

12.3700. Exception 3700

12. 3700.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a Nursing home
 - .b Retirement community
 - .c Stacked townhouse
 - .d Back-to-back townhouse
 - .e Back-to-back stacked townhouse
 - .f Street townhouse
- .2 Only as accessory to the uses identified in 12.3700.1.1.a and 12.3700.1.1.b and contained within the same building:
 - .a a personal service shop
 - .b a dry cleaning and laundry distribution station
 - .c a laundromat
 - .d a dining room restaurant, a convenience restaurant or take-out restaurant
 - .e a health centre or fitness centre
 - .f a recreational facility
 - .g an office
 - .h a medical office
- .3 Accessory uses:
 - .a Purposes accessory to the other permitted purposes

12. 3700.2 The lands shall be subject to the following requirements and restrictions:

- .1 For uses permitted in ~~Section-Exception~~ 12.3700.1.1.a and 12.3700.1.1.b:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No requirement;
 - .c Minimum Front Yard Depth: 7.5 metres;
 - .d Minimum Interior Side Yard Depth: 2.0 metres;
 - .e Minimum Rear Yard Depth: 4.0 metres;

- .f Maximum Building Height: 8 storeys
- .g Maximum Lot Coverage: 30%
- .h Minimum Landscaped Open Space: No requirement
- .i Maximum Gross Floor Area: 16,742 square meters
- .j The uses identified in **12.3700.1.2** shall only be permitted on the first to third floors
- .k A rear deck may not project more than 4.0 metres beyond the rear wall of a building
- .l Maximum number of dwelling units: 200
- .m Minimum number of parking spaces: 91

.2 For uses permitted in ~~Section-Exception~~ **12.3700.1.1.c, 12.3700.1.1.d and 12.3700.1.1.e**

- .a Minimum Lot Area: No requirement
- .b Minimum Lot Width: No requirement
- .c Minimum Front Yard Depth: 3.5 metres
- .d Minimum Side Yard Depth: 3.5 metres
- .e Minimum Rear Yard Depth: 4.0 metres
- .f Maximum Building Height: 12.0 metres (excluding parapets, railings, privacy screens/dividers, and a rooftop structure used to house stairways/mechanical and electrical equipment)
- .g Maximum Lot Coverage: 50%
- .h Minimum Landscaped Open Space: 40% of the site
- .i Minimum setback of a hydro transformer to a lot line: 1.2 metres

.3 For uses permitted in ~~Section-Exception~~ **12.3700.1.1.f**, the provisions of the **R2R3E-X** zone shall apply with a required minimum lot width of 6.0 metres and that a private street shall be considered as a street for zoning purposes.

12. 3700.3 for the purposes of ~~section-Exception~~ 3700:

- .1 A Retirement Community: is a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.
- .2 A Back-to-Back Stacked Townhouse Dwelling: a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where the units do not have a rear yard, and where each unit is directly accessible from the outside of the building.

12.3701 Exception 3701

12.3701.1 The lands shall only be used for the following purposes:

.1 Permitted Uses:

.a Residential:

- .i an apartment dwelling
- .ii purposes accessory to other permitted uses (e.g. amenity space)

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.b Commercial:

- .i an office
- .ii a retail establishment
- .iii a convenience store
- .iv a personal service shop
- .v a day nursery
- .vi a printing or copying establishment
- .vii a dining room restaurant, a take-out restaurant
- .viii a service shop
- .ix a personal service shop
- .x a community club
- .xi a health & fitness centre
- .xii an art gallery
- .xiii an amusement arcade

.2 The following uses shall not be permitted:

- .a an adult video store
- ~~3.b~~ an adult entertainment parlour
- ~~4.c~~ a body art and/or tattoo parlour
- ~~5.d~~ a massage or body rub parlour
- ~~6.e~~ a drive-through facility

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12.3701.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No Requirement
- .2 Minimum Lot Width: No Requirement
- .3 Minimum Lot Depth: No Requirement
- .4 Minimum setback to Queen Street East: 0.0 metres
- .5 Minimum setback to June Avenue: 0.0 metres
- .6 Minimum below grade setback: 0.0 metres
- ~~.7~~ Minimum setback to Rear Lot Line:
 - .a 7.5 metres for any portion of a building less than 12.0 metres in height from grade
 - .b ~~-~~12.5 metres for any portion of the building greater than 12.0 metres in height from grade
- .8 Minimum setback to Interior Side Lot Line:
 - ~~.7.a~~ 7.5 metres for any portion of a building within 30.0 metres of Queen Street East.
 - ~~.8.b~~ 5.0 metres for any portion of a building more than 30.0 metres of Queen Street East
- .9 Minimum setback to a daylighting triangle/rounding: 0.0 metres
- .10 Minimum distance between buildings within lands [CRCML](#)-3701: 10.0 metres for the podium and 15.5 metres for the tow
- .11 Maximum encroachment into the minimum rear and interior side yard setbacks or balconies, canopies, porches and patio: 2.5 metres
- .12 Minimum Podium Height: 24.0 metres along Queen Street East
- .13 Minimum Ground Floor Height for building closest to Queen Street East: 3.5 metres
- .14 Maximum Floor Space Index (FSI): 10.7
- .15 Maximum Building Height:
 - ~~.16.a~~ 150.0 metres for any building located within 40m of Queen Street,
 - ~~.17.b~~ 115.0 metres for any building beyond
- ~~.18.16~~ Notwithstanding [12.3701.3 \(156\)](#), the following shall be exempt from the calculation of building height:
- ~~.19.17~~ Lighting fixtures, trellises, stair enclosures, landscape features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas,

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wind mitigation, noise mitigation, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 5.0 metres

~~20.18~~ A roof structure which is used only as an ornament or to house the mechanical equipment of any building

~~21.19~~ Maximum Tower Floorplate Area: 800 square metres

~~22.20~~ Minimum Gross Floor Area for a Dwelling Unit: No requirement

~~23.21~~ Minimum Parking Requirements:

~~24~~ ~~Visitor Parking 0.2 stalls per dwelling unit~~

.a -Access to any parking lot must be provided from an internal road;

~~25.22~~ Commercial and office uses listed in [Section Exception 12.3701.1.b.i through to xiii](#) shall be limited to the first 2 floors only;

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~~26.23~~ Loading areas shall be screened from view from a public street;

~~27.24~~ Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

12.3701.4 for the purposes of [section Exception 3701](#)

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower
- .2 Tower shall mean the portion of the building located above a height of 38.0 metres for buildings located along Queen Street East and above a height of 24.0 metres all other building.

12.3702. Exception 3702

12. 3702.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling.
- .2 Purposes accessory to the other permitted uses.

12. 3702.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 27 metres
- .2 Minimum Front Yard Depth: 5 metres
- .3 Minimum Setback from a Lot Line for a Hydro Transformer: 0.3 metres
- .4 Minimum Interior Side Yard (South): 6 metres
- .5 Minimum Interior Side Yard (North): 3 metres
- .6 Minimum Rear Yard Depth: 4.5 Metres
- .7 Maximum Building Height: 15 Storeys
- .8 Maximum Lot Coverage: 45%
- .9 Minimum Landscaped Open Space: 37%
- .10 Maximum Floor Space Index: 5.15
- .11 Minimum Parking Requirements:
 - .a Residents: 0.8 spaces per dwelling unit
 - .b Visitor: 0.2 Spaces per dwelling unit
- .12 Loading, Unloading and Waste Disposal 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.

12. 3702.3 The Holding (H):

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- .b Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.3703. Exception 3703

12. 3703.1 The lands shall only be used for the following purposes:

- .1 Underground Parking Structure.
- .2 Landscaped Buffer Area.
- .3 Shall also be subject to the requirements and restrictions relating to the R4B zone, residential general provisions, general provisions and OS zone of this bylaw which are not in conflict with those set out in ~~Section-Exception~~ 12.3703.

12. 3703.2 The Holding (H):

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - .b Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management

12.3704. Exception 3704

12. 3704.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1F~~ **R2, R1A, R1** zone;

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12. 3704.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metre provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;
- .3 Minimum lot width for a lot abutting a daylighting triangle/rounding: 13.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 0.0 metres;
- .5 Maximum interior garage width: 6.1 metres.

12.3705. Exception 3705

12. 3705.1 The lands shall only be used for the following purposes:

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

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12. 3705.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;
- .3 Minimum lot width for a lot abutting a daylighting triangle/rounding: 11.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 0.0 metres;
- .5 Maximum interior garage width: 6.1 metres;
- .6 Minimum Exterior Side Yard Width: 2.5 metres;
- .7 Minimum Rear Yard Depth: 6.0 metres;
- .8 The westerly lot line shall be the Front Lot Line.

12.3706. Exception 3706

12. 3706.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R3E~~ **R2, R1** zone;

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12. 3706.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum lot width of a lot abutting a daylighting triangle or rounding: 6.0 metres;
- .4 Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;
- .5 Direct pedestrian access from the front yard to the rear yard is not required;
- .6 No minimum dwelling unit width shall apply;
- .7 Notwithstanding 10.9, the maximum width of a driveway shall be:
- .a 3.5m width for single driveways
- .8 Notwithstanding 10.9, the requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .9 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces

12.3707. Exception 3707

12. 3707.1 The lands shall only be used for the following purposes:

- .1 Industrial
 - .a The manufacturing, cleaning, packaging, and processing, repairing or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle washing establishment.
 - .b non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transportation terminal but not a junk yard, salvage yard, wrecking yard, quarry or pit;
 - .c a warehouse
- .2 Accessory
 - .a An associated office.

12. 3707.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscape Open Space:
 - .a Except at approved driveway locations, a minimum 3.0 Metre wide strip shall be provided along the lot line abutting a street.
 - .b A minimum of 1.5 metre wide landscape strip shall be provided Along the interior lot line and 3.0 metres when adjacent to a [NS“F”](#) zone;
 - .c The following shall be permitted in the required Landscape Open Space:
 - .i Retaining Wall;
 - .ii Noise Barriers.
- .2 Minimum Interior Yard Setback: 1.5 metres and 3.0 metres when adjacent to a [NS“F”](#) zone;
- .3 Maximum Building Height: 13 metres
- .4 Outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
- .5 Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;
- .6 No outside storage shall exceed the height of the fence screening located on the west property line;
- .7 Notwithstanding the provisions of Section 30.5, the combined number of parking space for the uses permitted under ~~Section-Exception M2GE~~ 3707.1 shall be a minimum of 33 parking spaces.

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12. 3707.3 for the purposes of ~~section~~ Exception 3707:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~M2GE~~ zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section~~ Exception 12.3707.2.

12. 3707.4 Holding (H)

- .1 Shall only be used for the following purposes while the Holding (H) symbol is in place:
 - .a Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- .2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
 - .a It has been demonstrated to the satisfaction of the City and Region of Peel that:
 - .i Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City's Industrial Road Standard (Class 'A' Standard).

12.3708. Exception 3708

12. 3708.1 The lands shall only be used for the following purposes:

- .1 A retail establishment;
- .2 One Retail Warehouse Membership Club including a food and non-food component;
- .3 A retail warehouse;
- .4 A service shop excluding auto service;
- .5 A personal service shop;
- .6 An office;
- .7 A dry cleaning and laundry distribution station;
- .8 A bank, trust company, or finance company;
- .9 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 A gas bar;
- .11 A printing establishment;
- .12 A commercial school;
- .13 A garden centre;
- .14 A place of commercial recreation;
- .15 A community hub;
- .16 A health or fitness centre;
- .17 A taxi or bus station;
- .18 A custom workshop;
- .19 A pet service shop;
- .20 A furniture and appliance store;
- .21 An art gallery;
- .22 A supermarket.

12. 3708.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback requirements shall be as follows:
 - .a Airport Road: 4.0 metres;

- .b Queen Street 4.0 metres;
- .c Maritime Ontario Boulevard: 3.0 metres;
- .d Other yard setbacks: 3.0 metres;
- .e To the north elevation of Costco only: 2.0 metres;
- .2 Landscape Open Space shall be provided as follows:
 - .a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
 - .b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .5 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
- .6 Minimum Landscaped Open Space: 10% of the lot area;
- .7 Minimum Parking Space Requirement: 1 parking space per 23 square metres;
- .8 An adult entertainment parlour, and adult videotape or amusement arcade shall not be permitted;
- .9 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .10 Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
- .11 No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
- .12 No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
- .13 The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by ~~Section~~ Exception 12.3708.1 shall not exceed 46,450 square metres (500,000 square feet);
- .14 The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
- .15 A "Retail Warehouse" use shall not exceed 11,612 square metres (125,000 square feet) in size;
- .16 A "Retail Warehouse Membership Club including a food and nonfood component" shall not exceed 13,935 square metres (150,000 square feet) in size;
- .17 A "Flea Market" shall not be permitted in this zone;
- .18 A "Supermarket" use shall not exceed 2,787.1 square metres (30,000 square feet) in size and shall be limited to one (1).

