposes accessory to the other permitted purpose.

12.3078.2 The lands shall be subject to the following requirements and restrictions:

- .3 a building containing four dwelling units shall only be erected within the area defined as Building Area on ~~Schedule C Figure 1 - 3078~~ to this by-law;
 - .4 the depth of the front or rear yard and width of a side yard shall not be less than that shown on ~~Schedule C Figure 1 - 3078~~ to this by-law;
 - .1 Maximum Coverage by main building: thirty (30) percent of the lot area;
 - .2 an accessory building or structure, including a swimming pool covered or enclosed by a permanent structure, may be located within the area defined as Landscaped Open Space on ~~Schedule C Figure 1 - 3078~~ to this by-law, provided that the building area for all accessory buildings and structures does not exceed ten (10) percent of the lot area;
 - .3 Maximum Building Height:
 - .a main building: two (2) storeys; and,
 - .b accessory building: 4.5 metres.
- ~~one and one half (1 ½) parking spaces per dwelling unit shall be provided on the same lot with the building or use.~~

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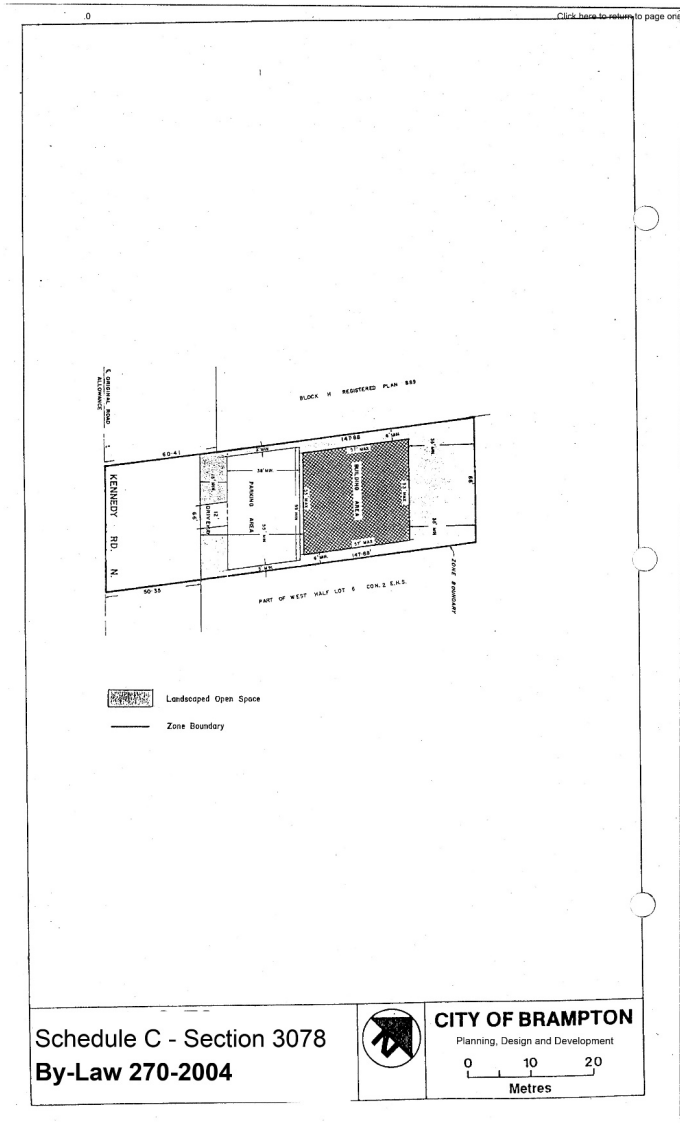
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Figure 1



