

12.3205 Exception 3205

12.3205.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1D-R1M, R1A zone** to this by-law;

12.3205.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
- .a a side yard other than a side yard abutting a street, a public park or walkway, or a lot not in an **R12C** zone may be reduced to zero metres;
 - .b the minimum distance between detached buildings shall not be less than 2.1 metres;
 - .c in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
 - .d the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .2 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, and 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.

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12.3209 Exception 3209

12.3209.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1C-R1M zone** of this by-law;

12.3209.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres;
- .2 Minimum Lot Depth: 30 metres;
- .3 Minimum Lot Width: 15 metres;
- .4 Minimum Front Yard Depth: 3 metres;
- .5 Minimum Rear Yard Depth: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
- .6 Exterior Side Yard Width:
 - .a to main wall of building: 3 metres; and,
 - .b to front of garage or carport: 6 metres.
- .7 Interior Side Yard Width: 7.5 metres; and,
- .8 Minimum Landscaped Open Space: 60 percent of the front yard space.

12.3212 Exception 3212

12.3212.1 The lands shall only be used for the following purposes:

- .1 the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surface walk, patio, driveway, retaining wall, screening fence or similar facility, and
- .2 purposes accessory to the other permitted purposes.

12.3212.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings other than structures of a public authority, and no fence, screen, net, retaining wall, or similar facility or structure shall be permitted without the approval of the Toronto and Region Conservation Authority.

12.3213 Exception 3213

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12.3213.1 The lands shall only be used for the following purposes:

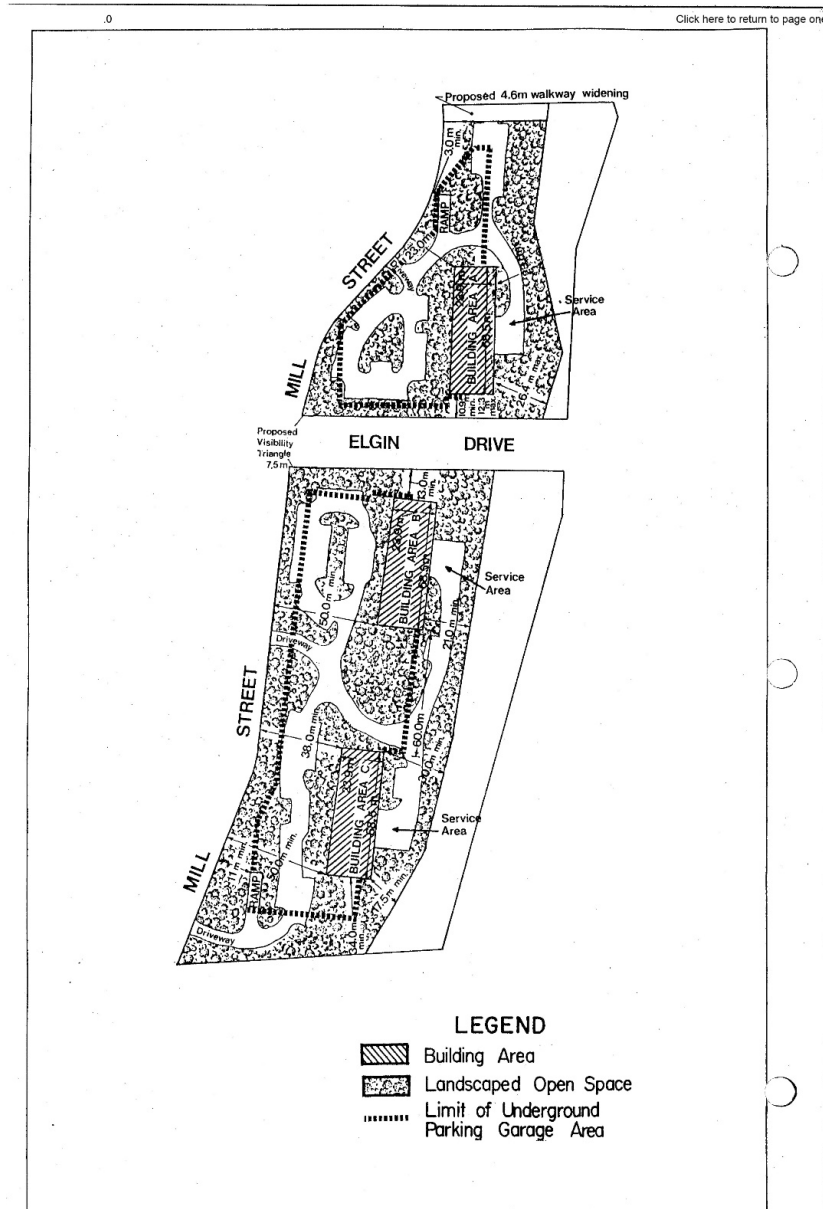
- .1 an apartment dwelling, and
- .2 purposes accessory to the other permitted purpose

12.3213.2 The lands shall be subject to the following requirements and restrictions:

- .1 -an apartment dwelling shall be permitted only in each BUILDING AREA as shown on **Schedule C Figure 1 - SECTION-Exception 3213**;
- .2 -minimum front yard depth, side yard width and rear yard depth of an apartment dwelling shall be not less than that shown on **Schedule C Figure 1 - SECTION-Exception 3213**;
- .3 -Minimum Distance between apartment dwellings located in BUILDING AREAS B and C shall be as shown on **Schedule C Figure 1 - SECTION-Exception 3213**;
- .4 -an apartment dwelling shall not exceed a height of 12 storeys or 34.75 metres, whichever is lesser;
- .5 the Maximum Number of Dwelling Units shall not exceed 111.2 units per hectare;
- .6 -an apartment dwelling shall not contain more than a total of 138 dwelling units, with no more than 33 three bedroom dwelling units; with no more than 92 two bedroom dwelling units, and the remainder shall be one bedroom dwelling units;
- .7 -an underground parking garage and ramp shall only be permitted in each UNDERGROUND PARKING GARAGE AREA as shown on **Schedule C Figure 1 - SECTION-Exception 3213**;
- .8 -a maximum of 10 percent of the total number of parking spaces in the underground parking garage for the apartment dwelling within Building Area A and in the underground parking garage for the apartment dwellings within Building Areas B and C may be tandem parking spaces:
 - .a each underground parking garage and ramp shall be provided with the minimum front yard depth, side yard width and rear yard depth as shown on **Schedule C Figure 1 - SECTION-Exception 3213**;
 - .9.b (iii) landscaped open space shall be provided and maintained in the locations shown on **Schedule C Figure 1 - SECTION-Exception 3213**;
- .9 -the loading area for each apartment dwelling shall be permitted only in the SERVICE AREA as shown on **Schedule C Figure 1 - SECTION-Exception 3213**;

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Figure 1



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12.3215 Exception 3215

12.3215.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R3A-R2** zone of this bylaw;

12.3215.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 5.9 metres;
- .2 Minimum Rear Yard Depth: 7.6 metres;
- .3 Minimum Side Yard Width: 1.8 metres where the abutting lot is zoned **R1B**, and 1.2 metres otherwise;
- .4 Off-Street Parking: a minimum of 2 off-street parking spaces shall be provided, one of which shall be in a garage;
- .5 Minimum Landscaped Open Space: 40 percent of lot area;
- .6 Maximum Lot Coverage: 45 percent of lot area;
- .7 Minimum Lot Area: 225 square metres per dwelling unit; and,
- .8 Maximum Number of Dwelling Units: six

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12.3216 Exception 3216

12.3216.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a single detached dwellings;
 - .b semi-detached dwellings;
 - .c street townhouse dwellings; and,
 - .d purposes accessory to the other permitted purposes.
- .2 Non-Residential:
 - .a a home occupation within a single detached dwelling.

12.3216.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Single Detached Dwelling: Interior Lot: 270 square metres; and, Corner Lot: 360 square metres.
 - .b Semi-Detached Dwelling: Interior Lot: 540 square metres per dwelling, and 270 square metres per dwelling unit; and, Corner Lot: 630 square metres per dwelling, and 360 square metres for the dwelling unit closest to the flankage lot line.
 - .c Street Townhouse Dwelling: Interior Lot: 185 square metres; and, Corner Lot: 275 square metres.
- .2 Minimum Lot Width:
 - .a Single Detached Dwelling: Interior Lot: 9 metres; Corner Lot: 12 metres.
 - .b Semi-Detached Dwelling: Interior Lot: 18 metres per dwelling and 9 metres per dwelling unit; and, Corner Lot: 21 metres per dwelling and 12 metres for the dwelling unit closes to the flankage lot line.
 - .c Street Townhouse Dwelling: Interior Lot: 6 metres; Corner Lot: 9 metres.
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6 metres;
- .5 Minimum Interior Side Yard Width:
 - .a Single detached dwelling:
 - .i a side yard other than a side yard abutting a street, public park or walkway may be reduced to zero metres;

- .ii the minimum distance between detached buildings shall not be less than 2.1 metres;
 - .iii in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
 - .iv the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .b Semi-detached dwelling and townhouse dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres;
- .8 Maximum Building Height: 10.5 metres;
- .9 Maximum Number of Units in a Townhouse Dwelling: 9 (nine);
- .10 Minimum Landscaped Open Space:
- .a Single Detached Dwelling: 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of a lot where the side lot lines converge towards the front lot line;
 - .b Semi-Detached Dwelling: 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line; and,
 - .c Street Townhouse Dwelling: 40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard.
- .11 in the case of a street townhouse dwelling:
- .a the interior unit shall have access from the front yard to the rear yard through a hall, garage or laundry room of the dwelling unit at or near grade level;
 - .b where windows or doors are located in the walls facing interior side yards, a minimum distance between buildings of 3 metres shall be provided; and,
 - .c Maximum Lot Coverage by buildings: 45 percent of lot area.