- .19 Notwithstanding provision **12.3708.2.9** of this zoning bylaw, the outdoor display of goods and materials shall be permitted in conjunction with a "Supermarket" use at the exterior main entryway and shall not exceed 200 square metres (2152.78 square feet).

12. 3708.3 for the purposes of ~~section~~Exception 3708:

- .1 For the purposes of this zone, a "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- .2 For the purposes of this zone, a "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- .3 For the purposes of this zone, a "Retail Warehouse Membership Club including a food and non-food component" shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patron of the Retail Warehouse Membership Club.
- .4 Shall also be subject to the requirements and restrictions relating to the **C2-GC** zone and all the general provisions of this by-law, which are not in conflict with the ones set out in ~~section~~Exception **12.3708.2**.
- .5 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned ~~Commercial Two~~General Commercial ~~Section~~Exception 3708 (**C2-GC** — ~~Section~~Exception 3708), ~~Commercial Two~~General Commercial ~~Section~~Exception 3716 (**C2-GC** — ~~Section~~Exception 3716), and ~~Commercial Two~~General Commercial ~~Section~~Exception 3717 (**C2-GC** — ~~Section~~Exception 3717) shall be treated as a single lot for zoning purposes.

12.3709. Exception 3709

12.3709.1 The lands shall only be used for the following purposes:

- .1 ~~Purposes Shall only be used for the p~~Purposes permitted in the M4 ~~PE~~ zone.

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12.3709.2 The lands shall be subject to the following requirements and restrictions:

- .1 Trailer parking shall be permitted as outside storage in the rear of the building (abutting The Gore Road), and shall be permitted on a portion of the lot required for parking;
- .2 That vegetation, fencing, and/or berming sufficient to screen the storage area from view from The Gore Road be provided;
- .3 The stacking of intermodal shipping containers shall not be permitted;
- .4 For the purposes of this zone, the lot line abutting Highway 50 shall be deemed the front lot line. ~~and.~~
- .5 The minimum landscape buffer requirement along the Highway 50 frontage shall be 2.0 metres.

12.3709.3 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in Accordance with the Commercial Agriculture (CA) zone.
- .2 The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - .a The Ministry of Municipal Affairs and Housing has confirmed that the appropriate arrangements have been made and permissions granted with respect to the Parkway Belt West Plan;
 - .b The Region of Peel has approved the Functional Servicing Report and Stormwater Management Report.

12.3710 Exception 3710

12.3710.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the Commercial One (C1-C) zone;
- .2 A day nursery; and,
- .3 Purposes accessory to the other permitted purposes.

12.3710.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Setback: a. 3 metres;
- .2 Minimum Exterior Side Yard Setback: a. 4.5 metres;
- .3 Minimum Number of Parking Spaces: a. 233 spaces;
- .4 Landscape Open Space Area: a. Retaining walls, curbs and bicycle parking spaces are permitted with the required landscaped open space.

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12. 3715 Exception 3715

12.3715.1 The lands shall only be used for the following purposes:

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

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12. 3715.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for a Corner Lot: 16.0 metres
- .2 Minimum Exterior Side Yard Width: 3.0 metres
- .3 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior sideyards on an interior lot is not less than 1.8 metres;
- .4 Maximum Building Height: 13.0 metres
- .5 On corner lots, the maximum cumulative garage door width for an attached garage shall be 5.5 metres.
- .6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .7 Notwithstanding ~~Section-Exception 12.3715.2(6)~~, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
 - .a Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres.

12.3716. Exception 3716

12. 3716.1 The lands shall only be used for the following purposes:

- .1 A retail establishment;
- .2 One Retail Warehouse Membership Club including a food and non-food component;
- .3 A retail warehouse;
- .4 A service shop excluding auto service;
- .5 A personal service shop;
- .6 An office;
- .7 A dry cleaning and laundry distribution station;
- .8 A bank, trust company, or finance company;
- .9 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 A gas bar;
- .11 A printing establishment;
- .12 A commercial school;
- .13 A garden centre;
- .14 A place of commercial recreation;
- .15 A community hub;
- .16 A health or fitness centre;
- .17 A taxi or bus station;
- .18 A custom workshop;
- .19 A pet service shop;
- .20 A furniture and appliance store;
- .21 An art gallery;

12. 3716.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback requirements shall be as follows:
 - .a Airport Road: 4.0 metres;
 - .b Queen Street 4.0 metres;

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- .c Maritime Ontario Boulevard: 3.0 metres;
- .d Other yard setbacks: 3.0 metres;
- .e To the north elevation of Costco only: 2.0 metres;
- .2 Landscape Open Space shall be provided as follows:
 - .a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
 - .b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .5 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
- .6 Minimum Landscaped Open Space: 10% of the lot area;
- .7 Minimum Parking Space Requirement: 1 parking space per 23 square metres;
- .8 An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
- .9 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .10 Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
- .11 No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
- .12 No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
- .13 The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by ~~Section~~Exception 12.3708.1 shall not exceed 46,450 square metres (500,000 square feet);
- .14 The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
- .15 A "Retail Warehouse" use shall not exceed 11,612 square metres (125,000 square feet) in size;
- .16 A "Retail Warehouse Membership Club including a food and nonfood component" shall not exceed 13,935 square metres (150,000 square feet) in size;
- .17 A "Flea Market" shall not be permitted in this zone;

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12. 3716.3 for the purposes of ~~Exception-section~~ 3716:

- .1 For the purposes of this zone, a "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- .2 For the purposes of this zone, a "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- .3 For the purposes of this zone, a "Retail Warehouse Membership Club including a food and non-food component" shall mean the use of a building in which goods, wares merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and s accessible to patron of the Retail Warehouse Membership Club;
- .4 Shall also be subject to the requirements and restrictions relating to the GC2 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section Exception 12.3716.2.
- .5 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Commercial TwoGeneral Commercial SectionException 3708 (GC2-3708), Commercial TwoGeneral Commercial SectionException 3716 (GC2-3716), and Commercial TwoGeneral Commercial SectionException 3717 (GC2-SectionException 3717) shall be treated as a single lot for zoning purposes.

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12.3717. Exception 3717

12. 3717.1 The lands shall only be used for the following purposes:

- .1 A service shop excluding auto service;
- .2 A personal service shop;
- .3 An office;
- .4 A dry cleaning and laundry distribution station;
- .5 A bank, trust company, or finance company;
- .6 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .7 A printing establishment;
- .8 A commercial school;
- .9 A place of commercial recreation;
- .10 A community hub;
- .11 A health or fitness centre;
- .12 A bank, trust company, a finance company;
- .13 An art gallery;
- .14 A banquet hall;

12. 3717.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback requirements shall be as follows:
 - .a Airport Road: 4.0 metres;
 - .b Queen Street 4.0 metres;
 - .c Other yard setbacks: 3.0 metres;
- .2 Landscape Open Space shall be provided as follows: 6.0 metres along Airport Road and Queen Street East except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 Minimum Building Height: 2 storeys;
- .5 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .6 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;

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- .7 Minimum Landscaped Open Space: 10% of the lot area;
- .8 Minimum Parking Space Requirement:
 - .a 1 parking space per 23 square metres; and,
 - .b For office uses located above the second storey, the supply of parking spaces shall be in accordance with **Section 20** of the Zoning by-law;
- .9 An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
- .10 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .11 Only office uses shall be permitted above the first storey;

12. 3717.3 for the purposes of ~~section-Exception~~ 3717:

- .12 Shall also be subject to the requirements and restrictions relating to the **GCC2** zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section **12.3717.2**.
- .13 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned ~~Commercial Two~~**General Commercial SectionException** 3708 (~~C2GC~~-3708), ~~Commercial Two~~**General Commercial SectionException** 3716 (~~C2GC~~-3716), and ~~Commercial Two Section~~**General Commercial Exception** 3717 (~~C2GC~~-Section 3717) shall be treated as a single lot for zoning purposes.

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12.—3718 Exception.—3718

12.—3718.1 The lands shall only be used for the following purposes:

- .1 a private school;
- .2 day nursery; and
- .3 purposes accessory to the other permitted purposes.

12.—3718.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.2 hectares
- .2 Minimum Lot Width: 31.36 metres
- .3 Minimum Lot Depth: 61.51 metres
- .4 Minimum Front Yard Depth: 6.91 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Side Yard Width: 3.7 metres
- .7 Maximum Building Height: 3 storeys
- .8 Maximum Lot Coverage: 51.6%
- .9 Minimum Landscape Strip Abutting a Residential Zone: 3.0 metres
- .10 Fencing: 2.0 metres high privacy fence is required on all lot lines adjacent to a Residential Zone
- .11 Parking: Minimum of 17 parking spaces

12.3719. Exception 3719

12.3719.1 The lands shall only be used for the following purposes:

- .1 Industrial, which for the purpose of this section, shall only include the following uses:
 - .a An Office;
- .2 Associated uses, which for the purpose of this section, shall only include the following uses in conjunction with the Office Use:
 - .a Outdoor Storage of trucks and trailers, construction equipment and materials;
 - .b The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .3 A warehouse;
- .4 School, Commercial, Technical or Recreational; and,
- .5 An accessory building for the purpose of storing salt shall comply with:
 - .a A maximum height of 10 metres
 - .b A maximum gross floor area of 168 square metres
 - .c Be at least 3 metres from any lot line

12.3719.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 7.5 metres
- .2 Minimum Interior and Exterior Side Yard Width: 14 metres
- .3 Minimum Rear Yard Depth: 14 metres
- .4 Minimum Landscaped Open Space: Except at approved driveway locations:
 - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive;
 - .b no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural, or an industrial zone;
- .5 Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments and shall conform to the following:
 - .a Minimum Front Yard Setback of 7.5 metres
 - .b Minimum Interior and Exterior Setbacks of 14 metres
 - .c Minimum Rear Yard Setback of 14 metres.

13.3719.3 for the purposes of ~~Exception~~section 3719:

- .1 Construction Equipment shall mean equipment, machinery, tools, temporary structures or other items as may be required for Contractor to complete the Work but which will not become a permanent part of the Facility.
- .2 Construction Material shall mean an article, material, or supply brought to the construction site by the Contractor or a subcontractor.
- .3 School, Commercial, Technical or Recreational shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

12.3719.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in Accordance with the Agricultural (A) and Residential Rural Estate Two (RE2) zones.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation that the three parcels (5556, 5600 and 5620 Countryside Drive) are assembled under one ownership to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - .b Confirmation that financial securities are in place for the establishment of an office use to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.3720. Exception 3720

12. 3720.1 The lands shall only be used for the following purposes:

- .1 Within 100.0 metres of the Front Lot Line, shall only be used for the following purposes:
 - .a An Apartment Dwelling;
 - .b For the first storey:
 - .i Uses permitted ~~under Section 21.2.1 (in the Commercial Two — C2GC Zone)~~, except:
 - .1 A Service Station or Gas Bar;
 - .2 A Garden Centre Sales
 - .3 Establishment that includes the
 - .4 outdoor storage of goods;
 - .5 An Amusement Arcade;
 - .6 A Taxi or Bus Station;
 - .ii An Art Gallery;
 - .ii An Art Studio;
 - .iii A Day Nursery;
 - .iv A Medical Office;
 - .v A Radio, Television, Broadcasting and Transmission Facility;
 - .c Purposes accessory to permitted uses;
- .2 Beyond 100.0 metres of the Front Lot Line, shall only be used for the following purposes:
 - .a Street Townhouse Dwelling;
 - .b Townhouse Dwelling;
 - .c Stacked Townhouse Dwelling;
 - .d Back To Back Townhouse Dwelling;
 - .e Back to Back Stacked Townhouse Dwelling;
 - .f Purposes accessory to permitted uses;

12. 3720.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No requirement.