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12.3079 Exception 3079

12.3079.1 The lands shall only be used for the following purposes:

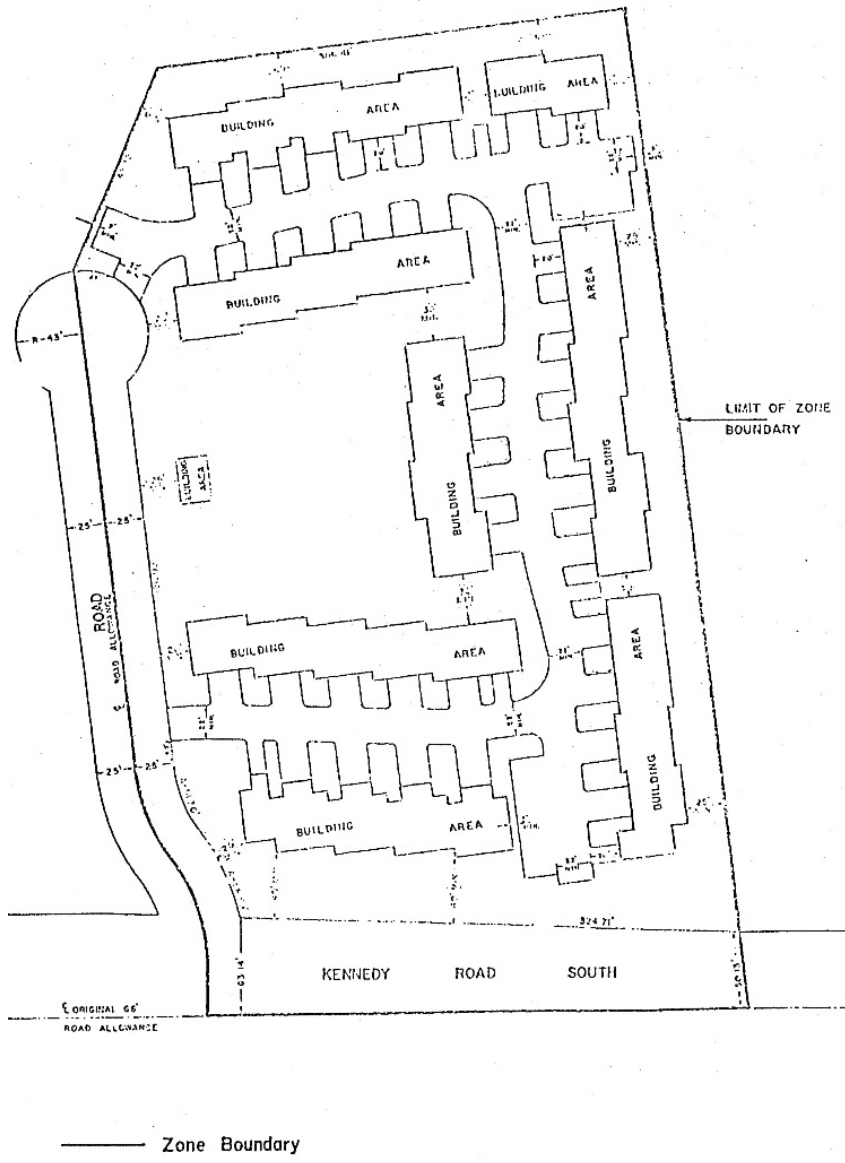
- .1 townhouse dwellings; and,
- .2 purposes accessory to the other permitted purpose.

12.3079.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Number of Dwelling Units shall be seventy-three (73) units;
- .2 the Minimum Lot Area per dwelling unit shall be two hundred and sixty (260) square metres;
- .3 townhouse dwellings shall only be erected within the areas shown as Building Areas, and in accordance with the minimum yard and building dimensions indicated, on [Schedule C Figure 1-3079](#) to this by-law;
- .4 Minimum Gross Floor Area per townhouse dwelling unit: eighty-three (83) square metres;
- .5 Maximum Coverage: thirty (30) percent of the lot area;
- .6 Maximum Building Height: 10.6 metres;
- .7 each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than 5.5 metres by 6 metres in area;
- .8 a townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area;
- .9 any fence erected between a building and court shall not exceed 1.8 metres in height;
- ~~.10 two (2) parking space per townhouse dwelling unit shall be provided, one of which shall be located within the unit and one in the driveway to the unit; and,~~
- .10 for any parking area which is in a yard which abuts any zone where residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height must be placed between the parking area and the lot line, and the remaining land between the hedgerow and the lot line shall be landscaped open space.

Exception Zones

Figure 1



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12.3080 Exception 3080

12.3080.1 The lands shall only be used for the following purposes:

- .1 a senior citizens' apartment dwelling ~~on Lot A as shown on Schedule C Figure 1-3080 to this by-law;~~
- .2 a church, which may contain a church assembly hall, reading rooms and administration offices, ~~on Lot B as shown on Schedule C Figure 1-3080 to this by-law.~~
- .3 a day nursery and a gymnasium, ~~within the areas shown as Building Area Z on Schedule C Figure 1-3080 to this by-law.~~

12.3080.2 The lands shall be subject to the following requirements and restrictions:

- ~~.1 a senior citizens' apartment shall only be erected within the area defined as Building Area X and in accordance with the minimum yard and building dimensions as shown on Schedule C Figure 1-3080 to this by-law;~~
- ~~.2 canopies shall be allowed to extend from the first floor of the building as shown on Schedule C Figure 1-3080 to this by-law;~~
- ~~.3~~ .4 the Maximum Building Height of the apartment dwelling shall be ten (10) storeys;
- ~~.4~~ .5 the Maximum Floor Space Index of the apartment building shall be 1.0;
- ~~.5~~ .6 the Maximum Number of Dwelling Units shall be as follows:
 - .a Bachelor dwelling unit - sixty-three (63) dwelling units
 - .b One bedroom dwelling - forty (40) dwelling units
 - .c Two bedroom dwelling - twenty (20) dwelling units
 - .d Total dwelling units - one hundred twenty-three (123) dwelling units
- ~~.6~~ .7 no dwelling units with more than two bedrooms shall be permitted;
- ~~.7 a church shall only be erected within the area shown as Building Area Y, and in accordance with the minimum yard and building dimensions shown, on Schedule C Figure 1-3080 to this by-law;~~
- ~~.8 an underground pedestrian tunnel shall be constructed between Building Area X and Building Area Y, as shown on Schedule C Figure 1-3080 to this by-law;~~
- ~~.9~~ .8 Landscaped Open Space:
 - ~~.a not less than fifty (50) percent of the area of Lot A on Schedule C Figure 1-3080 shall be maintained as landscaped open space;~~
 - ~~b~~ .a not less than sixty-five (65) percent of the roof of the senior citizens' apartment dwelling shall be maintained as a roof garden; and,