12.3217 Exception 3217

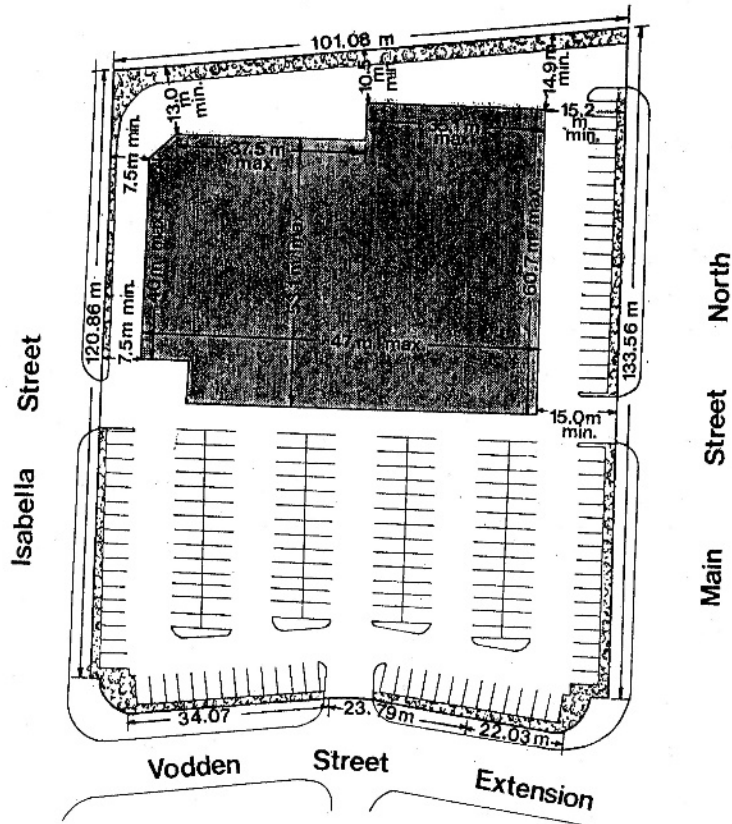
12.3217.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a supermarket;
 - .c a service shop;
 - .d personal service shop;
 - .e bank, trust company, finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a laundromat;
 - .i a parking lot;
 - .j a dining room restaurant;
 - .k a service station;
 - .l a printing or copying establishment;
 - .m a commercial school;
 - .n a garden centre sales establishment;
 - .o a temporary open air market;
 - .p a community club;
 - .q a health centre;
 - .r a tavern;
 - .s a taxi or bus station;
 - .t a theatre; or
 - .u a custom workshop.
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes.

12.3217.2 The lands shall be subject to the following requirements and restrictions:

- .1 all buildings shall be located within the area shown as BUILDING AREA on **Schedule C Figure 1-3217;**
- .2 minimum front yard depth, rear yard depth and side yard width shall be as shown on **Schedule C Figure 1-3217;**
- .3 the total Gross Leasable Commercial Floor Area of all buildings shall not exceed 3884 square metres;
- .4 Maximum Building Height shall not exceed two storeys;
- .5 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE **on SCHEDULE C Figure 1-3217;**
- .6 the Minimum Number of Parking Spaces to be provided:
 - .a for a supermarket not less than 189 spaces; and,
 - .b for all other permitted uses in accordance with the requirements of section 20.
- .7 driveways shall be located as shown on **Schedule C Figure 1-3217;**
- .8 no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant;
- .9 garbage and refuse containers shall be located only within a building;
- .10 garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the buildings; and,
- .11 no outside storage or display of goods shall be permitted
- .12 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

Figure 1



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12.3220 Exception 3220

12.3220.1 The lands shall only be used for the following purposes:

- .1 a pharmacy,
- .2 an office and storage space associated with the pharmacy
- .3 purposes accessory to the other permitted purposes.

12.3220.2 The lands shall be subject to the following requirements and restrictions:

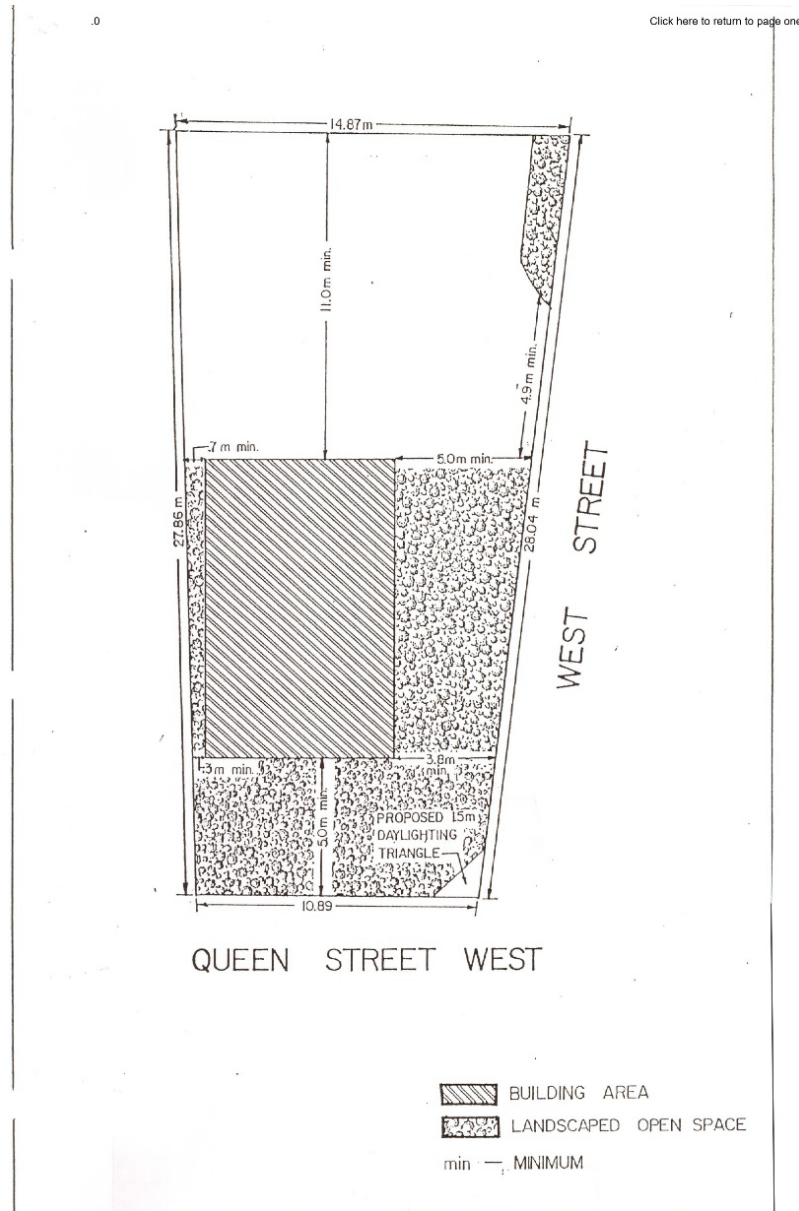
- .1 the Gross Commercial Floor Area of the pharmacy shall not exceed 70 square metres;
- .2 the Gross Commercial Floor Area of the office and storage space shall not exceed 80 square metres;
- .3 the Maximum Building Height shall not exceed 10.5 metres;
- .4 Landscaped Open Space shall be provided and maintained in the locations shown on **Schedule G Figure 1 - SECTION-Exception 3220**;
- .5 all buildings and structures shall be located within the area shown as Building Area on **Schedule G Figure 1 - SECTION-Exception 3220**;
- .6 a minimum of 4 parking spaces shall be provided;
- .7 the width of a driveway leading to any parking area shall be a minimum of 4.9 metres, and
- .8 a loading area shall not be required.

12.3220.3 for the purposes of **section-Exception 3220**:

- .1 shall not be subject to provisions contained on **Schedules 'B-1', 'B-2', 'B-3' and 'B-4'** of this By-law.

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12.3222 Exception 3222

12.3222.1 The lands shall only be used for the following purposes:

- .1 a photographer's studio;
- .2 only one dwelling unit; and,
- .3 purposes accessory to the other permitted purposes.

12.3222.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area shall not exceed 330 square metres;
- .2 the Maximum Building Height shall not exceed 2 storeys;
- .3 all buildings and structures shall be located within the area shown as Building Area on **Schedule CFigure 1-3222** to this by-law;
- .4 Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on **Schedule CFigure 1-3222** to this by-law;
- .5 a minimum of 4 parking spaces shall be provided and shall be located within the area shown as Parking and Driveway Area **on Schedule CFigure 1-3222** to this by-law; and,
- .6 only one driveway leading to the parking area shall be permitted, and it shall have a minimum width of 4 metres.

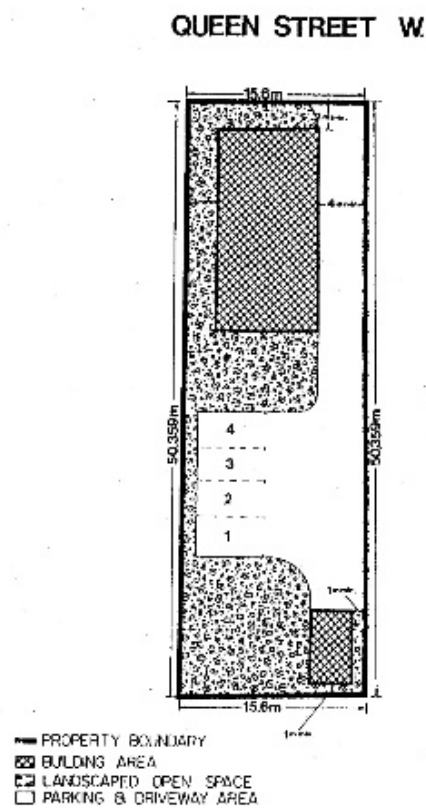
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12.3222.3 for the purposes of ~~section Exception~~ 3222:

- .1** shall not be subject to provision contained on **Schedules 'B-1', 'B-2', 'B-3' and 'B-4'** of this By-law.

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12.3223 Exception 3223

12.3223.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in ~~C-1~~ **LO** zone of this by-law.

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12.3223.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 980 square metres;
- .2 the Height of all structures shall not exceed 1 storey;
- .3 all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on **Schedule C Figure 1-3223** to this by-law;
- .4 Landscape Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on **Schedule C Figure 1-3223** to this by-law;
- .5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .6 garbage and refuse containers for all other uses shall be totally enclosed and located to the rear of the building;
- .7 an adult entertainment parlour shall not be permitted;
- .8 no outside storage or display of goods shall be permitted;
- .9 no amusement devices shall be permitted;
- .10 access to the site shall be provided in the locations shown on **Schedule C Figure 1-3223** to this by-law, and shall have a minimum width of 7.6 metres;
- .11 a masonry wall 1.8 metres in height shall be erected and maintained in the location shown on **Schedule C Figure 1-3223** to this by-law; and,
- .12 parking and loading spaces shall be provided in accordance with section 20 this by law.