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- .2 Minimum Front Yard Depth: 1.5 metres
- .3 Minimum Interior Side Yard Width: 3.5 metres
- .4 Minimum Exterior Side Yard Width: 3.0 metres
- .5 Minimum Rear Yard Width: 10.0 metres
- .6 For the purposes of this zone, Queen Street West shall be defined as the Front Lot Line and Elbern Market shall be defined as the Exterior Lot Line.
- .7 Minimum Setback from a Daylighting Triangle: 0.0 metres;
- .8 Minimum Setback to utility infrastructure including transformers, gas pads, or telecommunications infrastructure: No requirement.
- .9 Minimum separation between buildings located beyond 100.0 metres of the Front Lot Line: 4.5 metres
- .10 Minimum tower separation: 25.0 metres
- .11 Minimum podium and tower stepback on the side facing a public street for a building within 100.0 metres of the Front Lot Line: 2.5 metres
- .12 Maximum Building Height beyond 100.0 metres of the Front Lot Line: 4 storeys to the maximum of 14.0 metres.
- .13 Maximum Building Height within 100.0 metres of the Front Lot Line (exclusive of any roof-top mechanical penthouse or architectural features):
 - .a 16 storeys to a maximum of 56.0 metres within 30.0 metres from the Exterior Side Lot Line.
 - .b 14 storeys to a maximum of 50.0 metres beyond 30.0 metres from the Exterior Side Lot Line.
- .14 Minimum Building Height within 100.0 metres of the Front Lot Line: 5 storeys to a minimum of 16.5 metres
- .15 Maximum podium height for a building within 100.0 metres of the Front Lot Line (exclusive of architectural features): 8 storeys to a maximum of 29.0 metres
- .16 Minimum floor to ceiling height for ground related units that are directly accessible from Queen Street West: 4.5 metres for units within a minimum distance of 65.0 metres of the Exterior Side Lot Line.
- .17 Maximum Number of Dwelling Units: 650 dwelling units
- .18 Maximum Gross Floor Area for Apartment Dwelling: 43,000 square metres
- .19 Maximum tower floorplate: 800.0 square metres for each storey above the tenth storey.
- .20 Minimum Landscaped Open Space: No requirement.
- .21 Minimum Landscaped Buffer Area width along the Rear Lot Line: 5.5 metres

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- .22 Landscape Buffer Area encroachment: Utility infrastructure including transformers, gas pads, and telecommunications infrastructure, and hard landscaping including retaining walls are permitted if the total encroachment is less than 75% of the Landscape Buffer Area.
- .23 Yard encroachment
 - .a A Balcony, Porch or bay window may project into the Front and Side Yards by a maximum of 1.8 metres.
 - .b Eaves, cornices and gutters may project into the Front and Side Yards by a maximum of 0.6 metres.
 - .c Porches or decks and associated steps and ramps may encroach into a required Yard to a maximum of 1.0 metre from a Lot Line.
- .24 Public street access for the first storey of a Building: Every ground related residential or commercial unit that fronts onto a public street shall provide a direct access to a public street.
- .25 Apartment Building street access: An Apartment Building shall have a common entrance directly accessible from a public street.
- .26 Garbage, refuse, and waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view of a street or public thoroughfare.
- .27 Rooftop mechanical equipment: Mechanical equipment on the roof of a building shall be screened.
- .28 Maximum Lot Coverage: No requirement.
- .29 Maximum Floor Space Index: No requirement.

12. 3720.3 for the purposes of ~~Exception-section~~ 3720:

- .1 Shall be subject to the following requirements and restrictions for parking:
 - .a Minimum vehicular parking spaces for residents: 0.9 parking space per dwelling unit
 - .b Minimum vehicular parking spaces for apartment and townhouse visitors: 0.2 parking space per dwelling unit
 - .c Minimum bicycle parking spaces for residents: 0.1 parking space per dwelling unit.
 - .d Minimum bicycle parking spaces for apartment and townhouse visitors: 30 parking spaces
 - .e Location of vehicular parking spaces: Only residential vehicular visitor parking spaces are permitted at grade.
 - .f Location of bicycle parking spaces for visitors: All visitor bicycle parking spaces are permitted to be located outdoor.
- .2 For the purpose of this by-law, "Back to Back Stacked Townhouse Dwelling" shall mean a Building containing four or more Dwelling units separated both vertically and horizontally by a

common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessible from the outside of the Building.

- .3 Shall also be subject to all requirements and restrictions and the general provision of the By-law which are not in conflict with those set out in **Section-Exception 3720.**
- .4 All lands zoned **R4AR3HL-3720** shall be deemed as one lot for zoning purposes.

12. 3720.4 The Holding (H)

- .1 Until such time as the Holding (H) is lifted, lands zoned **R4AR3LH-3720** (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.
- .2 The Holding (H) symbol for all or any part of the land zoned **R3HLR4A-3720** (H) shall not be removed until such a time as the following condition has been met:
 - .a The Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreements of which the landowner is identified as being a party.

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12.3721 Exception 3721

12.3721.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within a **NS, R3ML, R4A** zone;

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12.3721.2 The lands shall be subject to the following requirements and restrictions:

- .2 Front Lot Line: For the purpose of this zone, Queen Street West shall be deemed to be the Front Lot Line.
- .3 Minimum Lot Area: 0.6 hectares
- .4 Minimum Lot Width: 30.0 metres
- .5 Minimum Lot Depth: 30.0 metres
- .6 Minimum Front Yard Setback: 3.0 metres
- .7 Minimum Rear Yard Setback: 6.0 metres
- .8 Minimum Exterior Yard Setback: 4.5 metres
- .9 Minimum Interior Side Yard Setback:
 - .a 6.5 metres up to the fourth floor of a building; and,
 - .b 7.3 metres above the fourth floor of a building
- .10 Minimum Step-back along the front and exterior side lot lines for the portion of the building above six storeys: 2.5 metres
- .11 Minimum Step-back from a Daylight Triangle for the portion of the building above six storeys: 0.0 metres
- .12 Minimum Setback from any lot line to any portion of a building below finished grade: 0.0 metres
- .13 Minimum Setback from a Daylight Triangle: 0.5 metres
- .14 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres
- .15 Minimum Building Height: 5 storeys
- .16 Maximum Building Height (exclusive of any rooftop mechanical penthouse or architectural features): 12 storeys to a maximum of 45.0 metres
- .17 Minimum Height of the Ground Floor fronting Queen Street West: 4.5 metres
- .18 Maximum Lot Coverage: 50.0%
- .19 Minimum Landscaped Open Space: 30.0%

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- .20 Maximum Gross Floor Area: 30,850.0 square metres
- .21 Garbage, Refuse and Waste
 - .a All garbage, refuse and waste containers for any use shall be located within a building.
- .22 Rooftop Mechanical Equipment
 - .a Mechanical equipment on the roof of a building shall be screened.
- .23 Ground Floor Dwelling Unit Access
 - .a All dwelling units on the ground floor with a street frontage onto Queen Street West shall have individual entrances directly accessible from the street.
- .24 Apartment Building Access
 - .a An apartment building shall have a primary pedestrian entrance that is directly accessible from a public street.
- .25 Minimum Amenity Space
 - .a 4.0 square metres total of indoor and outdoor amenity space per dwelling unit.

12.3721.3 for the purposes of ~~section~~ **Exception 3721**:

- .1 Until such time as the Holding (H) is lifted, lands zoned ~~NS, R3LM, R4A~~ 3721 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.
- .2 Shall also be subject to the requirements and restrictions relating to the ~~R4A-R3M~~ zone and all the general provision of the By-law that are not in conflict with those set out in ~~Section~~ **Exception 12.3721**.

12. 3721.4 The Holding (H)

- .1 A revised Functional Servicing Report has been approved to the satisfaction of the Region of Peel and the Commissioner of Planning, Building and Growth Management.

12.3722 Exception 3722

12.3722.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes permitted within a ~~R3B~~ **NS, R2** zone;

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12.3722.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a 140.0 square metres per dwelling unit.
- .2 Minimum Lot Depth
 - .a Interior Lot: 6.0 metres
 - .b Corner Lot: 7.5 metres
- .3 Minimum Front Yard Setback: 24.7 metres
- .4 Minimum Interior Side Yard Setback
 - .a 3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line.
- .5 Minimum Exterior Side Yard Setback
 - .a 1.5 metres between buildings
- .6 Minimum Rear Yard Setback : 3.0 metres
- .7 Driveway Width
 - .a Shall not exceed the width of the garage
- .8 Encroachment
 - .a A Balcony, Porch or Bay Window may project into
 - .b the minimum front yard by a maximum of 1.8 metres.
 - .c Eaves, Cornices and Gutters may project into the minimum front yard by a maximum of 0.6 metres.
 - .d Steps may encroach a maximum of 1.0 metre from a porch or deck.
- .9 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure : 0.0 metres
- .10 Maximum Building Height : 13.0 metres
- .11 Maximum Lot Coverage

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- .a 65.0% of the lot area for a principal building.
- .12 Minimum Landscaped Open Space
 - .a 4.0 metres as measured along a lot line.
- .13 Garbage, Refuse and Waste
 - .a All garbage, refuse and waste containers for any use shall be screened from the street.
- .14 Rooftop Mechanical Equipment
 - .a Mechanical equipment on the roof of a building shall be screened.

12.3722.3 for the purposes of ~~Exception~~section 3722:

- .1 Until such time as the Holding (H) is lifted, lands zoned ~~NS, R2, R3B~~-3722 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.
- .2 Shall also be subject to the requirements and restrictions relating to the ~~NS, R2, R3B~~ zone and all the general provision of the By-law which are not in conflict with those set out in ~~Section~~ Exception 12.3722.

12. 3722.4 The Holding (H)

- .1 A revised Functional Servicing Report has been approved to the satisfaction of the Region of Peel and the Commissioner of Planning, Building and Growth Management.

12.3723 Exception 3723

12.3723.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes permitted within a **R1A-NS, R1** zone;

12.3723.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 100.0 square metres
- .2 Minimum Lot Depth: 12.0 metres
- .3 Minimum Front Yard Setback: 3.0 metres
- .4 Minimum Side Yard Setback: 4.0 metres
- .5 Minimum Rear Yard Setback: 2.5 metres
- .6 Driveway Width: Shall not exceed the width of the garage
- .7 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres
- .8 Maximum Building Height: 10.6 metres
- .9 Maximum Lot Coverage: 35.0%

12.3723.3 for the purposes of ~~section-Exception~~ 3723:

- .1 Shall also be subject to the requirements and restrictions relating to the **NS, R1, R1A** zone and all the general provision of the By-law which are not in conflict with those set out in ~~Section~~ **Exception 12.3724**.

12. 3723.4 The Holding (H)

- .1 Until such time as the Holding (H) is lifted, lands zoned **R1ANS, R1**-3723 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.
- .2 The Holding (H) symbol for all or any part of the land zoned shall not be removed until such a time as the following conditions are met:
 - .a A revised Functional Servicing Report has been approved to the satisfaction of the Region of Peel and the Commissioner of Planning, Building and Growth Management.

12.3724 Exception 3724

12.3724.1 The lands shall only be used for the following purposes:

- .1 Private road;
- .2 At-grade, above or below-grade stormwater management or other flood and erosion control facilities;
- .3 A structure ancillary to flood and erosion control facilities; and,
- .4 Publicly accessible open space;

12.3724.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Setback: 3.0 metres
- .2 Minimum Rear Yard Setback: 3.0 metres
- .3 Minimum Exterior Side Yard Setback: 3.0 metres
- .4 Minimum Interior Side Yard Setback: 3.0 metres
- .5 Minimum Setback from any lot line to any portion of a building or structure below grade: 0.3 metres
- .6 Minimum Setback from a Daylight Triangle: 0.0 metres
- .7 Minimum Setback for at-grade, above and below-grade stormwater management, flood and erosion control facilities, utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres
- .8 Maximum Building Height: 1 storey
- .9 Minimum Landscaped Open Space: 50.0 %
- .10 Garbage, Refuse and Waste
 - .a All garbage, refuse and waste containers for any use shall be located within a building or screened from a street or private street.
- .11 Rooftop Mechanical Equipment
 - .a Mechanical equipment on the roof of a building shall be screened.

12.3724.3 for the purposes of ~~section-Exception~~ 3724:

- .1 Shall also be subject to the requirements and restrictions relating to the **OS-NS, OS zone** and all the general provision of the By-law which are not in conflict with those set out in ~~Section~~ **Exception 12.3724**.

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12.3727. Exception 3727

12. 3727.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a A warehouse;
 - .b Outside storage of oversized motor vehicles not actively engaged in loading and unloading of goods and materials;

12. 3727.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of truck and trailer parking spaces: 100 spaces.
- .2 Outside storage of motor vehicles shall only be permitted as an accessory use, and shall not be located in the required front yard.
- .3 Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments.