~~.c Landscaped Open Space shall be provided on Lot B as shown on Schedule C Figure 1-3080 to this by-law.~~

~~10.9~~ Parking Requirements:

- ~~a~~ all parking areas shall be located as shown on Schedule C Figure 1-3080 to this by-law and shall have direct and unobstructed access to and from a public street by driveways as shown on Schedule C Figure 1-3080 to this by-law;
- ~~b~~ not less than thirty-one (31) parking spaces shall be provided on Lot A and reserved for use by residents and visitors of the senior citizens' apartment dwelling; and,
- ~~c~~ not less than one hundred seventy-nine (179) spaces shall be provided on Lots A and B which shall be for the use of the church, day nursery and gymnasium.

~~11.10~~ a service area for the loading or unloading of persons, animals or goods, with unobstructed ingress and egress to a public street, shall be provided; and as shown on Schedule C Figure 1-3080 to this by-law; and,

~~12.11~~ no fence, hedge or structure, except outdoor recreation facilities and signs, shall exceed a height of 1.8 metres within the landscaped open space area designated on Schedule C Figure 1-3080 to this by-law.

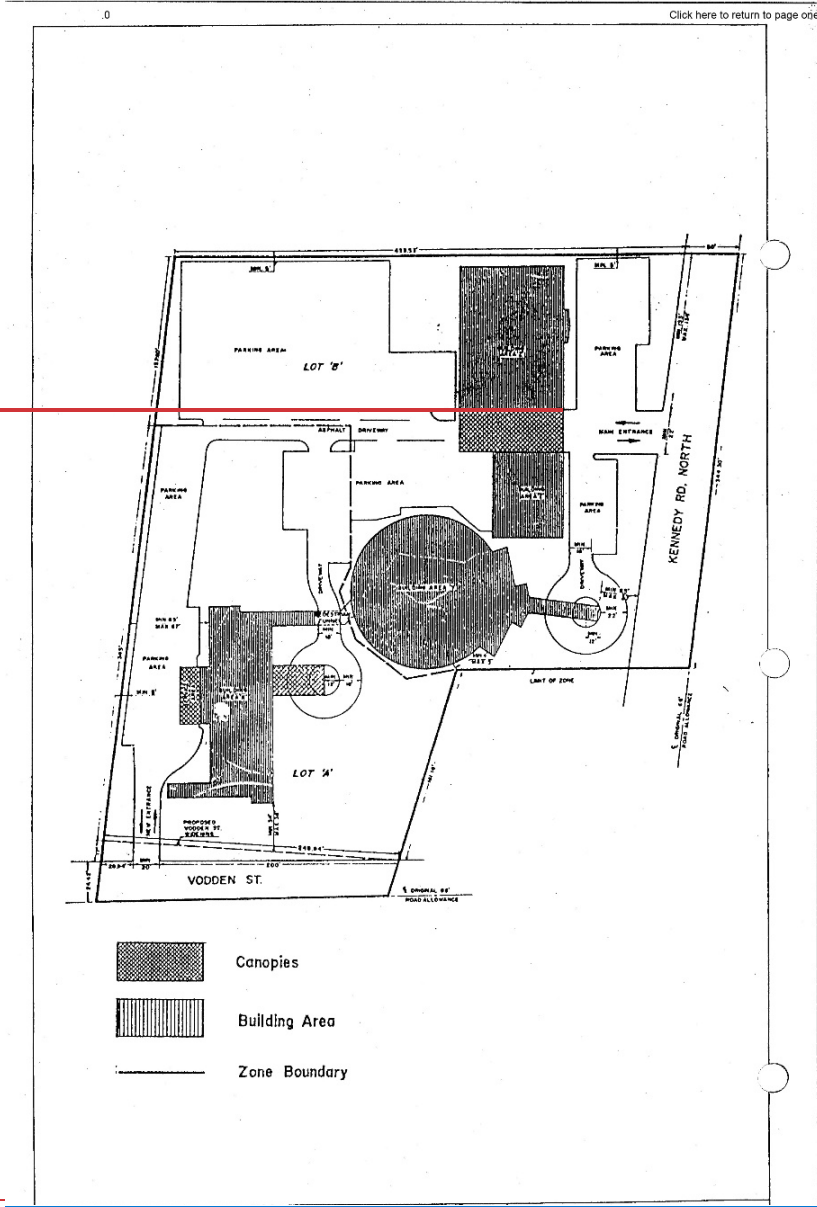
12.3080.3 for the purposes of section Exception 3080:

for the purposes of this section, Roof Garden shall mean an open space at roof-top level of a building which is used for the growth, maintenance, preservation of grass, flowers, trees and shrubs and other landscaping including a surfaced walk, patio, pool or similar amenity but excluding any ramp, stairwell, retaining wall or any covered space within any main building or structure.