12.3223.3 for the purposes of ~~section-Exception~~ 3223:

- .1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game.



12.3224 Exception 3224

12.3224.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1B-R1M~~ zone.

12.3224.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 830 square metres;
- .2 Minimum Lot width: 26 metres; and,
- .3 Minimum Lot Depth: 25.5 metres.

12.3225 Exception 3225

12.3225.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **RIMR1B zone**.

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12.3225.2 The lands shall be subject to the following requirements and restrictions:

- .1 a 2.0 metre high masonry wall shall be erected along those portions of the lot lines which abut a Highway Commercial zone.

12.3226 Exception 3226

12.3226.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **C1-LC zone**.

12.3226.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres;
- .2 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a residential zone, the minimum interior side yard shall be 9 metres;
- .3 Maximum Building Height: 1 storey;
- .4 Minimum Landscaped Open Space: 10 percent of the lot area;
- .5 Landscaped Area: a landscaped area having a minimum width of 3.0 metres (which may be considered as part of the required landscaped open space) shall be provided and maintained along those portions of the lot lines which abut either a residential zone or a street;
- .6 Driveway Width: the driveway shall have a minimum width of 7.6 metres and maximum width of 10.5 metres;
- .7 Driveway Location: there shall only be one driveway access from a public highway, this access to be from the public highway known as Major Wm. Sharpe Drive, and the centre line of the driveway access shall be a minimum of 27 metres and a maximum of 28 metres from the northerly property line;
- .8 a masonry wall, 2.0 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;
- .9 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .10 garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9 metres to any residential zone;
- .11 an adult entertainment parlour shall not be permitted;
- .12 no outside storage or display of goods shall be permitted; and,
- .13 no amusement devices shall be permitted.

12.3226.3 for the purposes of ~~section~~ **Exception 3226.:**

- .1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill, or of mixed chance or skill, or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and video game. Landscaped Area shall mean open

space which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include driveways and walkways which provide direct access from a street.

12.3227 Exception 3227

12.3227.1 The lands shall only be used for the following purposes:

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

12.3227.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 460 square metres; and,
 - .b Corner Lot: 560 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14 metres; and,
 - .b Corner Lot: 17 metres;
- .3 Minimum Interior Side Yard Width:
 - .a 1.2 metres, plus 0.6 metres for each additional storey or part thereof above two storeys; and,
 - .b the minimum distance between dwellings shall not be less than 2.4 metres.

12.3228 Exception 3228

12.3228.1 The lands shall be subject to the following requirements and restrictions:

- .1 the width of the side yard abutting a reserve shall not be less than 1.2 metres, and the width of the reserve shall not be included in determining the width of the side yard.

12.3229 Exception 3229

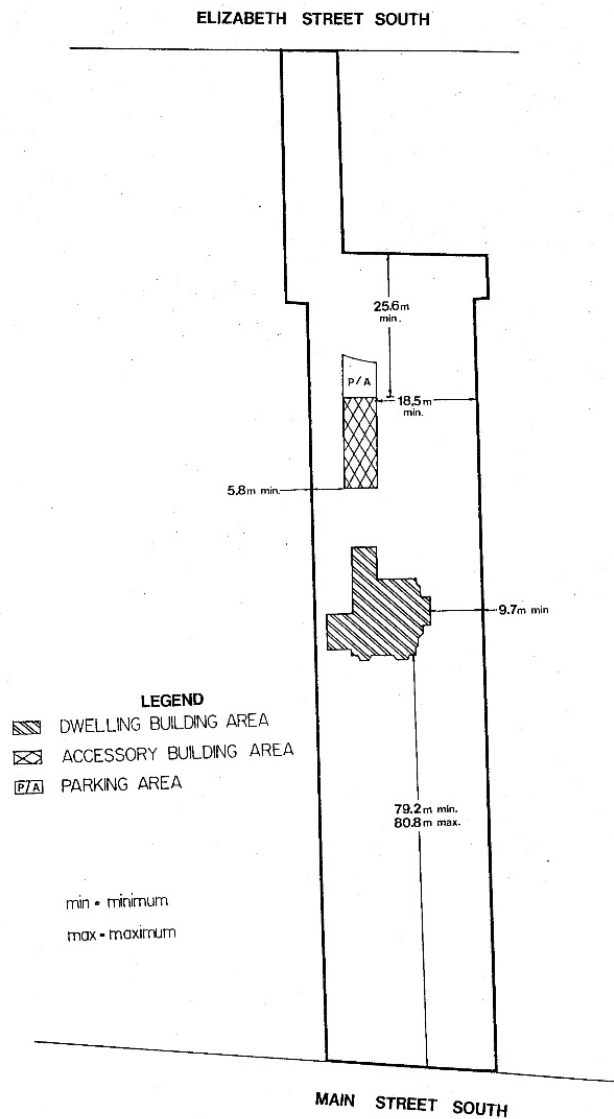
12.3229.1 The lands shall only be used for the following purposes:

- .1 only one of either a single detached dwelling or a multiple residential dwelling containing no more than 3 dwelling units;
- .2 a home occupation within a single detached dwelling; and,
- .3 purposes accessory to the other permitted purposes.

12.3229.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Lot Area shall not be less than 0.54 hectares;
- .2 the Lot Depth shall not be less than 194 metres;
- .3 the Minimum Side Yard Width shall be as shown on [Schedule C Figure 1-3229](#) to this by-law;
- .4 the Front Lot Line shall be the lot line abutting Main Street North;
- .5 a dwelling shall be located only within the area shown as DWELLING BUILDING AREA on [Schedule C Figure 1-3229](#) to this by-law;
- .6 an accessory building shall be located only within the area shown as ACCESSORY BUILDING AREA on [Schedule C Figure 1-3229](#) to this by-law;
- .7 the Gross Floor Area shall not be less than 770 square metres;
- .8 the Gross Floor Area of the accessory building shall not exceed 134 square metres;
- .9 the dwelling shall not exceed a height of 3 storeys;
- .10 the accessory building shall not exceed a height of 1 storey; and,
- .11 parking spaces shall be located only within the areas shown as ACCESSORY BUILDING AREA and PARKING AREA on [Schedule C Figure 1-3229](#) to this by-law.

Figure 1



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12.3230 Exception 3230

12.3230.1 The lands shall only be used for the following purposes:

- .1 one automated fuel dispensing operation only;
- .2 public warehouse;
- .3 one caretaker residence only;
- .4 outside storage of a maximum of 23 boats and recreational vehicles in good condition; and,
- .5 purposes accessory to other permitted purposes.

12.3230.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 18 metres
- .2 Minimum Interior Side Yard Width: 7.6 metres
- .3 Minimum Landscaped Open Space: 350 square metres in the front yard
- .4 the Gross Floor Area for buildings used for public warehouse purposes shall not exceed 3,010 square metres.
- .5 the Gross Floor Area for a caretaker residence shall not exceed 178 square metres.
- .6 a minimum of 25 parking spaces shall be provided.

12.3230.3 for the purposes of ~~section~~ Exception 3230:

- .1 Automated Fuel Dispensing Facility shall mean a building or place where gasoline, diesel and other motor vehicle fuel are kept for sale by the operation of a key or a credit card but where no repairs or other automotive services are performed.

12.3235 Exception 3235

12.3235.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in a C3-GC zone;
- .2 a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials; and,
- .3 one billiard hall in conjunction with a dining room restaurant or convenience restaurant.
- .4 movie theatres

12.3235.2 The lands shall be subject to the following requirements and restrictions:

- .1 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats;

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12.3237 Exception 3237

12.3237.1 The lands shall only be used for the following purposes:

- .1 a convenience restaurant; and,
- .2 the purposes permitted in the M2-GE zone.

12.3237.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Commercial Floor Area of the convenience restaurant shall not exceed 102 square metres; and,
- .2 a minimum of 50 parking spaces shall be provided on the site.

12.3241 Exception 3241

12.3241.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the parking of motor vehicles in connection with the use of the abutting lands to the east (zoned ~~GCC3-SECTION-Exception~~ 3107).

12.3241.2 The lands shall be subject to the following requirements and restrictions:

- .1 the parking spaces on this parcel of land shall not be counted or included when calculating the number of parking spaces available for or in connection with a use on any abutting lands.

12.3245 Exception 3245

12.3245.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a convenience restaurant, or a take-out restaurant;
- .10 a printing or copying establishment;
- .11 a garden centre sales establishment;
- .12 a community club;
- .13 a health centre;
- .14 a tavern; or,
- .15 purposes accessory to the other permitted purposes;

12.3245.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 2980 square metres;
- .2 the Maximum Height for any structure is 1 storey;
- .3 all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on **SCHEDULE C Figure 1-SECTION-Exception 3245** to this by-law;
- .4 Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on **SCHEDULE C Figure 1-SECTION-Exception 3245** to this by-law;
- .5 garbage and refuse containers for a restaurant shall be located within a climatecontrolled area within the building;
- .6 garbage and refuse containers for all other uses shall be totally enclosed;
- .7 an adult entertainment parlour shall not be permitted;