12. 3727.3 Holding (H):

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - .a Confirmation that a satisfactory Functional Servicing Report be provided and approved to the satisfaction of the Toronto and Region Conservation Authority, the Region of Peel, and the City of Brampton.
 - .b That appropriate arrangements are made to address site servicing to the satisfaction of the City of Brampton and Region of Peel.
 - .c That appropriate arrangements are made between the applicant, the City of Brampton, and its consultant, to the satisfaction of the Commissioner of Planning, Building and Growth Management, for the Countryside Drive design project to provide a single storm sewer system to service both development lands and Countryside Drive on an ultimate basis, including but not limited to design, front-end financing, construction, maintenance and securities. If the timing does not work to install the combined storm sewer system, the applicant shall install an interim storm sewer system and associated infrastructures to service the development lands until the ultimate storm sewer servicing system for Countryside Drive has been implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate storm sewer system.

12.3728 Exception 3728

12.3728.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the following purposes:
- .2 -Purposes permitted in the **R4B-R3H** zone
- .3 -Only in conjunction with a building containing an apartment dwelling, the uses permitted in the **C2GC** zone, except that a service station or gas bar shall not be permitted

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12.3728.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No Requirement
- .2 Minimum Lot Width: No Requirement
- .3 Minimum Lot Depth: No Requirement
- .4 Minimum Yard Depth to a Municipal Street or Private Laneway:
 - .a Kennedy Road North: 0.0 metres
 - .b Vodden Street East: 1.5 metres
 - .c Hansen Road North: 3.0 metres
 - .d Other Municipal Street: 3.0 metres
 - .e Private Laneway: 3.0 metres
- .5 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- .6 Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- .7 Minimum Tower Setback to Municipal Street or Private Laneway:
 - .a Kennedy Road North: 3.0 metres
 - .b Vodden Street East: 4.5 metres
 - .c Private Laneway: 6.0 metres
- .8 For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- .9 Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North

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- .10 Minimum Separation Distances Between Buildings: a. Building Towers: 25.0 metres b. Building Portions Between 4 to 8 Storeys: 15.0 metres c. Building Portions Between 1 to 3 Storeys: 11.5 metres 1
- .11 Notwithstanding 12.3728.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
- .a Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
 - .b Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- .12 For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- .13 Maximum Building Height: 122.0 metres, except that:
- ~~.14.a~~ For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
 - ~~.15.b~~ For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
 - ~~.16.c~~ For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted
- ~~.17.14~~ Notwithstanding 12.3728.3(13), the following shall be exempt from the calculation of building height:
- .a Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
 - .b A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height
- ~~.18.15~~ Minimum Ground Floor Height 4.5 metres
- ~~.19.16~~ Maximum Tower Floorplate: 800 square metres
- ~~.20.17~~ Maximum Floor Space Index (FSI): 4.75
- ~~.21.18~~ Maximum Number of Dwelling Units: 1,185
- ~~.22.19~~ Minimum Non-Residential Gross Floor Area: 1,500 square metres

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Exception Zones

~~23.20~~ Maximum Lot Coverage: No Requirement

~~24.21~~ Minimum Landscaped Open Space: 10% of the lot area

~~25.22~~ Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

~~26.23~~ Motor Vehicle Parking:

~~a~~ Minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per dwelling unit for residents and 0.20 parking spaces per dwelling unit for visitors.

~~b.a~~ Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in **Section 3728.1** of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

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~~27.24~~ Bicycle parking:

- .a A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
- .b A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- .c A maximum of 50% of the required bicycle parking shall be vertical spaces
- .d Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - .i A building or structure
 - .ii A secure area such as a supervised parking lot or enclosure; or
 - .iii Within bicycle lockers
- .e The dimensions for required bicycle parking spaces shall be:
- .f A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
- .g A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres Bicycle parking must be located on the same lot as the use or building for which it is required

~~28.25~~ Minimum Number of Loading Spaces per Building: 1 space 2

~~29.26~~ Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street 2

~~30.27~~ Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare

12.3728.3 for the purposes of ~~section~~ Exception 3728.:

- ~~31.28~~ -For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas
- ~~32.29~~ All lands zoned ~~R4B~~ **R3H** — 3728 shall be treated as a single lot for zoning purposes.
- ~~33.30~~ Notwithstanding any section of the By-law, the erection or use of building or structures on the lands outlined on Schedule A to this By-law shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3736 Exception 3736

12.3736.1 The lands shall only be used for the following purposes:

- .1 Residential
 - .a Uses permitted by the ~~Residential Third Density - High Rise~~~~Residential Apartment A~~ (~~R4AR3LH~~) Zone;
- .2 Non — Residential (in conjunction with an apartment dwelling)
 - .i a retail establishment;
 - .ii a bank, trust company or financial institution;
 - .iii an office;
 - .iv a convenience store;
 - .v a convenience restaurant;
 - .vi a dining room restaurant;
 - .vii a take-out restaurant;
 - .viii a dry cleaning and laundry distribution station;
 - .ix a home occupation;
 - .x a retail establishment;
 - .xi a service shop;
 - .xii a personal service shop;
 - .xiii a commercial school;
 - .xiv a health or fitness centre; Page 2 of 6
 - .xv a day nursery;
 - .xvi a walk-in clinic;
 - .xvii a pharmacy;
 - .xviii a sales centre;
 - .xix a business incubator;
 - .xx a custom workshop; And;
 - .xxi purposes accessory to the other permitted uses.

12.3736.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this zone, Steeles Avenue West shall be deemed to be the front lot line
- .2 Maximum Gross Floor Area: 81,000 square metres
- .3 Maximum Building Height:
 - .a for a building within 34.5 meters of Steeles Avenue West: 150 metres
 - .b for a building beyond 34.5 meters of Steeles Avenue West: 165 metres
- 4. Minimum Ground Storey Height: 4.5 Meters
- 5. Minimum Setback of Tower to the edge of the Podium:
- .4 Tower portion fronting Steeles Avenue West must be setback a minimum of 3.0 metres.
- .5 Tower portion of the building for all other sides must be setback a minimum 2.4 metres.
- .6 Minimum Gross Floor Area for all commercial uses: 1,500 square metres
- .7 Minimum Front Yard Depth along Steeles Avenue West to the Podium: 3.0 Meters
- .8 Minimum Gross Floor Area for Indoor Amenity Areas: 1,550 square metres
- .9 Minimum Interior Side Yard (West Side)
 - .a to the Podium portion of the building: 10 metres
 - .b to the Tower portion of the building: 12.5 metres
- .10 Minimum Interior Side Yard (East Side)
 - .a to the Podium portion of the building: 9 Metres
 - .b to the Tower portion of the building: 12.5 metres
- .11 Minimum Rear Yard Depth: 2.4 Metres
- .12 Bicycle Parking shall be provided in accordance with the following:
 - .a Minimum 0.5 spaces per apartment dwelling unit
- .13 Minimum 0.10 visitor spaces per apartment dwelling unit.
- .14 Minimum Tower separation distance: 25 meters
- .15 Minimum Podium separation distance: 18 meters
- .16 Maximum Tower Floorplate size: 850 square metres
- .17 Residential unit types shall be provided in accordance with the following:
 - .a A minimum of 50 percent of the units shall be two bedroom or larger.
- .18 Minimum Outdoor Amenity Area: 900 square metres
- .19 Windows and Doors at Grade: For 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.

Exception Zones

- .20 Required Commercial Uses at Grade: The portion of the floor area within the first storey of a building located within 34.5 metres of Steeles Avenue West shall be used for commercial purposes. Notwithstanding the foregoing, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing Steeles Avenue West is occupied by entrances or lobbies
- .21 Continuous Street Wall: A building at grade level, must occupy at least 95% of the entire available frontage facing Steeles Avenue West and 75% of the entire available frontage facing any other public street. For the purpose of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.
- .22 Loading, Unloading and Waste Disposal and Storage:
- .a Two 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.
 - .d Notwithstanding **Section 20.64** of this By-law, loading spaces may be shared between retail commercial uses and office uses.

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12.3736.3 for the purposes of ~~section~~ **Exception 3736**..:

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.
- .2 Tower shall mean the portion of the building located above a height of 28.0 metres for buildings within 84 meters of Steeles Avenue West. Floor Plate means the total floor area of an individual storey of the building measured from exterior walls.
- .3 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 by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- .4 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.
- .5 Indoor Amenity Space shall mean a recreational and/or common area within the building exclusively accessible to residents.

12. 3736.4 The Holding

- .1 Uses legally existing on the effective date of the amending by-law;
- .2 Conditions for Removing the H - Holding Symbol: Removal of the H - Holding Symbol on land zoned (~~R4A, R3HL~~-3736) shall be subject to the following conditions:
 - .a A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel (or successor), City of Brampton, and the Credit Valley Conservation Authority in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane;
 - .b A Traffic Impact Study supporting interim and permanent servicing for any proposed phase of development has been completed in accordance with the City of Brampton and Region of Peel Terms of Reference in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to the satisfaction of the Region of Peel (or successor) and City of Brampton;
 - .c The City's Commissioner of Planning, Building and Growth Management shall be satisfied that the submission of a Draft Plan of Subdivision is received for the entirety of the property and draft approved for the purpose of conveying of the public street network, future road widenings, underground infrastructure and public parkland; and
 - .d The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed via the extension of Malta Avenue and/or Lancashire Lane and conveyed to the City, or other alternative access arrangements to the satisfaction of the Commissioner of Public Works
 - .e Any requisite permits or approvals from Credit Valley Conservation Authority under O. Reg 160/06 be received. ~~Page 6 of 6 3736.5 For the purposes of R4A~~

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12.3737 Exception 3737

12.3737.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **RIA, RI** ~~-11.0~~ zone.

12.3737.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width
- .a Interior Lot - 11.0 metres
 - .b Corner Lot - 13.0 metres
- .2 Minimum Front Yard
- .a 3.0 metres;
 - .b 6.0 metres to the front of the garage;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metres encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .3 Minimum Exterior Side Yard
- .a 3.0 metres
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metres encroachment for steps;

Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.4 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 6.0 metres when a rear yard abuts an interior side yard;
- .c 6.0 metres when a rear yard abuts an Open Space, [Floodplain-Natural System](#) or Institutional zone;
- .d 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .e A deck may encroach 3.5 metres into the required rear yard;
- .f 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .h Open roofed porches and or uncovered terraces may encroach in-to the rear yard to within 3.0 metres of the rear lot line
- .i a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;

.5 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages:

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

Exception Zones

- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and.
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

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

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

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.10 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

12.3738 Exception 3738

12.3738.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **R1** ~~-9.15~~ zone

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12.3738.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width
- .a Interior Lot: 9.15 metres
 - .b End Lot: 10.9 metres
- .2 Minimum Front Yard
- .a 3.0 metres;
 - .b 6.0 metres to the front of the garage;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .3 Minimum Exterior Side Yard
- .a 3.0 metres
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 6.0 metres when a rear yard abuts an interior side yard;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d A deck may encroach 3.5m into the required rear yard;
- .e 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard.

.5 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

Exception Zones

- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and.
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

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

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

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.10 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

12.3739 Exception 3739

12.3739.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purpose permitted in an **R2R3E-6.0** zone; and,
- .2 Dwelling, Rear Lane Townhouse.

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12.3739.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Clarkway Drive.
- .2 Minimum Lot Width
 - .a Interior Lot: 6.0 metres
 - .b End Lot: 9.0 metres
- .3 Minimum Lot Area
 - .a Interior Lot: 140 square metres
 - .b Corner Lot: 210 square metres
- .4 Minimum Front Yard
 - .a 3.0 metres;
 - .b The main wall of dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle
 - .c A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;
 - .d A bay window; bow window or window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .5 Minimum Exterior Side Yard

Exception Zones

- .a the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding;
- .b a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
- .c a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and.
- .d a bay window, bow widow or box window with or without foundation may encroach 1.0 metre into the exterior side yard. +
- .6 Minimum Rear Yard Depth
 - .a 3.0 metres to the wall of a dwelling.
 - .b 6.0 metre to garage from a pPublic right-of-way.
- .7 Minimum Interior Side Yard
 - .a No minimum side yard requirement where units have an attached wall.
 - .b a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 0.5 metres into the minimum interior side yard.
- .8 Maximum Building Height: 14 metres (3 storeys)
- .9 The following provisions shall apply to garages:
 - .a The garage door width shall not exceed the width of any unit or the main wall of the dwelling
 - .b minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.
- .10 The Following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and.
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows. +
- .11 Minimum Landscape Open Space
 - .a The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law. +
- .12 Maximum Lot Coverage

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Exception Zones

.a No Requirement

.13 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.