~~Figure 1~~

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Exception Zones



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12.3086 Exception 3086

12.3086.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1B-R1M zone**.

12.3086.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Width requirement set out in **R1B-R1M Zone** shall not apply to Lot 17 on Registered Plan 581.

12.3087 Exception 3087

12.3087.1 The lands shall only be used for the following purposes:

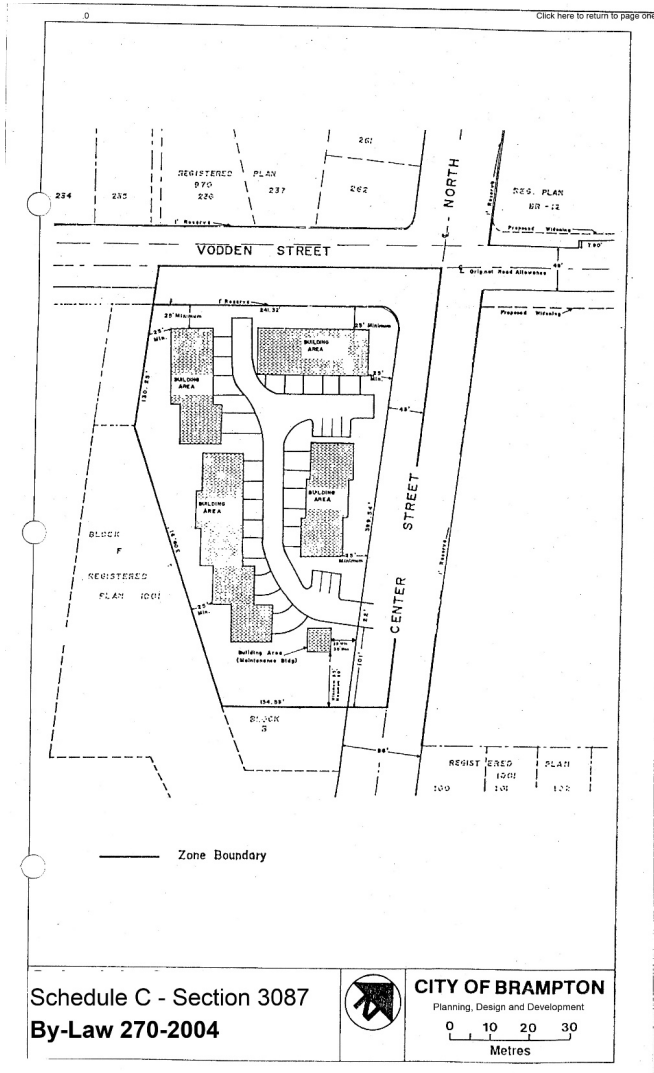
- .1 townhouse dwellings;
- .2 open space; and,
- .3 purposes accessory to the other permitted purposes.

12.3087.2 The lands shall be subject to the following requirements and restrictions:

- .1 the minimum front, side and rear yards shall have minimum depths and widths as shown on **Schedule C Figure 1-3087** to this by-law;
- .2 a townhouse dwelling shall only be erected within the areas shown as Building Areas **on Schedule C Figure 1-3087** to this by-law;
- .3 a maintenance building shall only be erected in the area defined as Building Area (Maintenance Building) on **Schedule C Figure 1-3087** to this by-law;
- .4 for each townhouse dwelling unit, two (2) parking spaces shall be provided, one of which may be located in a driveway; and,
- .5 not less than seven (7) parking spaces shall be provided for visitors and guests.

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Figure 1



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12.3088 Exception 3088

12.3088.1 The lands shall only be used for the following purposes:

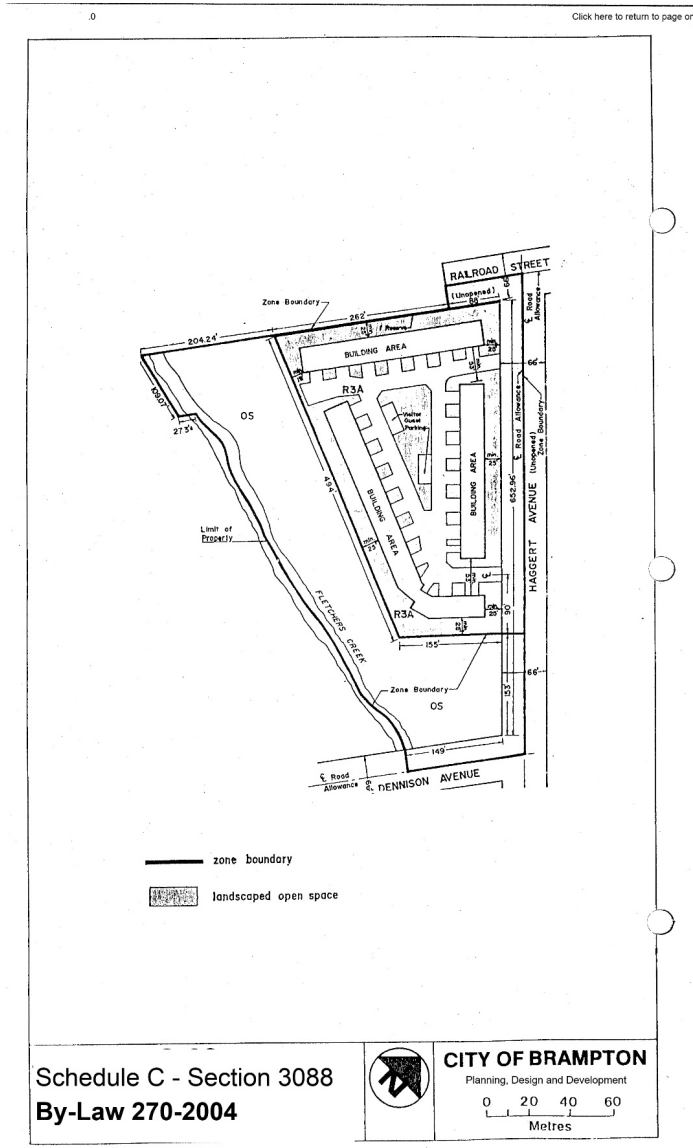
- .1 townhouse dwelling; and,
- .2 purposes accessory to the other permitted purpose.