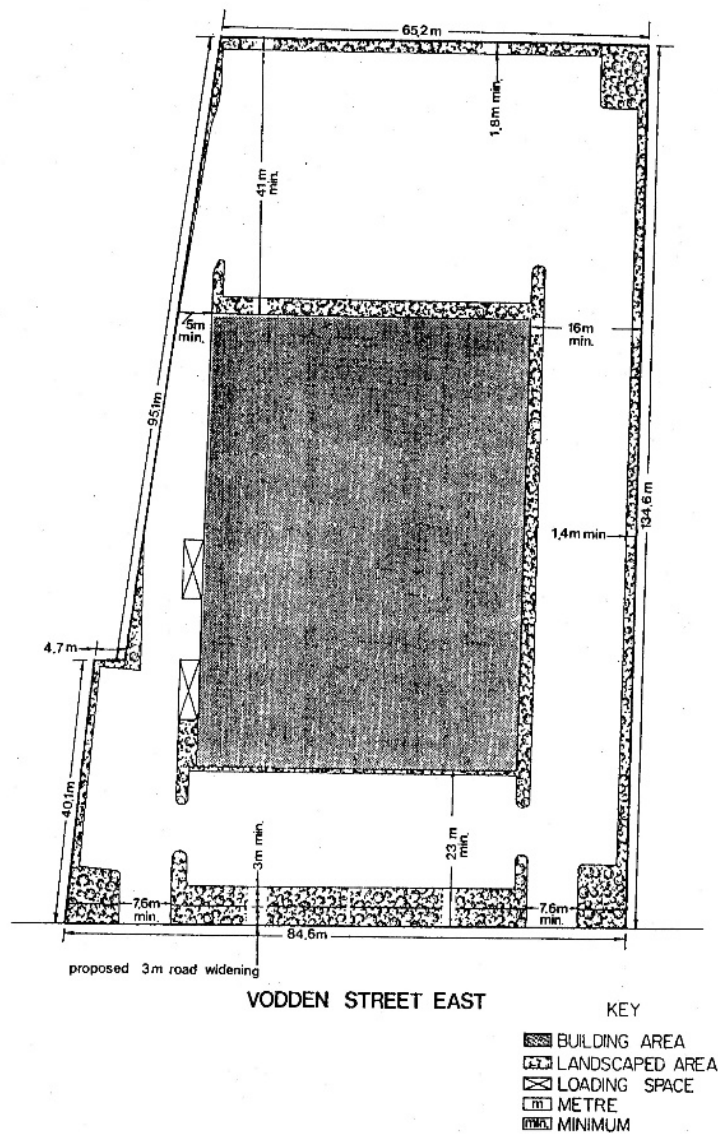
Exception Zones

- .8 no outside storage or display of goods shall be permitted;
- .9 no amusement devices shall be permitted;
- .10 access to the site shall be provided in the locations shown on **SCHEDULE C Figure 1 SECTION Exception 3245** to this by-law, and shall have a minimum width of 7.6 metres;
- .11 loading spaces shall have access to and from a street by means of an aisle having a minimum width of 5 metres and shall be provided in the locations shown on **SCHEDULE C Figure 1-SECTION Exception 3245** to this by-law; and,
- .12 parking shall be provided in accordance with section 20 of this by-law.

12.3245.3 for the purposes of ~~section~~ Exception 3245:

- .1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game.

Figure 1



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12.3252 Exception 3252

12.3252.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a a warehouse.
- .2 Non-Industrial:
 - .a only until Dec. 8/89, a single detached dwelling.
- .3 Accessory:
 - .a an associated office in conjunction with the purpose permitted by [section-Exception 12.3252.1.1.a](#); and,
 - .b purposes accessory to the other permitted purposes.

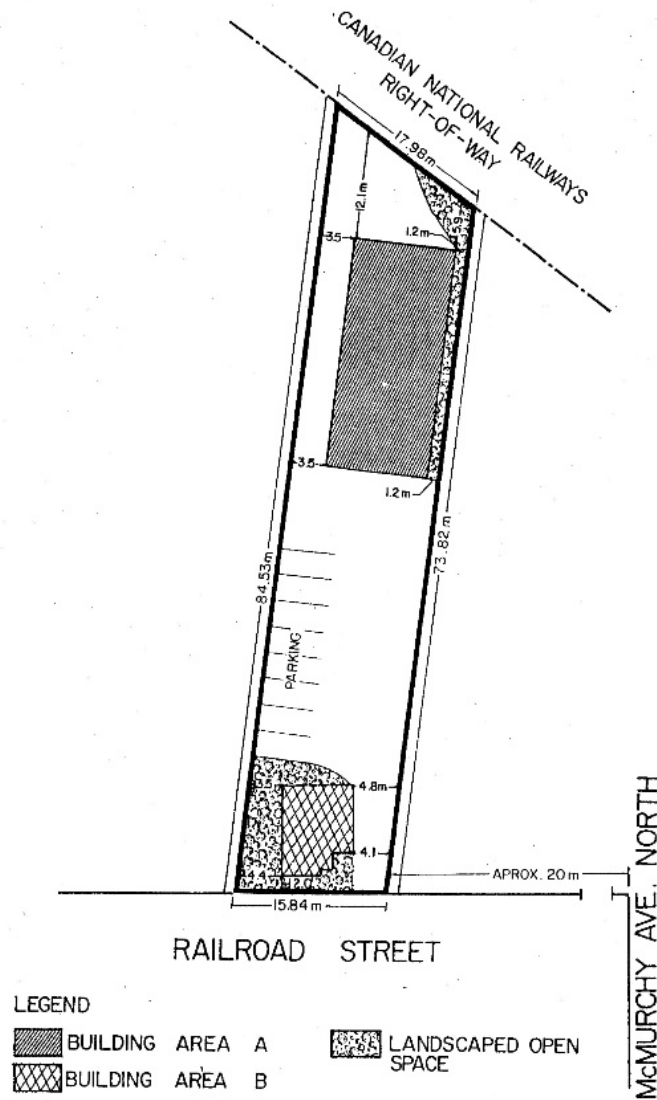
12.3252.2 The lands shall be subject to the following requirements and restrictions:

- .1 a residential use shall be located in the residential building within the area identified as Building Area B on [SCHEDULE C Figure 1-SECTION-Exception 3252](#);
- .2 and industrial or accessory use shall be located in the industrial building within the area identified as Building Area A on [SCHEDULE C Figure 1-SECTION-Exception 3252](#);
- .3 the Ground Floor Area of the residential building within the area identified as Building Area B on [SCHEDULE C Figure 1-SECTION-Exception 3252](#) shall not exceed 66 square metres;
- .4 the Building Height of the residential building within the area identified as Building Area B on [SCHEDULE C Figure 1-SECTION-Exception 3252](#) shall not exceed 1.5 storeys;
- .5 the Ground Floor Area of the industrial building within the area identified as Building Area A on [SCHEDULE C Figure 1-SECTION-Exception 3252](#) shall not exceed 268 square metres;
- .6 the Building Height of the industrial building within the area identified as Building Area A on [SCHEDULE C Figure 1-SECTION-Exception 3252](#) shall not exceed 6.1 metres;
- .7 the Minimum Lot Width shall be 15.8 metres;
- .8 the Minimum Lot Area shall be 1254.0 square metres;
- .9 the minimum front and rear yard depths and side yard widths shall be as shown on [SCHEDULE C Figure 1-SECTION-Exception 3252](#);
- .10 Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on [SCHEDULE C Figure 1-SECTION-Exception 3252](#);
- .11 a minimum of 8 parking spaces shall be provided in the locations shown on [SCHEDULE C Figure 1-SECTION-Exception 3252](#);

Exception Zones

- .12 no outside storage of materials or equipment shall be permitted; and,
- .13 the storage of flammable materials or liquids such as paint, gasoline or propane shall not be permitted except for such minimal quantities as may be required in the day-to-day operation of a small renovation business.

Figure 1



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12.3257 Exception 3257

12.3257.1 The lands shall only be used for the following purposes:

- .1 either:
 - .a a greenhouse;
 - .b a retail florist shop; and,
 - .c a single detached dwelling attached to the greenhouse and retail florist shop;
- .2 or:
 - .a the purposes permitted in the **R1B-R1M** zone.
- .3 purposes accessory to the other permitted purposes

12.3257.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall, in respect of the purposes set out in **sections-Exception 12.3257.1.2.a** and **12.3257.1.3**, be subject to the requirements and restrictions relating to the **R1B-R1M** zone,
- .2 shall, in respect of the other permitted purposes, be subject to the following requirements and restrictions:
 - .a Minimum Lot Width: 58.5 metres;
 - .b Minimum Lot Depth: 74.6 metres;
 - .c Minimum Lot Area: 0.436 hectares;
 - .d the minimum front and rear yard depths and side yard widths shall be as shown on **SCHEDULE C Figure 1-SECTION-Exception 3257**;
 - .e any dwelling, greenhouse or retail florist shop shall be located within the area identified as Building Area on **SCHEDULE C Figure 1-SECTION-Exception 3257**;
 - .f the Gross Commercial Floor Area of the retail florist shop shall not exceed 372 square metres;
 - .g the height of the building located within the area identified as Building Area on **SCHEDULE C Figure 1-SECTION-Exception 3257** shall not exceed:
 - .i for an attached single detached dwelling: 1 ½ storey; and,
 - .ii for a greenhouse and retail florist shop: 1 storey.
 - .h a minimum of 5 parking spaces shall be provided in the location identified as Parking Area on **SCHEDULE C Figure 1-SECTION-Exception 3257**;

Exception Zones

- .i Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on **SCHEDULE C Figure 1-SECTION Exception 3257**;
- .j all garbage and refuse containers shall be located within a buildings; and,
- .k the requirements and restrictions relating to **the R1B-R1M** zone which are not in conflict with the ones set out in **section Exception 12.3257.2.2**

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12.3258 Exception 3258

12.3258.1 The lands shall only be used for the following purposes:

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

12.3258.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Number of Dwelling Units for land located north of Flowertown Avenue and designated **R3AR2-SECTION-Exception 3258** shall be 50;
- .2 the Maximum Number of Dwelling Units for lands located south of Flowertown Avenue and designated **R3AR2-SECTION-Exception 3258** shall be 44;
- .3 the Maximum Height of all structures shall be 2 storeys;
- .4 the Minimum Distance between any structure and Chinguacousy Road shall be 14 metres;
- .5 the Maximum Number of Dwelling Units which may be attached shall be 8;
- .6 each dwelling unit shall have an attached garage; and,
- .7 where a dwelling unit faces and obtains vehicular access directly from a municipal road the minimum setback of the dwelling unit and the attached garage shall be 6 metres.

12.3260 Exception 3260

12.3260.1 The lands shall only be used for the following purposes:

- .1 a real estate office; and,
- .2 the purposes permitted in the M2-GF zone.

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12.3260.2 The lands shall be subject to the following requirements and restrictions:

- .1 the real estate office shall occupy only the second floor of the building on the lot;
- .2 the Gross Commercial Floor Area of the real estate office shall not exceed 360 square metres; and,
- .3 the total of the gross commercial floor areas of all motor vehicle repair shops and all motor vehicle body shops shall not exceed 146 square metres.

12.3261 Exception 3261

12.3261.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1B-R1M~~ zone.

12.3261.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 411 square metres; and, Corner Lot: 501 square metres.
- .2 Minimum Lot Width: Interior Lot: 13.7 metres; and, Corner Lot: 16.7 metres.

12.3262 Exception 3262

12.3262.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1B-R1M~~ zone

12.3262.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 411 square metres; and,
 - .b Corner Lot: 501 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres; and,
 - .b Corner Lot: 16.7 metres.
- .3 Minimum Rear Yard Depth: 17 metres

12.3263 Exception 3263

12.3263.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1C-R1M~~ zone

12.3263.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 17 metres.