.14 Maximum fence height permitted within the front yard is 1.2 metres.

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12.3740 Exception 3740

12.3740.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purpose permitted in an ~~R3E~~ **R2** -6.1 zone; and
- .2 Dwelling, Street Townhouse.

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12.3740.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot: 150 square metres
 - .b Corner Lot: 220 square metres
 - .c End Lot: 180 square metres
- .2 Minimum Lot Width
 - .a Interior Lot: 6.1 metres
 - .b Corner Lot: 9.1 meters
 - .c End Lot: 7.3 metres
- .3 Minimum Front Yard
 - .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .e a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .4 Minimum Exterior Side Yard
 - .a 6.0 metres to a garage door facing the exterior side yard for corner lots;

Exception Zones

- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .d a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and.
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.5 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c A deck may encroach into the rear yard to within 3.5 metres of the rear lot line;
- .d a bay window, bow window or box window with or without a foundation and a porch or cold cellar may encroach 1.0 metre into the year yard.

.6 Maximum Building Height: 14 metres

.7 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .b minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.

.8 The Following shall apply to a bay, bow or box window:

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

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.9 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

Exception Zones

.10 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.

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12.3742 Exception 3742

12.3742.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R2A-R1** zone.

12.3742.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum Lot Area

- .a For a single detached dwelling
 - .i Interior Lot - 275 square metres
 - .ii Corner Lot - 325 square metres
- .b For a semi-detached dwelling:
 - .i Interior Lot - 360 square metres per lot and 180 square metres per dwelling unit
 - .ii Corner Lot - 400 square metres per lot and 200 square metres for the dwelling unit closest to the flankage lot line

.3 Minimum Lot Width

- .a For a single detached dwelling:
 - .i Interior Lot - 11.0 metres
 - .ii Corner Lot - 13.0 metres
- .b For a semi-detached dwelling:
 - .i Interior Lot - 15.0 metres per lot and 7.5 metres per dwelling unit
 - .ii Corner Lot - 17.0 metres per lot and 9.5 metres for the dwelling unit closest to the flankage lot line

.4 Minimum Lot Depth: 24 metres

.5 Minimum Front Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door;
- .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;

Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and.
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

.6 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and.
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.7 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 6.0 metres when a rear yard abuts an interior side yard;
- .c 6.0 metres when a rear yard abuts an Open Space, [Floodplain-Natural System](#) or Institutional zone;
- .d 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .e 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .f A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .g Open roofed porches and or uncovered terraces may encroach in-to the rear yard to within 3.0 metres of the rear lot line;

- .h a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard.

.8 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; ~~and~~
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; ~~and~~.
- .e 1.2 metres for semi-detached units for the opposite side of the attached wall.

- .9 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.10 Maximum Building Height: 12 metres

.11 The following provisions shall apply to garages

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; ~~and~~.
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

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

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

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.13 Minimum Landscape Open Space

- .a Single detached Dwelling – 27.5% of the minimum front yard area of an interior lot, 45% of the minimum front area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line; [and](#).
- .b Semi-detached Dwelling - 27.5% of the minimum front yard area of an interior lot, and 45% of the minimum front area of a corner lot.

.14 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

12.3743 Exception 3743

12.3743.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R3E~~^{R2}-6.1 zone; and
- .2 Dwelling, Street Townhouse.

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12.3743.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width
 - .a Interior Lot: 6.1 metres
 - .b End Lot: 7.6 metres
- .2 Minimum Lot Area:
 - .a Interior Lot: 150 square metres
 - .b End Lot: 185 square metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and
 - .d a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
- .5 Minimum Exterior Side Yard
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.6 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c A deck may encroach into the rear yard to within 3.0 metres of the rear lot line; and,
- .d a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard.

.7 Minimum Interior Side Yard

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,
- .d 0.7 metres to a bay, bow, or box window or without foundation or cold cellar.

.8 Maximum Building Height: 14 metres**.9 The following provisions shall apply to garages**

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; and,
- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

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

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

.11 Minimum Landscape Open Space

- .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

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Exception Zones

- .12 Encroachments
 - .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres
- .13 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .14 Maximum Lot Coverage: No Requirements

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12.3744 Exception 3744

12.3744.1 The lands shall only be used for the following purposes:

- .1 All purposes permitted within the ~~R4A(3)~~R3M zone;
- .2 Dwelling, Back to Back Townhouse;
- .3 A retail establishment;
- .4 A personal service shop;
- .5 A bank, trust company or finance company;
- .6 An office;
- .7 A dry cleaning and laundry distribution establishment;
- .8 A dining room restaurant; or convenience restaurant not including a drive through facility;
- .9 A printing or copying establishment;
- .10 A custom workshop; and,
- .11 A recreation facility.

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12.3744.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this by-law, The Gore Road shall be deemed the front lot line
- .2 Lands Zoned ~~R4A(3)~~R3M- 3744 shall be treated as a single lot for zoning purposes
- .3 Minimum Lot Area: 4.0 acres (1.6 hectares)
- .4 Minimum Front Yard: 4.5 metres
- .5 Minimum Side Yard Depth
 - .a 7.5 metres (north)
 - .b 6.5 metres (south)
- .6 Minimum Rear Yard Depth (Collector Road): 4.5 metres
- .7 Minimum setback to private road/lane: 4.0 metres
- .8 Maximum Building Height:
 - .a Apartment Building: 10 storeys
 - .b Town house/ Back-to-Back Townhouse: 3 storeys
- .9 Maximum Lot Coverage:40%

Exception Zones

- .10 Minimum Landscape Open Space: 14%
- .11 Maximum Floor Space Index: 3.1
- .12 Minimum Building Separation for Buildings Greater than 3 (three) Storeys: 15 metres
- .13 Notwithstanding **6.10 (a)**, a utility structure greater than 1 square metre in area but not more than 3 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

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12.3745 Exception 3745

12.3745.1 The lands shall only be used for the following purposes:

Shall only be used for the purposes permitted by ~~Section~~Exception 12.3745.1(1), or the purposes permitted by ~~Section~~Exception 12.3745.1(2), but not both ~~section~~Exceptions and not any combination of both ~~section~~Exceptions:

.1 Purposes permitted by the 1 zone:

or

.2 Purposes permitted by the R1R2A-3742.

12.3745.2 The lands shall be subject to the following requirements and restrictions:

.1 For purposes permitted in a 1 zone, the requirements and restrictions set out in the 1 zone shall apply.

.2 For those purposes permitted in a R1R2A-3742 z2 zone, the requirements and restrictions set on in a R1R2A-3742 zone shall apply.

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12.3747 Exception 3747

12.3747.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **R1** ~~9.0~~ zone.

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12.3747.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
- .a Interior Lot- 225.0 square metres;
 - .b Corner Lot - 270.0 square metres;
- .2 Minimum Lot Width
- .a Interior Lot - 9.0 metres;
 - .b Corner Lot - 10.8 metres;
- .3 Minimum Front Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the front lot line
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

Exception Zones

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
 - .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle
- .5 Minimum Rear Yard Depth
- .a 7.0 metres;
 - .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park;
 - .c 3.5 metres for a deck;
 - .d 4.5 metres for open, roofed porch and or uncovered terrace;
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;
- .6 Minimum Interior Side Yard
- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
 - .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 13 metres;
- .9 The following provisions shall apply to garages
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

Exception Zones

- .b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;
- .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
- .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
- .g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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12.3748 Exception 3748

12.3748.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1D1~~ **13.0** zone.

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12.3748.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area
- .a Interior Lot- 325.0 square metres;
 - .b Corner Lot - 370.0 square metres;
- .3 Minimum Lot Width
- .a Interior Lot - 13.0 metres;
 - .b Corner Lot - 14.8 metres;
- .4 Minimum Front Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the front lot line
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .5 Minimum Exterior Side Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

Exception Zones

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
 - .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle
- .6 Minimum Rear Yard Depth
- .a 7.0 metres;
 - .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park;
 - .c 3.5 metres for a deck;
 - .d 4.5 metres for open, roofed porch and or uncovered terrace;
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;
- .7 Minimum Interior Side Yard
- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
 - .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
 - .e For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 13 metres;
- .9 The following provisions shall apply to garages
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

Exception Zones

- .b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;
- .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
- .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
- .g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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12.3749 Exception 3749

12.3749.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **R1** - 9.0 zone.

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12.3749.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
- .a Interior Lot- 225.0 square metres;
 - .b Corner Lot - 270.0 square metres;
- .2 Minimum Lot Width
- .a Interior Lot - 9.0 metres;
 - .b Corner Lot - 10.8 metres;
- .3 Minimum Front Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

Exception Zones

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
 - .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle
- .5 Minimum Rear Yard Depth
- .a 7.0 metres;
 - .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park;
 - .c 3.5 metres for a deck;
 - .d 4.5 metres for open, roofed porch and or uncovered terrace;
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;
- .6 Minimum Interior Side Yard
- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
 - .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 13 metres;
- .9 The following provisions shall apply to garages
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

Exception Zones

- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
- .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
- .g The maximum interior garage width, of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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12.3750 Exception 3750

12.3750.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted by the I1 zone subject to the requirements and restrictions of the I1 zone;
or
- .2 Purposes permitted by the R1F-9.0 - 3749 zone, subject to the requirements and restrictions of the R1F-9.0_3749 zone.

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12.3751 Exception 3751

12.3751.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the I2 zone

12.3751.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 14 storeys
- .2 Minimum Building Setback to John Street: 5.0 metres
- .3 Minimum Building Setback to All Other Lot Lines: 7.5 metres
- .4 Landscaped Open Space: 3.0 metres wide landscape strip along the lot line abutting John Street except at approved driveway locations.

12.3756 Exception 3756

12.3756.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the ~~R4A~~, **R3L** zone;
- .2 Non-market housing; and,
- .3 Purposes accessory to other permitted uses

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12.3756.2 The lands shall be subject to the following requirements and restrictions:

- .4 Minimum Lot Width: 27 metres
- .5 Minimum Front Yard: 5.4 metres;
- .6 Minimum Side Yard: 3.0 metres;
- .7 Minimum Rear Yard Depth: 15 metres;
- .8 Maximum Building Height: 15 metres;
- .9 Maximum Lot Coverage: 30 %
- .10 Minimum Landscaped Strip along the Rear and Interior Side Lot Lines: 3 metres
- .11 Minimum Landscaped Open Space Area
 - .a No requirement, except as prescribed in **12.3756.2 (7)**
- .12 Parking Requirements
 - .a Notwithstanding the requirements of **Section 4**, parking shall be provided at a rate of 1 space per 160 square metres of gross floor area;
 - .b Notwithstanding the requirements of **Section 4**, parking shall be permitted within the rear yard;
 - .c No loading spaces shall be required.
- .13 Bicycle Parking
 - .a A minimum of 16 bicycle parking spaces are required

12.3756.3 for the purposes of ~~section~~ **Exception 3756**:

- .1 NON-MARKET HOUSING shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women's shelters, youth shelters, family shelters and transitional housing.
- .2 LANDSCAPE STRIP shall mean a continuous segment of landscaping used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, which

may include a surfaced walk, patio, screening, pool or similar visual amenity, for the entirety of the property line specified except at an approved access point or driveway.)

12.3756.4 The Holding (H)

- .1 Uses Permitted Prior to the Removal of the H - Holding Symbol
 - .a Uses legally existing on the effective date of the amending by-law
- .2 Conditions for Removing the H - Holding Symbol:
 - .a The City's Commissioner of Planning, Building and Growth Management shall be satisfied that satisfactory access arrangements have been made with respect to the planned redevelopment of the adjacent properties immediately to the East and West as shown on Schedule A to this by-law"

12.3758 Exception 3758

12.3758.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **RIA** ~~13.7~~ zone.

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12.3758.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width
- .a Interior Lot - 13.7 metres
 - .b Corner Lot - 15.0 metres
- .2 Minimum Front Yard
- .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .3 Minimum Exterior Side Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and.

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- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Rear Yard Depth

- .a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .b A deck may encroach 3.5 metres into the required rear yard;
- .c 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .d Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages

- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .b Notwithstanding Section 13.5.20e), for corner lots, a garage door may face the flankage lot line;
- .c for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line; and

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Exception Zones

- .e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .f minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

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

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

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12.3759 Exception 3759

12.3759.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **RIA** ~~13.7~~ zone.