12.3088.2 The lands shall be subject to the following requirements and restrictions:

- .1 no more than forty-seven (47) dwelling units shall be erected on the site;
- .2 the minimum front, side and rear yard dimensions and the minimum separation between townhouse dwellings shall be as shown on [Schedule C Figure 1-3088](#) to this by-law;
- .3 a townhouse dwelling shall only be erected within each area shown as a Building Area on [Schedule C Figure 1-3088](#) to this by-law;
- .4 off-street parking facilities shall be provided for each townhouse dwelling unit on the basis of two (2) parking spaces per townhouse dwelling unit, one (1) of which shall be provided within the unit and one in the driveway to the unit; and,
- .5 off-street parking facilities shall be provided for visitors or guest parking on the basis of one (1) parking spaces for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown [on Schedule C Figure 1-3088](#) of this by-law.

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Figure 1



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12.3091 Exception 3091

12.3091.1 The lands shall only be used for the following purposes:

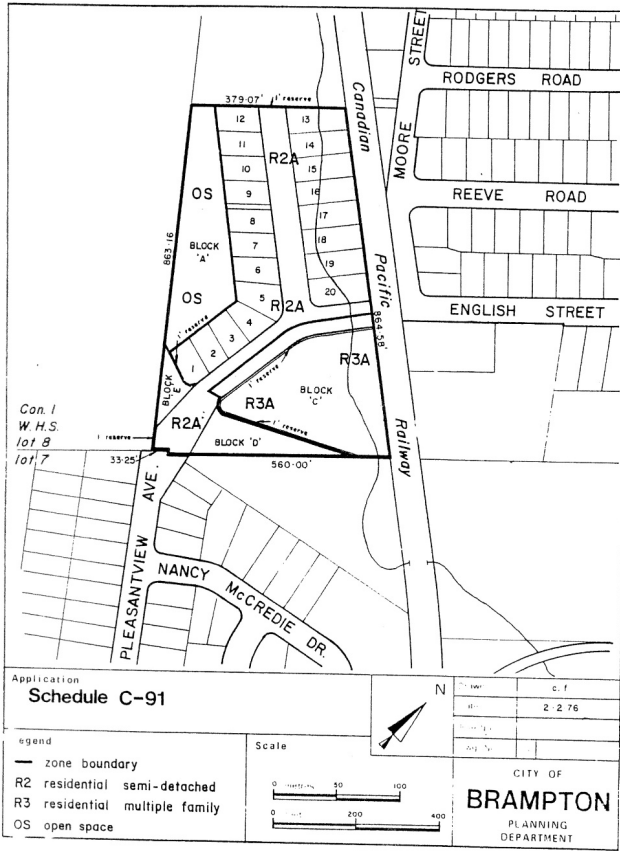
- .1 townhouse dwellings; and,
- .2 purposes accessory to the other permitted purpose.

12.3091.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Area per townhouse dwelling unit shall be 270 square metres;
- .2 the Maximum Number of townhouse dwellings units shall be thirty (30);
- .3 the Minimum Gross Floor Area of each townhouse dwelling unit shall be 83 square metres;
- .4 the Minimum Yard Requirements shall be as shown on Schedule C Figure 1-3091 to this by-law;
and,
- .5 Maximum Coverage shall not exceed thirty (30) percent of the lot area.