12.3264 Exception 3264

12.3264.1 ~~12.3264.1~~ The lands shall only be used for the following purposes:

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

12.3264.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 321 square metres; and, Corner Lot: 411 square metres.
.2 Minimum Lot Width: Interior Lot: 10.7 metres; and, Corner Lot: 13.7 metres.

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12.3265 Exception 3265

12.3265.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1D-R1M~~ zone:

12.3265.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 17 metres

12.3268 Exception 3268

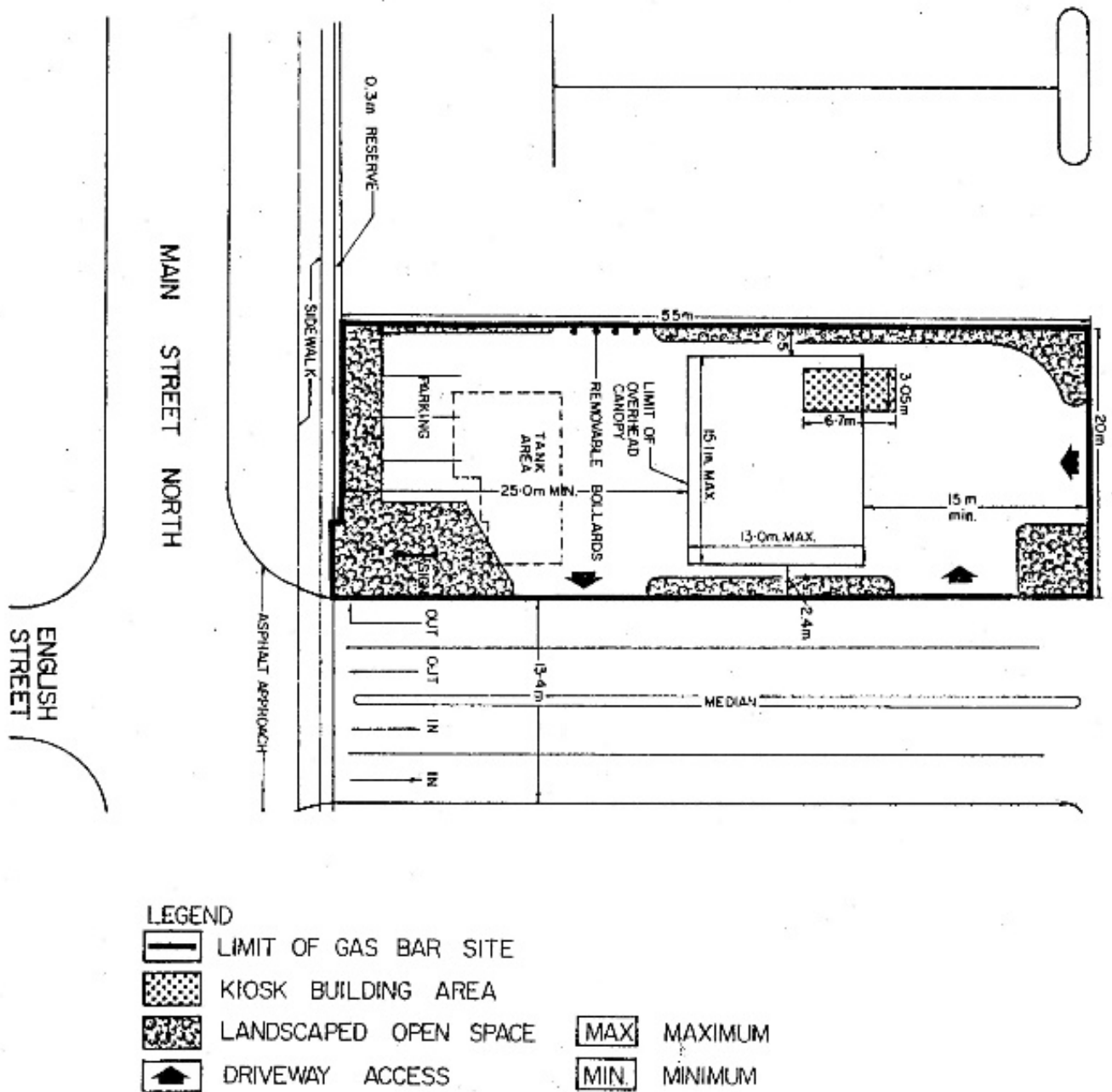
12.3268.1 The lands shall only be used for the following purposes:

- .1 a gas bar

12.3268.2 The lands shall be subject to the following requirements and restrictions:

- .1 the gas bar site and related buildings and structures shall be located as shown on **SCHEDULE C Figure 1-SECTION Exception 3268**;
- .2 the Minimum Front Yard Depth for the overhead canopy and kiosk shall be 25.0 metres;
- .3 the Maximum Gross Floor Area of the gas bar kiosk shall not exceed 21.0 square metres;
- .4 a minimum of 4 parking spaces for the gas bar shall be provided and located as shown on **SCHEDULE C Figure 1-SECTION Exception 3268**;
- .5 Driveway Access shall be provided and located as shown on **SCHEDULE C Figure 1-SECTION Exception 3268**;
- .6 Landscaped Open Space shall be provided and maintained in the areas identified as Landscaped Open Space on **SCHEDULE C Figure 1-SECTION Exception 3268**;
- .7 no outside storage or display of goods or materials shall be permitted; and,
- .8 the gas bar kiosk and canopy shall be compatible in design and appearance with the existing commercial buildings (Kingspoint Plaza) on the subject property.

Figure 1



12.3270 Exception 3270

12.3270.1 The lands shall only be used for the following purposes:

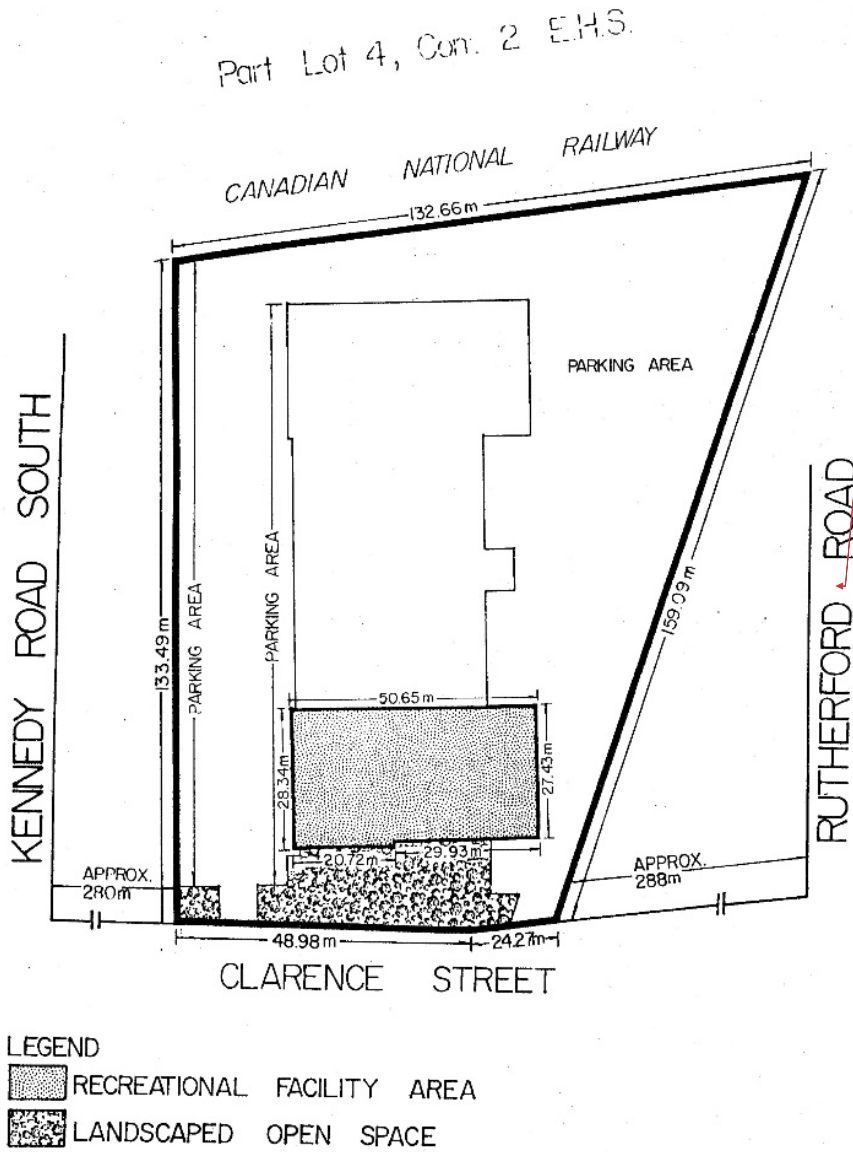
- .1 shall only be used for the purposes permitted in a **M2-GE** zone.

12.3270.2 The lands shall be subject to the following requirements and restrictions:

- .1 a recreational facility shall be located within the area shown as Recreational Facility Area on **SCHEDULE C Figure 1-SECTION Exception 3270** to this by-law;
- .2 Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on **SCHEDULE C Figure 1-SECTION Exception 3270** to this by-law; and,
- .3 the Parking Area shall be provided and maintained in the locations shown as Parking Area on **SCHEDULE C Figure 1-SECTION Exception 3270** to this by-law.