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12.3759.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 15.0 metres
- .2 Minimum Front Yard
- .a 3.0 metres;
 - .b The main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle
 - .c A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .e a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and.
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .3 Minimum Exterior Side Yard
- .a 3.0 metres
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .d a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and.
 - .f a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard.
- .4 Minimum Rear Yard Depth

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- .a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .b A deck may encroach 3.5 metres into the required rear yard;
- .c 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .d Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard Width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; and
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12.0 metres

.8 The following provisions shall apply to garages

- .a for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .b Notwithstanding Section 13.5.20Q, for corner lots, a garage door may face the flankage lot line;
- .c the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- .d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .e minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

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

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Exception Zones

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

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12.3760 Exception 3760

12.3760.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R3C~~~~R2~~ **3760** zone.

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12.3760.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 100 square metres per dwelling unit
- .2 Minimum Front Yard Setback
- .a The front wall of a dwelling unit: 2.0 metres to a public or private road.
- .b a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard;
- .c A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and.
- .d a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/triangles.
- .3 Minimum Exterior Side Yard
- .a 1.2 metres; and.
- .b 0.6 metres abutting a parking area and a public walkway.
- .4 Minimum Rear Yard Depth
- .a 3.0 meters to the wall of a dwelling; and.
- .b 6.0 metres to garage form a private laneway.
- .5 Minimum Interior Side Yard Width
- .a 1.2 metres when abutting side lot line coincides with two exterior walls;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and.
- .c a bay window, or box window with or with foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard.
- .6 Maximum Building Height: 14 metres
- .7 The ~~f~~Following shall apply to a bay, bow or box window
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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- .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
- .8 Encroachments
 - .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres; and
 - .b a balcony above a garage may encroach to within 1.5 metres of the rear lot line.
- .9 Minimum Landscape Open Space: No requirement
- .10 Minimum Amenity Area
 - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the yard at ground level.
- .11 Setbacks to TransCanada Pipeline right-of-way
 - .a A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
 - .b A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.
 - .c A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
- .12 The following provisions shall apply to garages
 - .a minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.
 - .b No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
 - .c The maximum cumulative garage door width shall be 5.6 metres
- .13 Maximum fence height required within a front yard is 1.2 metres
- .14 **Section 10.13.2** shall not apply.
- .15 **Section 10.9.1.4** shall not apply
- .16 Minimum Visitor Parking Spaces: 0.25 spaces per unit.

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12.3761 Exception 3761

12.3761.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R3E~~^{R2}-7.8 zone; and
- .2 Dwelling, Rear Lane Townhouse.

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12.3761.2 The lands shall be subject to the following requirements and restrictions:

- .3 Minimum Lot Width
 - .a Interior Lot: 7.8 metres
 - .b End Lot: 9.5 metres
 - .c Corner Lot: 9.8 metres
- .4 Minimum Lot Area
 - .a Interior Lot: 190 square metres
 - .b End Lot: 210 square metres
 - .c Corner Lot: 215 square metres
- .5 Minimum Lot Depth: 23.0 metres
- .6 Minimum Front Yard
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and
 - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .7 Minimum Rear Yard Depth
 - .a 3.0 metres to dwelling
 - .b 6.0 metres to garage
- .8 Maximum Building Height: 14 metres
- .9 The following provisions shall apply to garages
 - .a Notwithstanding Section 16.10.2(kX2), for corner lots, a garage door may face the flankage lot line;
 - .b Minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and.

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- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.
- .10 The following shall apply to a bay, bow or box window
 - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .11 Encroachments
 - .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and.
 - .d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.
- .12 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .13 Maximum Lot Coverage: No Requirements
- .14 Minimum Amenity Area
 - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

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12.3762 Exception 3762

12.3762.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3ER2-6.7** zone;

12.3762.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width

- .a Interior Lot: 6.7 metres
- .b Corner Lot: 9.7 metres
- .c End Lot: 8.4 metres

.2 Minimum Lot Area per dwelling unit

- .a Interior Lot: 160 square metres
- .b End Lot: 200 square metres
- .c Corner lot: 210 square metres

.3 Minimum Front Yard

- .a 3.0 metres but 6.0 metres to a garage door;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and.
- .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.

.4 Minimum Rear Yard Depth: 6.0 metres

.5 Maximum Building Height: 14 metres

.6 The following provisions shall apply to garages

- .a Notwithstanding **Section 16.10.2(k)(2)**, for corner lots, a garage door may face the flankage lot line;
- .b minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and.
- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

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

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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

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.8 Encroachments

- .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and
- .d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

- .9 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.

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.10 Maximum Lot Coverage: No Requirements

- .11 Minimum Amenity Area: 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

12.3763 Exception 3763

12.3763.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~**R1A-9.8** zone; and
- .2 Dwelling, Rear Lane Single Detached.

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12.3763.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width
 - .a Interior Lot: 9.8 metres
 - .b Corner Lot: 12.8 metres
- .2 Minimum Lot Area
 - .a Interior Lot: 240 square metres
 - .b Corner Lot: 300 square metres
- .3 Minimum Front Yard
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and.
 - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .4 Minimum Exterior Side Yard
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and.
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.
- .5 Minimum Rear Yard Depth
 - .a 3.0 metres to dwelling

- .b 6.0 metres to garage
- .6 Minimum Interior Side Yard
 - .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots; [and.](#)
 - .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.[.](#)
- .7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 12 metres
- .9 The following provisions shall apply to garages:
 - .a No garage may project more than 1.5 metres beyond the porch or rear wall of a dwelling;
 - .b minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.
 - .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length; [and.](#)
 - .d Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres.[.](#)
- .10 The following shall apply to a bay, bow or box window
 - .a notwithstanding [Section 6.13 Table 6.13.A](#) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding [Section 6.13 Table 6.13.A](#) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and [.](#)
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.[.](#)
- .11 Encroachments
 - .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres
- .12 Maximum fence height within the front yard is 1.2 metres.[.](#)
- .13 For zoning purposes, the front property line is deemed to be The Gore Road.

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.14 Maximum Lot Coverage: No Requirements

12.3764 Exception 3764

12.3764 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R23E-6.0** zone; and
 - .a Dwelling, Back-to-Back Townhouse

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12.3764 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 6 metres;
 - .b End Lot – 7.2 metres;
 - .c Corner Lot – 9 metres;
- .2 Minimum Lot Area per dwelling unit:
 - .a Interior Lot – 70 square metres;
 - .b End Lot – 85 square metres;
 - .c Corner Lot – 100 square metres;
- .3 Minimum Lot Depth: 12 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres, but 6.0 metres to a garage door;
 - .b a porch and for balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and.
 - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .5 Minimum Rear Yard Depth:
 - .a 0 metres;
- .6 Maximum Building Height:
 - .a 14 metres;
- .7 The following provisions shall apply to garages:
 - .a Notwithstanding **Section 16.10.2(kX2)**, or corner lots, a garage door may face the flankage lot line;
 - .b minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and.

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- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.
- .8 The following shall apply to a bay, bow or box window:
- .a notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
- .9 Encroachments:
- .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and
- .d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.
- .10 Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided
- .11 Maximum Lot Coverage – No Requirements
- .12 Minimum Amenity Area – 3.5 square metre shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level.
- .13 For Back-to-Back Townhouses, a maximum of 12 dwellings units may be attached in a contiguous structure, and the structure is to only be 6 units wide and 2 units deep.

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12.3766 Exception 3766

12.3766.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1F~~ **R1** - 9.0 zone.

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12.3766.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
- .a Interior Lot- 225.0 square metres;
 - .b Corner Lot - 270.0 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot - 9.0 metres;
 - .b Corner Lot - 10.8 metres;
- .3 Minimum Front Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the front lot line
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

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- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
 - .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle
- .5 Minimum Rear Yard Depth
- .a 6.5 metres;
 - .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park;
 - .c 3.5 metres for a deck;
 - .d 4.5 metres for open, roofed porch and or uncovered terrace;
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;
- .6 Minimum Interior Side Yard
- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
 - .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 13 metres;
- .9 The following provisions shall apply to garages
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

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- .b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;
- .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
- .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
- .g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.

.10 The Following shall apply to a bay, bow or box window

- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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12.3770 Exception 3770

12.3770.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a A warehouse;
 - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
 - .c A printing establishment.
- .2 Non-Industrial:
 - .a An office;
 - .b One restaurant (dining room restaurant or convenience restaurant or take-out) having a maximum floor area of 300 square metres;
 - .c Only in conjunction with industrial uses permitted in sections 12.3770.1(2)(a), (b), (c) to a maximum of 15 percent of the total gross floor area of the building gross, the following uses shall be permitted:
 - .i a bank, trust company or financial institution;
 - .ii a retail establishment;
 - .iii a convenience store;
 - .iv a dry cleaning and laundry establishment;
 - .v a service shop;
 - .vi a personal service shop, but excluding a massage or body rub parlour;
 - .vii a commercial school;
 - .viii a community club;
 - .ix a health and fitness centre; and,
 - .x a day nursery;

12.3770.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscape Open Space:
 - .a Except at approved driveway locations, a minimum 3.0 metre wide strip shall be provided along the lot line abutting a street.
 - .b a minimum 3.0 metre wide strip is required along a lot line that abuts a Residential or Floodplain zone.

- .c 0 metre wide strip is required along a lot line that abuts an Industrial zone.
- .2 Building setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;
- .3 Except for restaurant waste, which shall be contained in a climate controlled area within a building, garbage and refuse storage for other commercial and industrial uses shall be only permitted in the rear yard and shall be located within a fenced enclosure and screened.
- .4 No loading spaces shall be required.

12.3773 Exception 3773

12.3773.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a An apartment dwelling.
- .2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a a retail establishment having no outside storage;
 - .b a personal service shop;
 - .c a bank, trust company and finance company;
 - .d a dry cleaning and laundry distribution station;
 - .e a parking lot;
 - .f a restaurant including dining room, convenience or take-out with or without an outdoor patio;
 - .g a commercial, technical or recreational school;
 - .h a community club;
 - .i an amusement arcade;
 - .j a place of commercial recreation but not including a billiard hall;
 - .k a health or fitness centre;
 - .l a tavern;
 - .m a custom workshop;
 - .n an animal hospital;
 - .o an office, including an office of a physician, dentist or drugless practitioner.
 - .p a day nursery;
 - .q purposes accessory to the other permitted uses; and,
 - .r Uses permitted in the Open Space (OS) Zone.

12.3773.2 The lands shall be subject to the following requirements and restrictions:

- .3 Despite any division of the lands, including a public street network, all lands zoned OC-3784, **R4AR3H3L- 3773, R4AR3H3L- 3775, R4A-R3MR3L- 3776, and R4A-R2- 3777** be treated as

Exception Zones

one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned **R4A-R3L3H - 3773** shall be treated as one lot.

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.1 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

.2 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive shall be deemed to be the flankage lot line, the lot line **abutting R4A-R3L3H - 3775** shall be the interior lot line, and the lot line abutting an Open Space and **R4A-R33ML - 3776** zone shall be deemed the rear lot line.

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.3 Minimum Lot Width - no requirement

.4 Minimum Front Yard Depth to Steeles Avenue: 3.0 metres

.5 Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres

.6 Minimum Interior Side Yard Width to an **R4AR3L3H - 3775** zone: 8.5 metres

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.7 Minimum Rear Yard Depth to an OS and **R3LRR4A3M - 3776** zone: 5.0 metres.

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.8 Minimum Building Setback to a Daylight Triangle or Rounding: 0 metres

.9 Minimum Building Height - 6 storeys, to a minimum height of 21 metres

.10 Maximum Building Height - 25 storeys, to a maximum height of 85 metres

.11 Notwithstanding Section **12.3773.1(2)g** (k), maximum building height excludes any mechanical equipment and architectural features including those listed in **Section 6.16** of the by-law.

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.12 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres

.13 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres

.14 Minimum tower step back from the lower podium - 1.5 metres

.15 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.

.16 Minimum Building Separation

.a Minimum separation distance between buildings for first six storeys - 20.0 metres

.b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres

.17 Maximum Lot Coverage - 65%

.18 Minimum Density - 4.0 FSI

.19 Minimum Landscape Open Space - 35% of the lot area

Exception Zones

.20 Minimum Gross Commercial Floor Area for non-residential uses in the ~~R4A~~ **R3HL** - 3773 zone:
2,000 square metres

.21 Parking shall be provided in a layby lane, surface parking or in below grade parking structure.