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Figure 1



Exception Zones

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12.3092 Exception 3092

12.3092.1 The lands shall only be used for the following purposes:

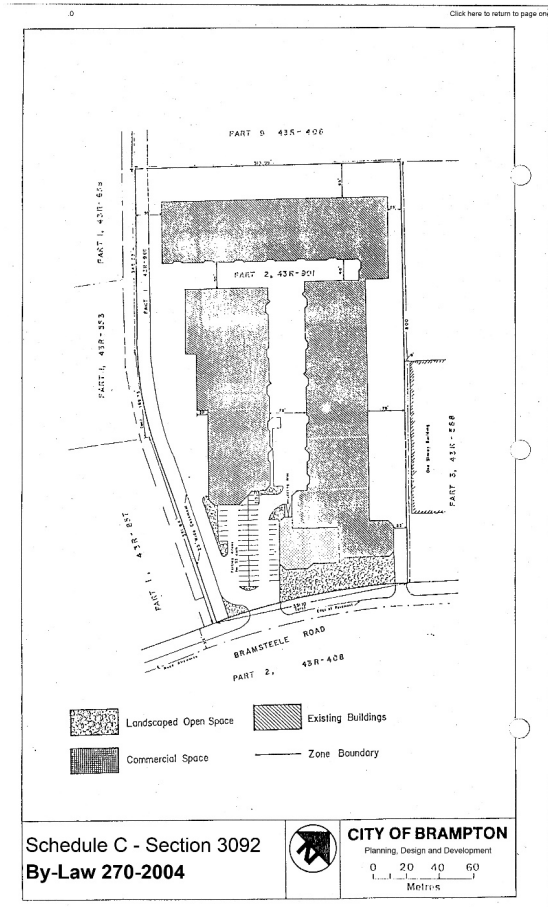
- .1 a restaurant;
- .2 a bank; and,
- .3 the **M1-PE** zone uses.

12.3092.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Gross Floor Area of the restaurant shall not exceed 506 square metres and the maximum gross floor area of the bank shall not exceed 246 square metres;
- .2 not less than 53 off-street parking spaces shall be provided and shall occupy an area indicated as Parking Areas for 53 cars as shown on **Schedule C Figure 1-3092** to this by-law;
- .3 Landscaped Open Space shall be provided and shall occupy an area indicated as Landscaped Open Space as shown on **Schedule C Figure 1-3092** to this by-law; and,
- .4 at least one loading area shall be provided for the restaurant and shall occupy an area indicated as Loading Area and shown on **Schedule C Figure 1-3092** to this by-law.

Exception Zones

Figure 1



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12.3094 Exception 3094

12.3094.1 The lands shall only be used for the following purposes:

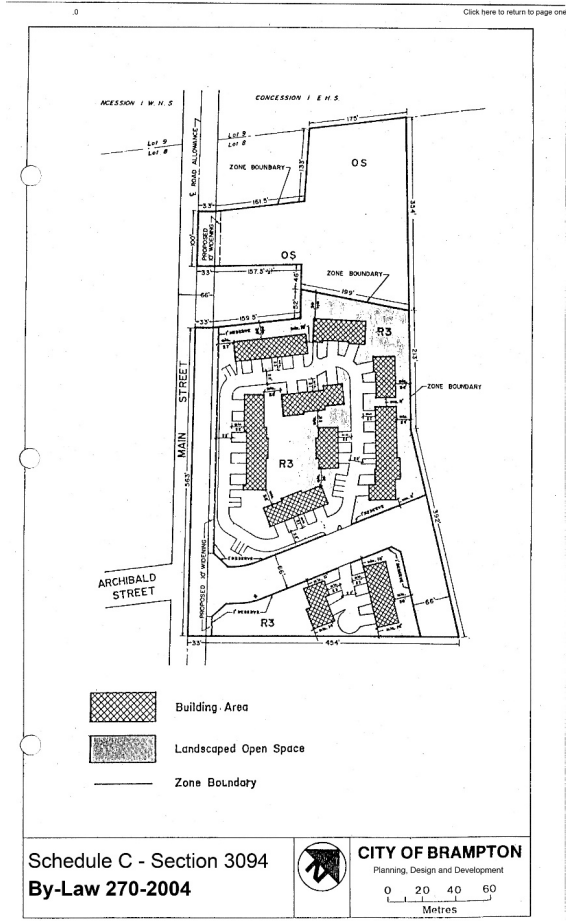
- .1 townhouse dwellings.

12.3094.2 The lands shall be subject to the following requirements and restrictions:

- .1 no more than sixty (60) townhouse dwelling units shall be erected on the site;
- .2 the Minimum Yard Requirements shall be as shown on [Schedule C Figure 1-3094](#) to this by-law;
- .3 townhouse dwelling units shall only be erected within the area defined as Building Area on [Schedule C Figure 1-3094](#) to this by-law;
- .4 the Maximum Coverage of the townhouse dwellings shall not exceed twenty-five (25) percent of the lot area;
- .5 the Minimum Gross Floor Area per dwelling unit shall be 83 square metres;
- .6 Off-street Parking facilities shall be provided for each dwelling unit on the basis of two (2) parking spaces per unit, one of which shall be provided within the unit and one in the driveway of the unit; and,
- .7 Off-street Parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on [Schedule C Figure 1-3094](#) to this by-law.