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12.3273 Exception 3273

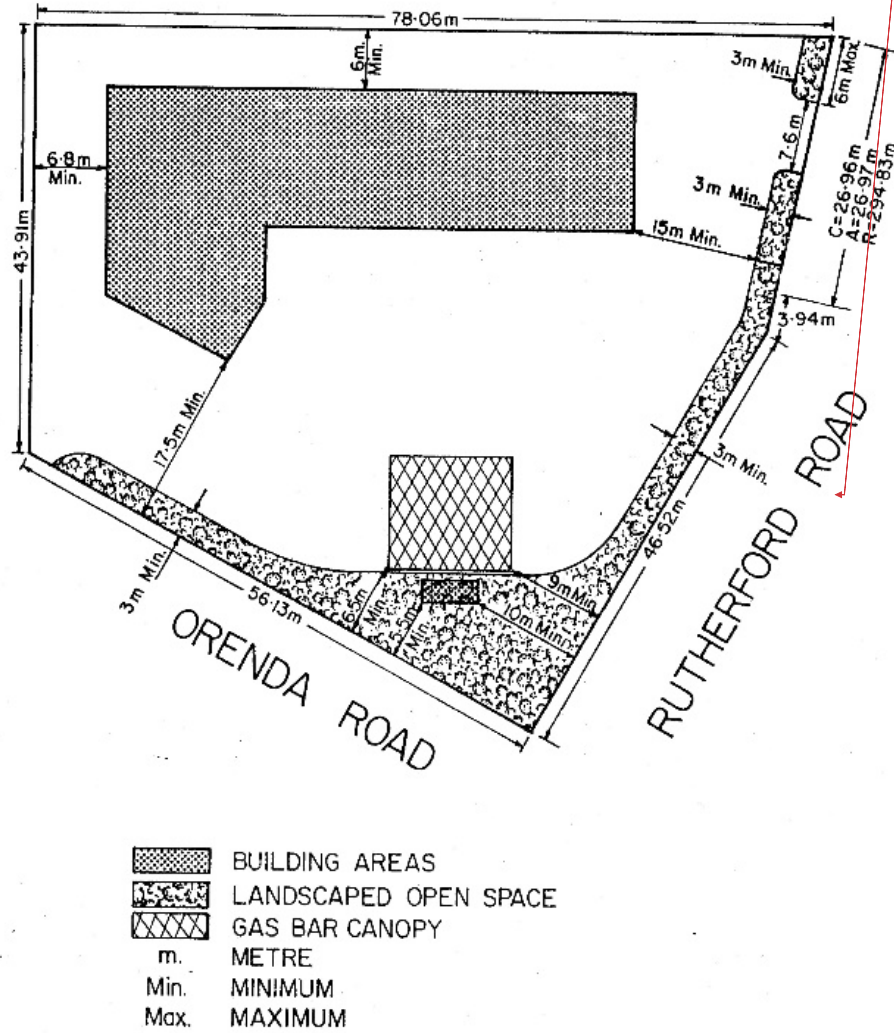
12.3273.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a convenience restaurant; and,
- .3 uses permitted by **M2-GE** Zone.

12.3273.2 The lands shall be subject to the following requirements and restrictions:

- .1 all buildings shall be located within the areas shown as BUILDING AREAS on **Schedule C Figure 1-Section-Exception 3273**;
- .2 Landscaped Open Space shall be provided and maintained in the areas as shown on LANDSCAPED OPEN SPACE on **Schedule C Figure 1-Section-Exception 3273**;
- .3 the Gross Commercial Floor Area of all structures excluding the gas bar canopy, shall not exceed 907 square metres;
- .4 the Gross Commercial Floor Area devoted to a convenience restaurant shall not exceed 150 square metres;
- .5 the Gross Commercial Floor Area of the gas bar kiosk shall not exceed 14 square metres;
- .6 the area covered by a gas bar canopy shall not exceed 144 square metres and shall be located within the area shown as GAS BAR CANOPY on **Schedule C Figure 1-Section-Exception 3273**;
- .7 the Maximum Height of all structures shall not exceed 1 storey;
- .8 Parking shall be provided in accordance with the provisions of Section 20 of this bylaw in the case of those uses permitted by **Section-Exception 12.3273.1.1** and **12.3273.1.2** and the provisions of Section 30 of this by-law in the case of those uses permitted by **Section-Exception 12.3273.1.3**;
- .9 Loading shall be provided in accordance with the provisions of Section 20 of this bylaw in the case of those uses permitted by **Section-Exception 12.3273.1.1** and **12.3273.1.2** and the provision of section 30 of this by-law in the case of those uses permitted by **Section-Exception 12.3273.1.3**;
- .10 an adult entertainment parlour shall not be permitted; and,
- .11 all garbage and refuse storage containers shall be located within the main building on the site.

Figure 1



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12.3278 Exception 3278

12.3278.1 The lands shall only be used for the following purposes:

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

12.3278.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be: Interior Lot: 185 square metres; and, Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be: Interior Lot: 6 metres; and, Corner Lot: 9 metres.

12.3279 Exception 3279

12.3279.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D-R1M zone**.

12.3279.2 The lands shall be subject to the following requirements and restrictions:

- .1 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,
- .2 no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned **OS - SECTION Exception 3282**.

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12.3280 Exception 3280

12.3280.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D-R1M** zone.

12.3280.2 The lands shall be subject to the following requirements and restrictions:

- .1 all buildings shall be located within the area shown as Building Area on ~~SCHEDULE C~~ **Figure 1 - SECTION-Exception** 3280 to this by-law; however, in no case shall the front of a garage or carport be located closer than 6 metres to any street line; and,
- .2** the minimum lot width and lot depth shall be as shown on **Figure 1 - Exception** ~~SCHEDULE C - SECTION~~ 3280 to this by-law.



12.3281 Exception 3281

12.3281.1 The lands shall only be used for the following purposes:

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

12.3281.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be: Interior Lot: 185 square metres; and, Corner Lot: 275 square metres
- .4 the Minimum Lot Width per dwelling unit shall be: Interior Lot: 6 metres; and, Corner Lot: 9 metres.
- .5 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,
- .6 no buildings or structures, including swimming pools shall be located closer than 7.5 metres to any lands zoned **NSQS-SECTION 3282**.

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12.3282 Exception 3282

12.3282.1 The lands shall only be used for the following purposes:

- .1 an outdoor recreation facility; and,
- .2 any conservation area or purposes.

12.3283 Exception 3283

12.3283.1 The lands shall only be used for the following purposes:

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

12.3283.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 420 square metres; and, Corner Lot: 510 square metres.
- .2 Minimum Lot Width: Interior Lot: 14 metres; and, Corner Lot: 17 metres.
- .3 Minimum Interior Side Yard Width:
- .4 1.2 metres; and,
- .5 the minimum distance between detached dwellings shall not be less than 2.4 metres. Minimum Lot Area: Interior Lot: 420 square metres; and, Corner Lot: 510 square metres.
- .6 Minimum Lot Width: Interior Lot: 14 metres; and, Corner Lot: 17 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres; and,
 - .b the minimum distance between detached dwellings shall not be less than 2.4 metres.

12.3284 Exception 3284

12.3284.1 The lands shall only be used for the following purposes:

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

12.3284.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the maximum number of dwelling units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be: Interior Lot: 185 square metres; and, Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be: Interior Lot: 6 metres; and, Corner Lot: 9 metres.

12.3285 Exception 3285

12.3285.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .10 a printing or copying establishment;
- .11 a garden centre sales establishment;
- .12 a community club;
- .13 a health care;
- .14 a custom workshop; and,
- .15 purposes accessory to the other permitted purposes.

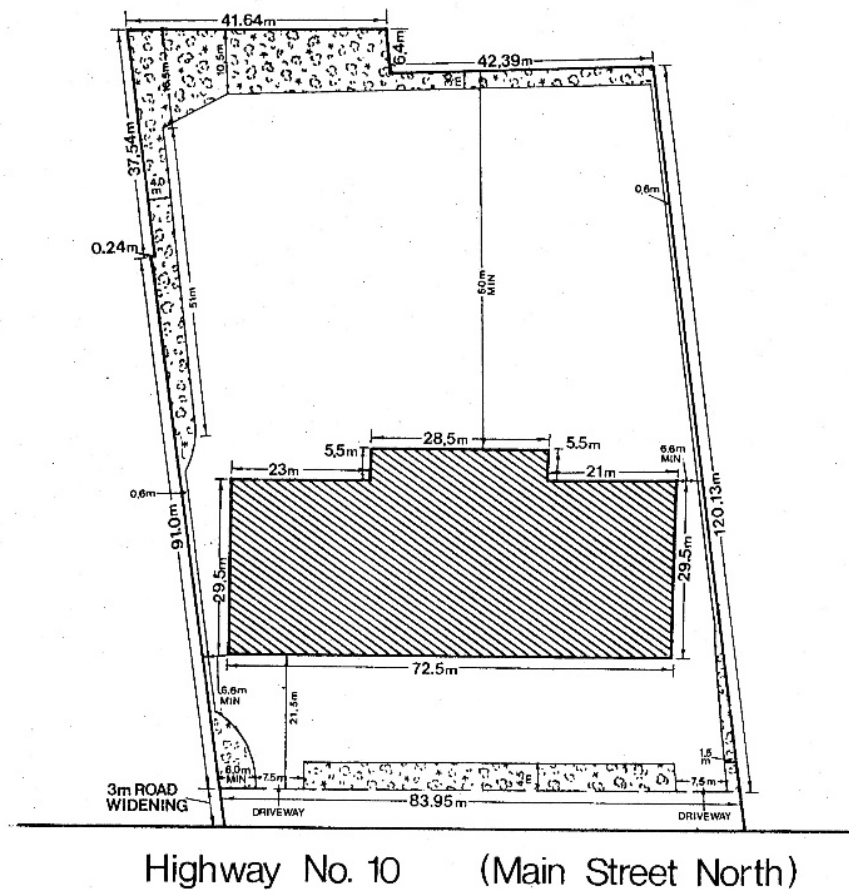
12.3285.2 The lands shall be subject to the following requirements and restrictions:

- .1 the minimum front yard depth, side yard width and rear yard depth shall be as shown on SCHEDULE C Figure 1 - SECTION-Exception 3285;
- .2 Minimum Lot Width shall be 83.8 metres;
- .3 all buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C Figure 1 - SECTION-Exception 3285;
- .4 the Maximum Gross Floor Area shall not exceed 3,706 square metres;
- .5 the Maximum Gross Floor Area of the first floor shall not exceed 1,966 square metres;
- .6 all real estate offices shall be located on the first floor;
- .7 the Maximum Gross Floor Area of the second floor shall not exceed 1,740 square metres;

Exception Zones

- .8 a minimum of 1,668 square metres of gross commercial floor area shall be used for office purposes, excluding real estate offices;
- .9 the total Gross Commercial Floor Area for all offices for health care practitioners shall not exceed 84 square metres;
- .10 the Maximum Building Height shall not exceed two storeys;
- .11 all garbage and refuse storage containers for a dining room restaurant, a take out restaurant, and a convenience restaurant shall be located within a climate controlled area within the building;
- .12 all garbage and refuse storage containers shall be located within the building;
- .13 the total Gross Commercial Floor Area for all convenience restaurants shall not exceed 150 square metres;
- .14 the Maximum total Gross Commercial Floor Area for a dining room restaurant, a take out restaurant, and a convenience restaurant shall not exceed 250 square metres.