12.3773.3 for the purposes of ~~Exception~~section 3773:

.22 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned **R4AR3HL-3773** shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3774 Exception 3774

12.3774.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a An apartment dwelling.
- .2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a a retail establishment having no outside storage;
 - .b a personal service shop;
 - .c a bank, trust company and finance company;
 - .d a dry cleaning and laundry distribution station;
 - .e a parking lot;
 - .f a restaurant including dining room, convenience or take-out with or without an outdoor patio;
 - .g a commercial, technical or recreational school;
 - .h a community club;
 - .i an amusement arcade;
 - .j a place of commercial recreation but not including a billiard hall;
 - .k a health or fitness centre;
 - .l a tavern;
 - .m a custom workshop;
 - .n an animal hospital;
 - .o an office, including an office of a physician, dentist or drugless practitioner.
 - .p a day nursery;
 - .q purposes accessory to the other permitted uses; and,
 - .r Uses permitted in the Open Space (OS) Zone.

12.3774.2 The lands shall be subject to the following requirements and restrictions:

- .3 Despite any division of the lands, including a public street network, all lands zoned [R4A-OS, R3HL-3774](#), and [R4A-R2-3778](#) shall be treated as one lot for zoning purpose of providing required

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parking. For all other zoning purposes, the lands zoned **R4AOS, R3L-3774** shall be treated as one lot.

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- .1 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .2 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extension of Shediac Road shall be deemed to be the flankage lot lines, the lot line opposite Steeles Avenue West shall be deemed to be the rear lot line, and the lot line opposite Financial Drive shall be deemed to be the interior side lot line.
- .3 Minimum Front Yard Depth to Steeles Avenue: 2.5 metres
- .4 Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- .5 Minimum Interior Side Yard Width: 5.5 metres
- .6 Minimum Rear Yard Depth: 10 metres
- .7 Minimum Building Setback to a Daylight Triangle: 0 metres
- .8 Minimum Lot Width - no requirement
- .9 Minimum Building Height - 6 storeys, to a minimum height of 21metres.
- .10 Maximum Building Height - 25 storeys, to a maximum height of 85 metres
- .11 Notwithstanding ~~Section-Exception~~ **12.3774.1(2) (l)**, maximum building height excludes any mechanical equipment and architectural features including those listed in Section 6.16 of the by-law.
- .12 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1 ,100 square metres
- .13 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres
- .14 Minimum tower step back from the lower podium - 1.5 metres
- .15 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- .16 Minimum Building Separation
 - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
 - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres
- .17 Maximum Lot Coverage - 45%
- .18 Minimum Density - 2.1 FSI

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Exception Zones

- .19 Minimum Landscaped Open Space - 35% of the lot area
- .20 Minimum Gross Commercial Floor Area for non-residential uses in the OS, R3HL, R4A-3774 zone: 600 square metres
- .21 All lands described in 12.3774.1(2)(a) and the lands zoned OS on Schedule A to this By-law, shall be permitted to share parking below grade.

12.3774.3 for the purposes of ~~section-Exception~~3774:

- .22 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned OS, R3HL, R4A-3774 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3775 Exception 3775

12.3775.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a An apartment dwelling.
- .2 Office/Commercial Uses:
 - .a All uses permitted in the **OC-2027** zone.

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12.3775.2 The lands shall be subject to the following requirements and restrictions:

- .3 Despite any division of the lands, including a public street network, all lands zoned **OC-3784**, **R4AR3HL-3773**, **R3HL4A-3775**, **R3ML4A-3776**, and **R24A-3777** shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned **R4AR3HL-3775** shall be treated as one lot.
- .1 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .2 For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line.
- .3 Minimum Front Yard Depth to Steeles Avenue West: 3.0 metres
- .4 Minimum Side Yard Width to lands zoned **R4A R3HL-3773**: 10 metres
- .5 Minimum Side Yard Width to lands zoned HC2: 2 metres
- .6 Minimum Yard Depth to lands zoned OC-3784: 7.5 metres
- .7 Minimum Rear Yard Depth to lands zoned **R4AR3HL-3773**: 7.5 metres
- .8 Minimum Lot Width - no requirement
- .9 Minimum Building Height - 6 storeys, to a minimum height of 21 metres
- .10 Maximum Building Height - 25 storeys, to a maximum height of 85 metres
- .11 Notwithstanding Section **12.3775.2 (11)**, maximum building height excludes any mechanical equipment and architectural features including those listed in **Section 6.16** of the by-law.
- .12 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres
- .13 Maximum tower floor plate area for buildings with a height of more than 12 storeys - 800 square metres
- .14 Minimum tower step back from the lower podium - 1.5 metres

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Exception Zones

- .15 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- .16 Minimum Building Separation
 - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
 - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.0 metres
- .17 Maximum lot coverage - 65%
- .18 Minimum Density - 3.0 FSI
- .19 Minimum Landscape Open Space ~~35%~~ 35% of the lot area
- .20 All lands described in 12.3775.2(1) and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

12.3775.3 for the purposes of ~~section~~ Exception 3775:

- .21 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned ~~R4A~~ ~~R3LH~~ -3775 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3776 Exception 3776

12.3776.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a An apartment dwelling.
- .2 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a a retail establishment having no outside storage;
 - .b a personal service shop;
 - .c a bank, trust company and finance company;
 - .d a dry cleaning and laundry distribution station;
 - .e a parking lot;
 - .f a restaurant including dining room, convenience or take-out with or without an outdoor patio;
 - .g a commercial, technical or recreational school;
 - .h a community club;
 - .i an amusement arcade;
 - .j a place of commercial recreation but not including a billiard hall;
 - .k a health or fitness centre;
 - .l a tavern;
 - .m a custom workshop;
 - .n an animal hospital;
 - .o an office, including an office of a physician, dentist or drugless practitioner.
 - .p a day nursery;
 - .q purposes accessory to the other permitted uses; and,
 - .r Uses permitted in the Open Space (OS) Zone.

12.3776.2 The lands shall be subject to the following requirements and restrictions:

- .3 Despite any division of the lands, including a public street network, all lands zoned OC-3784, ~~R4AR3HL- 3773, R4AR3HL- 3775, R4A R3ML- 3776, and R4A R2- 3777~~ shall be treated as one lot for zoning purpose of

Exception Zones

providing required parking. For all other zoning purposes, the lands zoned ~~R4AR3ML~~ 3776 shall be treated as one lot.

- .1 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .2 For the purposes of this section, the lot line abutting the OS Zone shall be deemed to be the front lot line, the lot lines adjacent to Financial Drive and the extension of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite the OS Zone shall be deemed to be the rear lot line.
- .3 Minimum Front Yard Depth to an Open Space (OS) Zone: 8.0 metres
- .4 Minimum Exterior Side Yard Width adjacent to Financial Drive 5.0 metres
- .5 Minimum Exterior Side Yard Width to Sky Harbour Boulevard extension: 2.5 metres
- .6 Minimum Rear Yard Depth to the curb of a private lane: 6.5 metres
- .7 Minimum Lot Width - no requirement
- .8 Minimum Building Height - 6 storeys to a minimum height of 21 metres
- .9 Maximum Building Height - 12 storeys to a maximum height of 42 metres
- .10 Notwithstanding Section 12.3776.2 (10), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16.
- .11 Maximum tower floor plate area for buildings with a height of 12 storeys or less - 1,100 square metres
- .12 Minimum tower step back from the lower podium - 1.5 metres
- .13 For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- .14 Minimum Building Separation
 - .a Minimum separation distance between buildings for first six storeys - 20.0 metres
 - .b Minimum separation distance between buildings or portions thereof above the first six storeys - 25.00 metres
- .15 Maximum lot coverage – 65%
- .16 Minimum Density - 3.0 FSI
- .17 Minimum Landscape Open Space ~~= 35%~~ of the lot area
- .18 All lands zoned ~~R4AR3ML~~ 3776-2 and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

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12.3776.3 for the purposes of ~~section~~ Exception 3776:

- .19 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned **R3LMP4A-3776** shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3777 Exception 3777

12.3777.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a A townhouse dwelling;
 - .b A back-to-back stacked townhouse dwelling;
- .2 Non-residential Uses:
 - .a Purposes accessory to the other permitted purposes
 - .b Uses permitted in the Open Space (OS) Zone.

12.3777.2 The lands shall be subject to the following requirements and restrictions:

- .3 Despite any division of the lands, including a public street network, all lands zoned **OC-3784**, **R4AR3HL-3773**, **R4A-R3HL-3775**, **R4A-R3ML-3776** and **R4A-R2-3777** shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes the lands zoned **R3A(3)R2-3777** shall be treated as one lot.
- .1 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .2 For the purposes of this section, the lot line abutting Olivia Marie Road shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extensions of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite Olivia Marie Road or Financial Drive shall be deemed to be the rear lot line.
- .3 Minimum Lot Area - 70 square metres per dwelling unit
- .4 Minimum Exterior Side Yard Width to Financial Drive \geq 5.0 metres
- .5 Minimum Rear Yard Depth to the curb of a private lane \geq 6.0 metres
- .6 Minimum Exterior Side Yard Width to the extension of Sky Harbour Boulevard \geq 5.0 metres .
- .7 Minimum Building Setback to a Daylight Triangle or rounding \geq 0 metres
- .8 Minimum Building Height - 3 storeys, to a minimum height of 9 metres
- .9 Maximum Building Height - 4 storeys, to a maximum height of 12 metres
- .10 Notwithstanding Section **12.3772.2 (10)**, maximum building height excludes any mechanical equipment and architectural features, including those listed in **Section 6.16** of the by-law.
- .11 Minimum FSI - 1.5
- .12 Maximum lot coverage - 65%

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- .13 Minimum Landscaped Open Space – 30% of the lot area
- .14 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
- .a Minimum dwelling unit width: 6.1 metres
 - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
 - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - .d Minimum building separation distance: 9 metres
 - .e Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and shall consist of landscaped open space.
 - .f The maximum cumulative garage door width shall be:
 - .i 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
 - .ii 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - .iii 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
 - .g The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
 - .h The maximum driveway width shall not exceed the width of the garage.
- .15 For the purposes of this section, the following requirements and restrictions shall apply for Back-to-Back Stacked Townhouse Dwelling
- .a Minimum dwelling unit width: 4.5 metres
 - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
 - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - .d Minimum building separation distance: 9 metres
 - .e Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space.
 - .f Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

Exception Zones

- .16 All lands zoned **R2, R3A(4) 3777** and OS on Schedule A to this By-law shall be permitted to share parking below grade.

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12.3777.3 for the purposes of ~~section Exception~~ 3777:

- .1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned **R2R3A(4) 3777** shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3778 Exception 3778

12.3778.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a A townhouse dwelling;
 - .b A back-to-back stacked townhouse dwelling;
- .2 Non-residential Uses:
 - .a Purposes accessory to the other permitted purposes
 - .b Uses permitted in the Open Space (OS) Zone.

12.3778.2 The lands shall be subject to the following requirements and restrictions:

- .3 Despite any division of the lands, including a public street network, all lands zoned ~~R3A(4)~~ ~~R2-3778~~ and ~~R4AQS, R3HL-3774~~, shall be treated as one lot for the purpose of providing required parking. For all other zoning purposes, the lands zoned ~~R3A(4)R2~~ ~~3778~~ shall be treated as one lot.
- .1 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- .2 For the purposes of this section, the lot line abutting Financial Drive shall be deemed to be the front lot line, the curb of a private lane shall be deemed to be the flankage lot line, the lot line abutting lands zoned ~~R23D-6.9-1476~~ shall be deemed to be the interior side lot line, and the lot line opposite Financial Drive shall be deemed to be the rear lot line.
- .3 Minimum Lot Area - 70 square metres per dwelling unit
- .4 Minimum Lot Depth - No requirement
- .5 Minimum Rear Yard Depth: 6.0 metres
- .6 Minimum Lot Width - 4.5 metres
- .7 Maximum Building Height - 4 storeys, to a maximum height of 12 metres.
- .8 Minimum Building Height - 3 storeys, to a minimum height of 9 metres
- .9 Notwithstanding Section ~~12.3778.2 (8)~~, maximum building height excludes any mechanical equipment and architectural features, including those listed in ~~Section 6.16~~ of the by-law.
- .10 Minimum FSI - 1.1
- .11 Minimum Landscape Open Space - 30%
- .12 Maximum lot coverage – 65%

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- .13 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
- .a Minimum dwelling unit width: 6.1 metres
 - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
 - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - .d Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space. The maximum cumulative garage door width shall be:
 - .i 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
 - .ii 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - .iii 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
 - .e The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
 - .f The maximum driveway width shall not exceed the width of this garage;
 - .g A garage shall only be accessed by a Private Lane or Private Street.
- .14 For the purposes of this section, the following requirements and restrictions shall apply for Back-to- Back Stacked Townhouse Dwelling:
- .a Minimum dwelling unit width: 4.5 metres
 - .b Minimum setback from the front wall of a dwelling to the curb of private street or lane: 4.0 metres
 - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - .d Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space.
 - .e Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.
- .15 All lands described zoned ~~R3A(4)~~**R2-3778** and the lands zoned OS on Schedule A to this By-law, shall be permitted to share parking below grade.