Exception Zones

Figure 1



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12.3095 Exception 3095

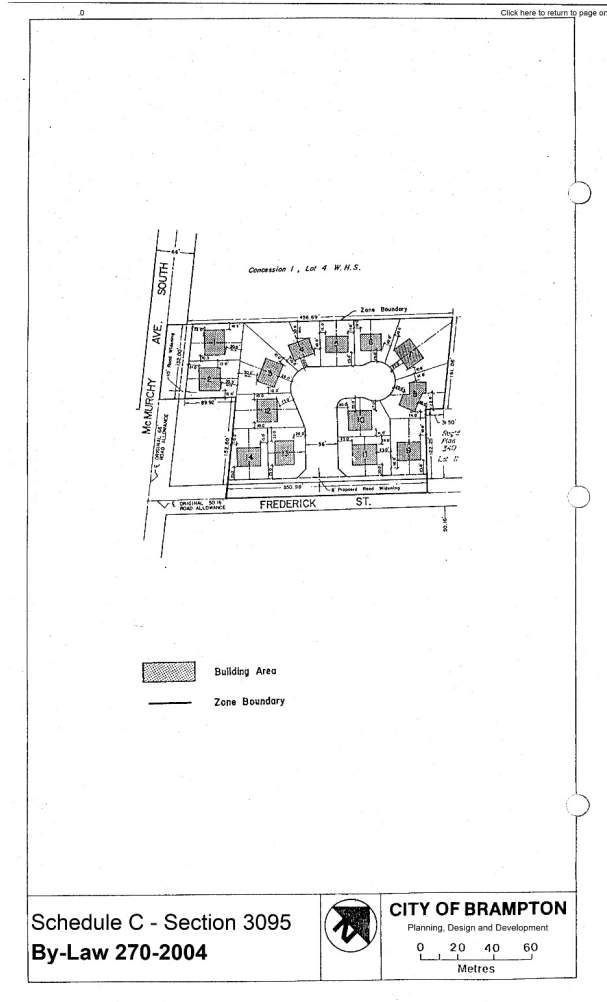
12.3095.1 The lands shall only be used for the following purposes:

- .1 semi-detached dwellings; and,
- .2 purposes accessory to the other permitted purpose.

12.3095.2 The lands shall be subject to the following requirements and restrictions:

- .1 Lot Area Requirements:
 - .a Interior Lot:
 - .i Minimum Lot Area per semi-detached: 445 square metres;
 - .ii Minimum Lot Area per semi-detached unit: 210 square metres.
 - .b Exterior Lot:
 - .i Minimum Lot Area per semi-detached dwelling: 510 square metres;
 - .ii Minimum Lot Area per semi-detached dwelling unit: 260 square metres;
- .2 the minimum setbacks, minimum required rear yard depth and minimum required side yard width shall be as shown on [Schedule C Figure 1-3095](#) to this by-law provided that the distances shall vary by not more than 0.4 metre less than the measurement shown;
- .3 each semi-detached unit shall only be erected within the area shown as Building Area on [Schedule C Figure 1-3095](#) to this by-law;
- .4 the Maximum Coverage on each semi-detached lot shall not exceed thirty-five (35) percent of the lot area;
- .5 the Minimum Gross Floor Area for each semi-detached unit shall be seventy-four (74) square metres;
- .6 the Maximum Building Height shall be two and one half (2 1/2) storeys or eight (8) metres, whichever is the lesser; and,
- .7 a minimum of 50 percent of the required front yard shall be maintained as landscaped open space.

Figure 1



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12.3096 Exception 3096

12.3096.1 The lands shall only be used for the following purposes:

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

12.3096.2 The lands shall be subject to the following requirements and restrictions:

- .4 Maximum Coverage of all townhouse dwellings shall be thirty (30) percent of the lot area;
- .5 Maximum Number of townhouse dwellings shall be four hundred and fifty-one (451);
- .6 Maximum Building Height: 10.6 metres;
- .7 Minimum Landscaped Open Space: fifty (50) percent of the lot area;
- ~~.8 lands designated as landscaped open space on Schedule C-3096 to this by-law shall be developed and maintained for such purposes;~~
- ~~.9 the minimum setback distance, minimum required rear yard depth and minimum required side yard widths shall be shown on Schedule C-3096 to this by-law;~~
- ~~.10 Off-street Parking spaces shall be provided in a number equivalent to 175 percent of the number of dwelling units;~~
- .11.8 a driveway leading to a private garage shall be considered as provided one (1) parking space, providing that the distance between the edge of the private roadway and the front walk of the garage is not less than six (6) metres;
- ~~.12 not less than one (1) parking space shall be provided for each dwelling unit not containing an attached garage, and an additional parking space shall be provided for each two (2) such dwelling units;~~
- ~~.13 each five (5) dwelling units shall be provided with one (1) visitor parking space clearly marked and signed for visitor parking; and,~~
- .14.9 all areas containing more than two (2) parking spaces shall have direct and unobstructed access to and from a public street by means of a driveway.