Figure 1



LEGEND

 BUILDING AREA LANDSCAPED OPEN SPACE

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12.3288 Exception 3288

12.3288.1 The lands shall only be used for the following purposes:

- .1 health care practitioner offices;
- .2 one pharmacy;
- .3 medical laboratory;
- .4 one magazine and smoke shop;
- .5 one convenience restaurant;
- .6 one optical outlet;
- .7 one orthopaedic aids supply establishment;
- .8 one medical supply establishment, and
- .9 purposes accessory to the other permitted uses.

12.3288.2 The lands shall be subject to the following requirements and restrictions:

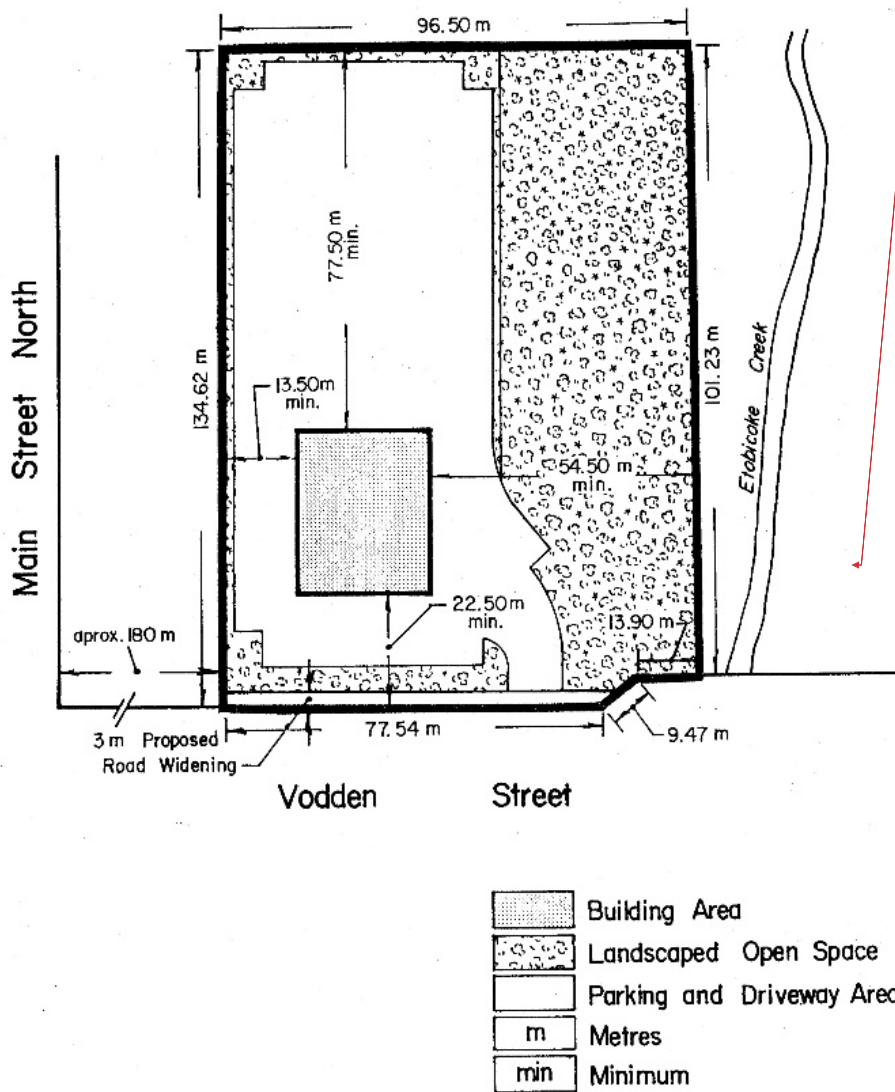
- .1 the Maximum Height of the building shall not exceed three storeys;
- .2 the side yard widths, rear yard depth and front yard depth shall be as shown on **SCHEDULE CFigure 1- SECTION-Exception 3288**;
- .3 all buildings shall be located within the area shown as Building Area on **SCHEDULE CFigure 1 - SECTION-Exception 3288**;
- .4 the Maximum Gross Floor Area of the building shall not exceed 2881 square metres;
- .5 the Gross Leasable Commercial Floor Area of the convenience restaurant shall not exceed a maximum of 100 square metres;
- .6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on **SCHEDULE CFigure 1- SECTION-Exception 3288**;
- .7 a minimum of 189 parking spaces shall be provided in the locations shown on **SCHEDULE CFigure 1 - SECTION-Exception 3288**;
- .8 all garbage and refuse storage containers shall be located within the buildings;
- .9 health care practitioner offices shall be located only on the second and third floor of the building; and,
- .10 the purposes permitted by **Exception sections 12.3288.1.2 to 12.3288.1.8**, both inclusive, shall be located only on the ground floor of the building.

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12.3288.3 for the purposes of ~~section~~ Exception 3288:

.1 Gross Floor Area, shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls.

Figure 1



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12.3289 Exception 3289

12.3289.1 The lands shall only be used for the following purposes:

- .1 a retirement home;
- .2 condominium apartment dwelling;
- .3 nursing home; and,
- .4 purposes accessory to the other permitted purposes.

12.3289.2 The lands shall be subject to the following requirements and restrictions:

- .1 the condominium apartment dwelling or retirement home shall not exceed a total of 160 dwelling units;
- .2 the Ground Floor Area of the building shall not exceed 3431 square metres;
- .3 the Gross Floor Area of the building shall not exceed 11,000 square metres;
- .4 the height of the building located within the area shown as Building Area A on [Figure 1](#) [SCHEDULE C- SECTION-Exception 3289](#) shall not exceed 2 storeys to the eaves of the roof and 4 storeys to the ridge of the roof;
- .5 the height of the building located within the area shown as Building Area B on [SCHEDULE C-SECTION-Exception 3289](#) shall not exceed 4 storeys;
- .6 the height of the building located within Building Area C on [SCHEDULE C-SECTION-Exception 3289](#) shall not exceed 5 storeys;
- .7 the Minimum Front Yard Depth shall be as shown on [SCHEDULE C-SECTION-Exception 3289](#);
- .8 the Minimum Side Yard Width shall be as shown on [SCHEDULE C-SECTION-Exception 3289](#);
- .9 the Minimum Building Setback from the top-of-bank shall be as shown on [SCHEDULE C-SECTION-Exception 3289](#);
- .10 Landscaped Open Space areas shall be provided and maintained in the locations shown as Landscaped Open Space on [Figure 1 - Exception SCHEDULE C- SECTION-3289](#);
- .11 a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as Privacy Fence on [Figure 1 - Exception SCHEDULE C- SECTION 3289](#);
- .12 a minimum of 40 visitor parking spaces shall be provided and maintained in the Location shown as Parking Area on [Figure 1 - Exception SCHEDULE C- SECTION 3289](#);
- .13 an underground parking garage structure shall be located in the location shown as Underground Parking Garage on [Figure 1 - Exception SCHEDULE C- SECTION 3289](#);

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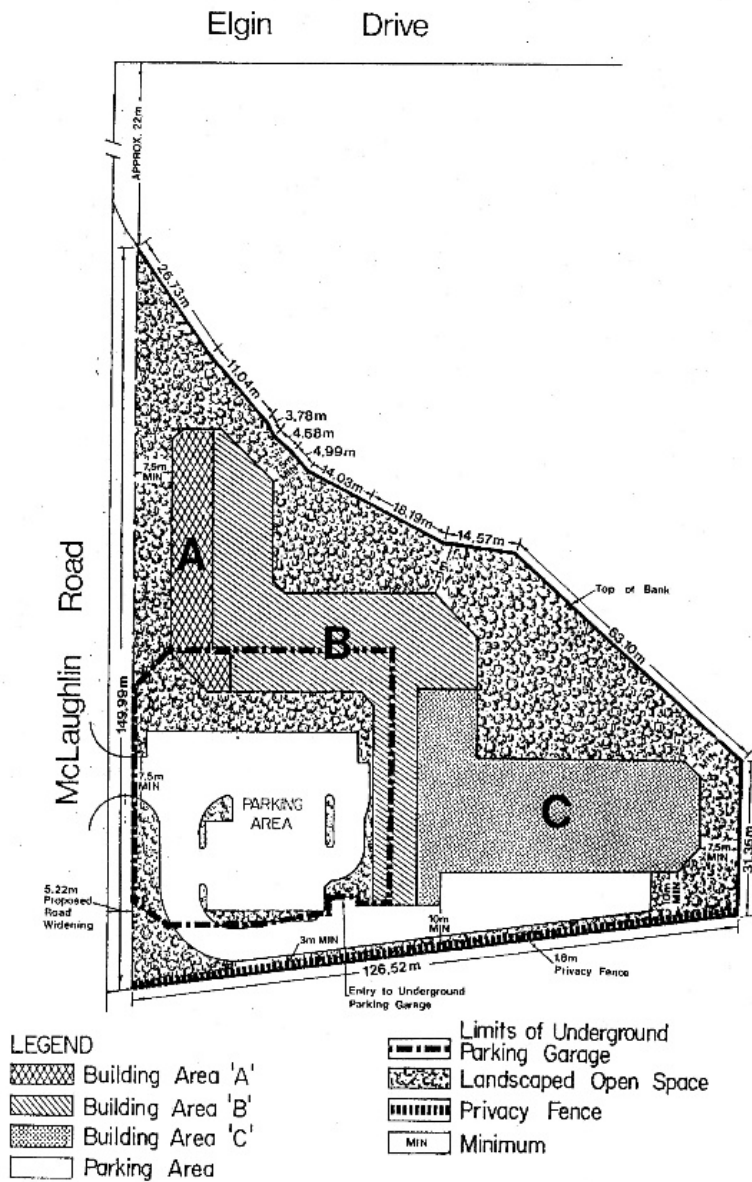
- .14 Parking Spaces shall be provided and maintained in the underground parking garage in accordance with the following provisions:
- .a for a condominium apartment dwelling or retirement home:
 - .i 1.0 spaces per dwelling unit; and,
 - .ii 10.0 spaces for staff
 - .b for a retirement home or nursing home room:
 - .i 0.20 spaces per room; and,
 - .ii 10.0 spaces for staff.
- .15 all garbage and refuse storage containers shall be located within a climate controlled area in the building

12.3289.3 for the purposes of ~~section~~ Exception 3289:

- .1 Ground Floor Area shall mean the area of the ground floor in a building, measured between the exterior walls of the building.