12.3097 Exception 3097

12.3097.1 The lands shall only be used for the following purposes:

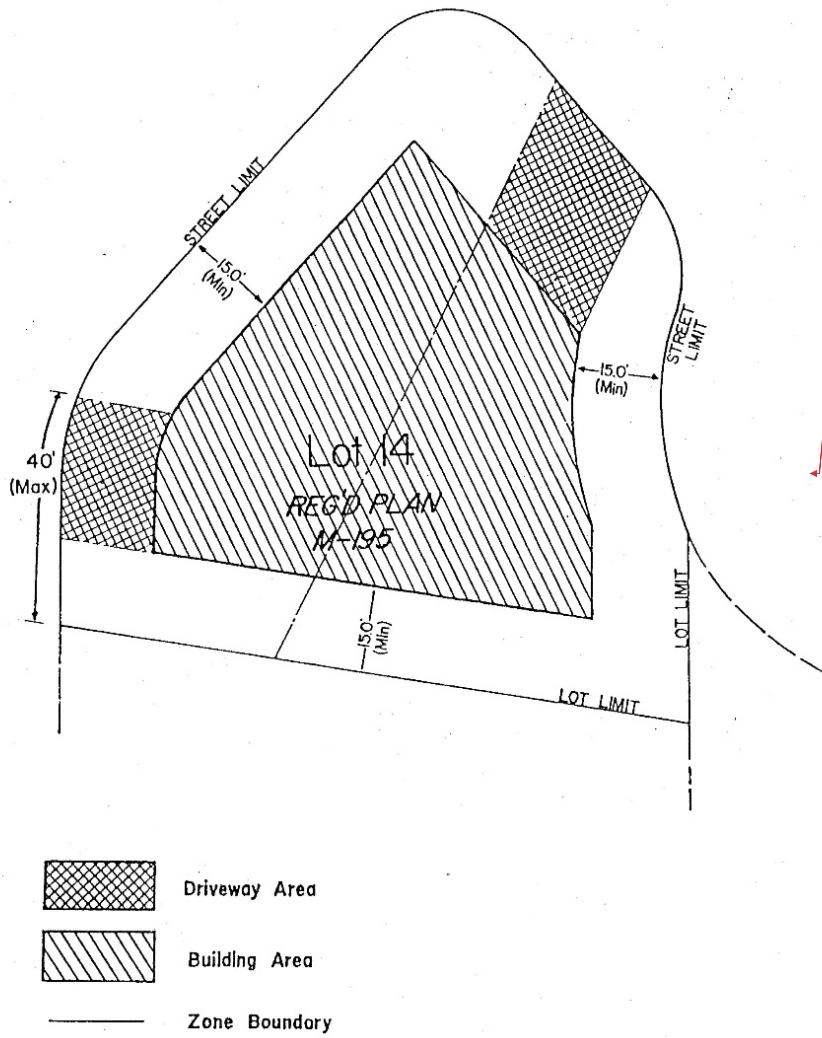
- .1 shall only be used for the purposes permitted in an **R2A-R1M, R1A zone**.

12.3097.2 The lands shall be subject to the following requirements and restrictions:

- .1 a semi-detached dwelling shall only be erected within the area shown a Building Area on **Schedule C Figure 1-3097** to this by-law;
- .2 the yard requirements shall conform to those shown on **Figure 1 - Schedule C3097** to this by-law;
and,
- .3 a driveway shall be located as shown on **Schedule C Figure 1-3097** to this bylaw.

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Figure 1



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12.3098 Exception 3098

12.3098.1 The lands shall only be used for the following purposes:

- .1 an office excluding an office for a physician, dentist or drugless practitioner
- .2 a commercial, technical or recreational school
- .3 only on the ground floor:
 - .a a retail establishment having no outside storage;
 - .b a service shop;
 - .c a personal service shop;
 - .d a bank, trust and finance company;
 - .e a dry cleaning and laundry distribution station;
 - .f a laundromat;
 - .g a dining room restaurant or take out restaurant;
 - .h a printing or copying establishment;
 - .i a health or fitness centre;
 - .j a custom workshop;
- .4 Purposes accessory to the other permitted uses

12.3098.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 2.06 hectares
- .2 Minimum Lot Width: 90 metres
- .3 Maximum Gross Commercial Floor Area: 12,500 square metres
- .4 Maximum Floor Space Index: 0.75
- .5 Minimum Front Yard Depth: 3 metres
- .6 Minimum Exterior Side Yard Width: 3 metres
- .7 Minimum Interior Side Yard Width: 7.5 metres
- .8 Maximum Building Height: 9 storeys
- .9 Minimum Number of Parking Spaces: 428
- .10 a drive-through facility is not permitted in conjunction with an permitted use.

- .11 the combined total gross commercial floor area for restaurants shall not exceed 300 square metres

12.3098.3 for the purposes of ~~section~~Exception 3098

- .1 for the purposes of this by-law, the front lot line shall be the lot line abutting Rutherford Road South
- .2 for the purposes of this by-law, the Floor Space Index shall be calculated by using the definition of Gross Commercial Floor Area to determine the building area and only on the lands zoned **SGLC-3098**
- .3 The lands zoned **SGLC-3098** shall be considered one lot for zoning purposes, except for the purposes of required parking.