Figure 1

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12.3290 Exception 3290

12.3290.1 The lands shall only be used for the following purposes:

- .1 a gas bar; and,
- .2 only in conjunction with a gas bar, a retail establishment having no outside storage.

12.3290.2 The lands shall be subject to the following requirements and restrictions:

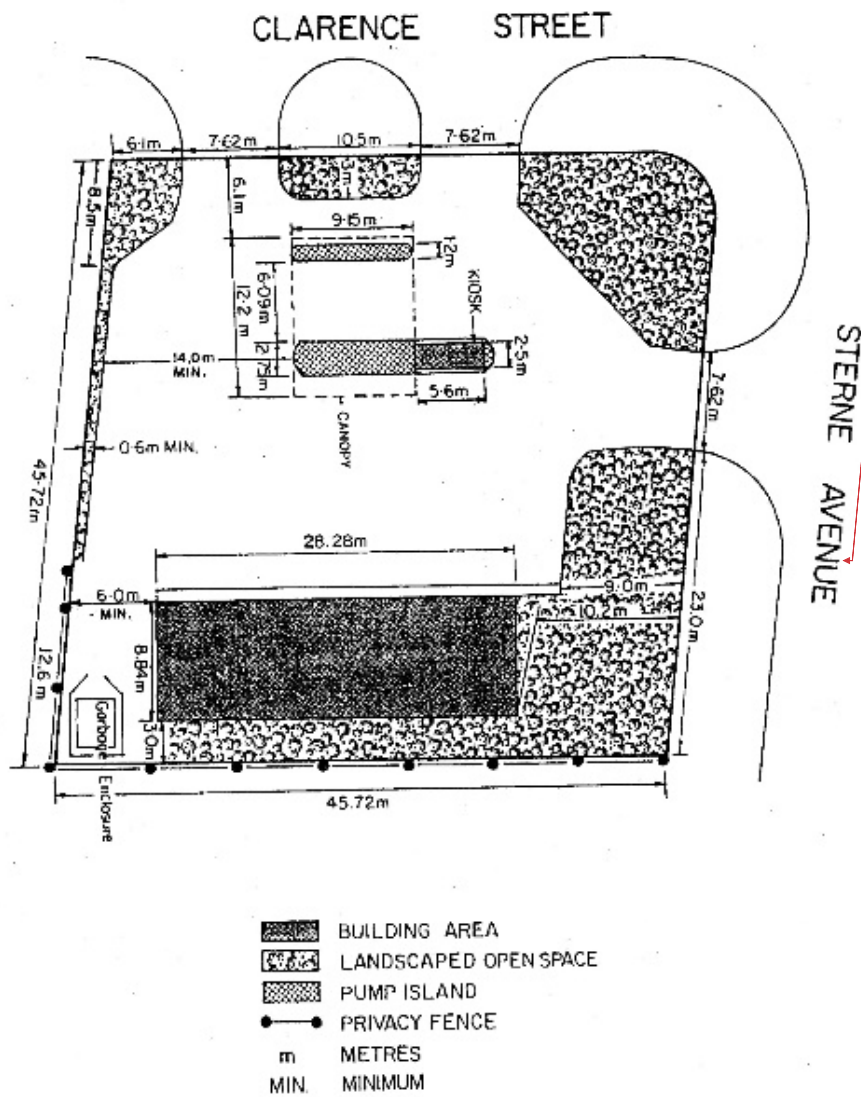
- .1 the Gross Commercial Floor Area devoted to a retail establishment shall not exceed 250 square metres;
- .2 the Gross Commercial Floor Area of the kiosk shall not exceed 14 square metres;
- .3 all buildings shall be located within the area shown as BUILDING AREA on **Schedule C Figure 1 - SECTION Exception 3290**;
- .4 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1 - Exception SCHEDULE C – SECTION 3290**;
- .5 the Maximum Height of all buildings and structures shall not exceed 1 storey;
- .6 a garbage and refuse storage enclosure shall be provided and maintained in the area shown as Garbage Enclosure on **Figure 1 - Exception SCHEDULE C – SECTION 3290**; and,
- .7** a 1.8 metre masonry wall shall be provided and maintained in those areas shown as PRIVACY FENCE on **Figure 1 - Exception SCHEDULE C – SECTION 3290**.

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12.3291 Exception 3291

12.3291.1 The lands shall only be used for the following purposes:

- .1 shall only used for the purposes permitted in a **R1C-R1M zone**.

12.3291.2 The lands shall be subject to the following requirements and restrictions:

- .1 no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned **NCS-SECTION-Exception 3282**.

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12.3292 Exception 3292

12.3292.1 The lands shall only be used for the following purposes:

- .1 a park, playground or recreation facility operated by a public authority;
- .2 a fire station;
- .3 a combined fire station and recreation facility; and,
- .4 proposes accessory to the other permitted purposes.

12.3292.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 10 metres;
- .2 Minimum Rear Yard: 20 metres; and,
- .3 Minimum Side Yard Width:
 - .a east side: 7.5 metres; and,
 - .b west side: 15.0 metres.

12.3295 Exception 3295

12.3295.1 The lands shall only be used for the following purposes:

- .1 either:
 - .a a single detached dwelling;
 - .b a home occupation; and,
 - .c purposes accessory to the other permitted purposes.
- .2 or:
 - .a offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices; or,
 - .b purposes accessory to the other permitted purposes.

12.3295.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Width shall be 30 metres;
- .2 the minimum front, rear and side yard depths and widths shall be as shown on **SCHEDULE C Figure 1 - SECTION-Exception 3295**;
- .3 the building shall be located only within the area shown as BUILDING AREA on **Figure 1 - Exception SCHEDULE C - SECTION 3295**;
- .4 the height of the building located with the area shown as BUILDING AREA on **Figure 1 - Exception SCHEDULE C - SECTION 3295** shall not exceed 1 storey when measured from the front wall of the structure, and shall not exceed 2 storeys when measured from the rear wall of the structure;
- .5 Parking shall be provided and maintained in the locations shown as PARKING AREA on **Figure 1 - Exception SCHEDULE C - SECTION 3295**;
- .6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on **Figure 1 - Exception SCHEDULE C - SECTION 3295**;
- .7 no outside storage or display of goods shall be permitted;
- .8 all garbage and refuse containers shall be located within a building;
- .9 no floodlighting shall be permitted on the site;
- .10 one non-illuminated sign shall be permitted on the site, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres;

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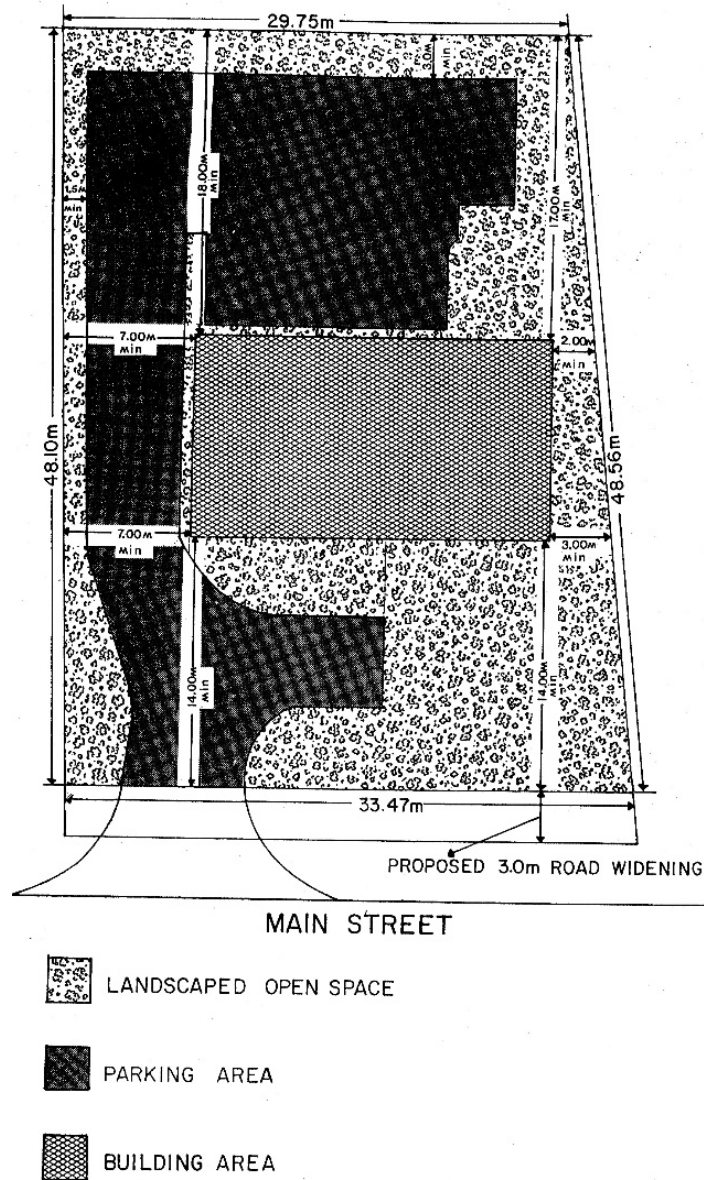
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Exception Zones

- .11 the Maximum Gross Commercial Floor Area to be used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;
- .12 personal service uses shall not be permitted on the site; and,
- .13 regulations (e) to (l), inclusive, shall apply only in the event that the building identified on **Figure 1 - Exception SCHEDULE C – SECTION 3295** as BUILDING AREA is used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices.

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Figure 1



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12.3297 Exception 3297

12.3297.1 The lands shall only be used for the following purposes:

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

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12.3297.2 The lands shall be subject to the following requirements and restrictions:

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be: Interior Lot: 185 square metres; and, Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be: Interior Lot: 6 metres; and, Corner Lot: 9 metres.
- .5 no building shall be located closer than 14 metres to Chinguacousy Road.

12.3298 Exception 3298

12.3298.1 The lands shall only be used for the following purposes:

- .1 -shall only be used for the purposes permitted in a **C1-LC** zone.

12.3298.2 The lands shall be subject to the following requirements and restrictions:

- .1 -all garbage and refuse containers shall be located within the building;
- .2 -all garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- .3 -an adult entertainment parlour shall not be permitted;
- .4 -no outside storage or display of goods shall be permitted; and,
- .5 -no building shall be located closer than 8 metres to Chinguacousy Road.