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12.3778.3 for the purposes of ~~section~~ Exception 3778:

- .1 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned ~~R3A(4)~~ **R2-3778** shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

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12.3779 Exception 3779

12.3779.1 The lands shall only be used for the following purposes:

- .1 Single Detached and Semi-Detached Dwellings fronting onto a Private Road.
- .2 Purposes accessory to other permitted uses.

12.3779.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Setback for a Principle Building:
 - .a The front wall of a dwelling unit: 3.5 metres to a private road, 1.2 metres to a daylight rounding or common amenity area and 3.5 metres in all other situations.
 - .b 6 metres to a garage door;
 - .c The rear wall of a dwelling unit: 7 metres, and 3.35 metres to the lot line abutting Torbram road.
- .2 Maximum Building Height: 11 metres
- .3 Minimum Parking for Visitors: 6 Parking Spaces inclusive of Barrier Free Parking
- .4 The Garage Control provisions set out in section 16.2.8(h) shall not apply.
- .5 Fencing provisions set out in section 16.2.8 (i) shall not apply, except that the maximum height of a fence in a yard abutting Torbram Road shall be 1.2 metres.
- .6 Section 10.12 shall not apply.

12.3779.3 for the purposes of Exception 3779:

- .1 Trans Canada Pipeline Easement Requirements:
 - .a A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
 - .b A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.
 - .c With the exception of the cul-de-sac, a private road, six (6) on-street visitor parking spaces, and a noise wall; a minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall apply to any parking area or loading area, including stacking spaces, bicycle parking spaces, and any associated aisle or driveway.
 - .d shall also be subject to the requirements and restrictions relating to the R3C zone and residential general provisions of this by-law which are not in conflict with those set out in Exception 12.3779.2.

12.3779.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation that arrangements have been made amongst the owner and the City to purchase Part 9 on 43R-19607, or, that satisfactory alternative arrangements are made should Part 9 on 43R-19607 not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.3780 Exception 3780

12.3780.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the ~~Downtown Commercial One (DC1)~~ **MM** Zone;
- .2 Apartment Dwelling;
- .3 Residential Care Home;
- .4 Student Residence;
- .5 On the ground floor of an Apartment Dwelling, the following additional uses shall be permitted:
 - .a Medical offices and related medical diagnostics facilities;
 - .b Pharmacy.

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12.3780.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lands zoned ~~DC1(H)~~ **MM - 3780** and ~~DC1 (H)~~ **MH, MM - 3781** are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.
- .2 For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.
- .3 Maximum Gross Floor Area: 48,000 square metres for all uses.
- .4 Minimum Gross Floor Area for all non-residential uses: 900 square metres.
- .5 Maximum Building Height: 110 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by [Section 6.16](#)).
- .6 Maximum Number of Dwellings: 800
- .7 Notwithstanding the maximum gross floor area, maximum building height and maximum number of dwelling units set out in **12.3780.2(3), (5) and (6)**, if a 3-storey podium, having a minimum height of 10 metres, is provided, the following provisions shall apply:
 - .a The maximum building height may be increased to 120 metres;
 - .b The Maximum Gross Floor Area may be increased to 52,500 square metres; and
 - .c The Maximum Number of Dwellings: 850.
- .8 Minimum Front Yard Depth along Queen Street East: 3.0 Meters
- .9 Minimum Interior Side Yard Width (West Side): 3.0 Metres
- .10 Minimum Interior Side Yard Width (East Side): 6.0 Metres
- .11 Minimum Rear Yard Depth: Not Applicable

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Exception Zones

- .12 Minimum tower separation distance: 25 metres
- .13 Minimum podium separation distance: 13 metres
- .14 Notwithstanding **Section 20.6** of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.
- .15 Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared.
- .16 Minimum Setback for a Below Grade Parking Garage to a Lot Line:
 - .a 0.0 metres,
- .17 Minimum total Interior Amenity Space for each building: 300 square metres.
- .18 Minimum total Exterior Amenity Space for each building: 700 square metres.
- .19 Maximum Floor Space Index for all uses combined: Not Applicable

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12.3780.3 for the purposes of ~~section~~ **Exception 3780**:

- .1 Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.
- .2 Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

12. 3780.4 The Holding (H)

- .1 shall only be used for the following purposes while the Holding (H) symbol is in place:
 - .a Purposes permitted in the **Mixed Use Mid-Rise Downtown Commercial One (Holding)-3521 (DC1MM(H)-3521)** zone subject to the requirements and restrictions of the **Mixed Use Mid-Rise Downtown Commercial One Holding (MMDC1(H)-3521 zone.**
- .2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - .b Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.

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Exception Zones

- .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.

12.3781 Exception 3781

12.3781.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the **Downtown Commercial One (DC1)MH** Zone;
- .2 Apartment Dwelling;
- .3 Residential Care Home;
- .4 Student Residence;
- .5 Day Nursery.

12.3781.2 The lands shall be subject to the following requirements and restrictions:

- .6 The lands zoned **DC1(H)MM** - 3780 and **DC1(H)MH** - 3781 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.
 - .1 Maximum Gross Floor Area: 48,000 square metres for all uses
 - .2 Minimum Gross Floor Area for all non-residential uses: 400 square metres.
 - .3 Maximum Building Heights: 10 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section **6.16**).
 - .4 Maximum Number of Dwellings: 800.
 - .5 For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.
 - .6 Minimum Rear Yard Depth to a Public Street: 3.0 Metres;
 - .7 Minimum Interior Side Yard Width (West Side): 3.0 Metres
 - .8 Minimum Interior Side Yard Width (East Side): 6.0 Metres
 - .9 Minimum tower separation distance: 25 metres
 - .10 Minimum podium separation distance: 10 metres
 - .11 Notwithstanding **Section 20.6** of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.
 - .12 Notwithstanding any other sections of this By-law, ~~required~~ parking spaces for visitor parking, retail commercial and office uses may be shared.
 - .13 Minimum Setback for a Below Grade Parking Garage to a Lot Line:
 - .a 0.0 metres,

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Exception Zones

- .14 Minimum total Interior Amenity Space for each building: 300 square metres.
- .15 Minimum total Exterior Amenity Space for each building: 700 square metres.
- .16 Maximum Floor Space Index for all uses combined: Not Applicable

12.3781.3 for the purposes of ~~section~~ **Exception 3781:**

- .1 Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.
- .2 Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

12. 3781.4 The Holding (H)

- .1 shall only be used for the following purposes while the Holding (H) symbol is in place:
 - .a Purposes permitted in the ~~Downtown Commercial One~~ **Mixed Use Mid-rise** (Holding)-3521 (DC1MM(H)-3521) zone subject to the requirements and restrictions of the ~~Downtown Commercial One~~ **Mixed Use Mid-rise** Holding (DC1MM(H)-3521) zone.
- .2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - .b Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
 - .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.
 - .e Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

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12.3782 Exception 3782

12.3782.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the **Downtown Commercial One (DC1)MM** Zone, except for Residential Uses;
- .2 Medical Offices and related Medical Diagnostics Facilities;
- .3 Rehabilitation Facilities;
- .4 Pharmacy;
- .5 Day Nursery.

12.3782.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Floor Area: 14,400 square metres.
- .2 Maximum Building Height: 34 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section **6.16**).
- .3 Minimum Building Height: 15 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section **6.16**).
- .4 Minimum Front Yard Depth along a Public Street (North Side): 3.0 metres
- .5 Minimum Interior Side Yard Width (West Side): 3.0 metres
- .6 Minimum Interior Side Yard Width (East Side): 7.5 metres
- .7 Minimum Rear Yard Depth (South Side): 3.0 metres
- .8 Minimum Setback Below Grade Parking Garage to a Lot Line: 0.0 metres.

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12.3782.3 The Holding (H)

- .1 shall only be used for the following purposes while the Holding (H) symbol is in place:
 - .a Purposes permitted in the **Downtown Commercial OneMixed Use Mid-rise (Holding)-3521 (DC1MM(H)-3521)** zone subject to the requirements and restrictions of the **Downtown Commercial OneMixed Use Mid-rise Holding (DC1MM(H)-3521) zone**.
- .2 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
 - .a Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

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- .b Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- .c Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
- .d Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.
- .e Confirmation that the Draft Plan of Subdivision (025-2023-00441 21T-230108) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.3783 Exception 3783

12.3783.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Only in conjunction with an apartment dwelling, and located within an apartment dwelling, the following uses are permitted:
 - .a The uses permitted by the **Commercial One Local Commercial (LC)** Zone;
 - .b A day nursery;
 - .c A commercial school;
 - .d Purposes accessory to other permitted purposes, except that a drive-through facility shall not be permitted.

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12.3783.2 The lands shall be subject to the following requirements and restrictions:

- .3 All lands zoned **R4AR3H**-3783 shall be treated as one lot for Zoning purposes;
- .4 For the purpose of this section, the lot line abutting Steeles Avenue West shall be deemed the front lot line;
- .5 Maximum number of residential units: 2,400;
- .6 Minimum front yard setback: 3 metres to Steeles Avenue West and 0 metres to a daylight rounding or triangle;
- .7 Minimum rear yard setback: 3 metres;
- .8 Minimum easterly interior side yard setback: 9 metres;
- .9 Minimum westerly interior side yard setback:
 - .i 9 metres;
 - .ii 20 metres for any portion of a building greater than 25 metres in height but equal to or less than 30 metres in height;
 - .iii 35 metres for any portion of a building greater than 30 metres in height.
- .10 Balconies, stairs, and patios may encroach 3.0 metres into any minimum required yard;
- .11 Minimum setback to an underground parking garage: 0 metres;
- .12 Maximum Lot Coverage: 50%;
- .13 Maximum Building Height:
 - .a 22 metres for any portion of a building located within 12 metres of the easterly interior side lot line yard;

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- .b 127 metres for any portion of a building located 12 metres or greater from the easterly interior side yard and 6 metres from the rear lot line;
 - .c 25 metres for any portion of a building located within 25 metres of the westerly side lot line and within 25 metres of the front lot line;
 - .d 50 metres for any portion of a building that is setback 35 metres or more from the westerly lot line, but less than 100 metres from the westerly side lot line;
 - .e Maximum building height: 45 storeys (138 metres).
- .14 Mechanical equipment on the roof of a building shall be screened from view from the street;
- .15 Minimum Tower Separation Distance:
- .a Those portions of all buildings greater than 30 metres in height shall be separated from each other a minimum of 19.5 metres;
 - .b Those portions of all buildings greater than 50 metres in height shall be separated from each other a minimum of 24 metres.
- .16 Maximum Floor Space Index (FSI): 4.2;
- .17 Maximum floor plate area for the portion of a building exceeding 50 metres in height: 800 square metres;
- .18 Minimum amenity area per dwelling unit: 4.0 square metres;
- .a For the purpose of this section, amenity area shall be those areas used for amenity and open space purposes located at grade, on any rooftop/terrace, or within a building.
- .19 Minimum number of bicycle parking spaces: 0.5 spaces/unit.

12.3784 Exception 3784

12.3784.1 The lands shall only be used for the following purposes:

- .1 Shall be used for purposes permitted in the **OC-2027** zone.

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12.3784.2 The lands shall be subject to the following requirements and restrictions:

- .2 Despite any division of the lands, including a public street network, all lands zoned OC-3784, **R4AR3HL- 3773, R4AR3HL- 3775, R4A-R3ML- 3776 and R4A-R2 - 3777** shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned OC - 3784 shall be treated as one lot.
- .1 For the purposes of this section, the lot line abutting Mississauga Road shall be deemed to be the front yard, the lot line abutting Olivia Marie Road shall be deemed to be the flankage lot line, the lot line opposite Mississauga Road shall be deemed to be the rear lot line, and the lot line opposite Olivia Marie Road shall be deemed to be the interior side lot line.
- .2 Minimum Exterior Side Yard Width: 7.0 metres
- .3 Minimum Rear Yard Depth: 40 metres
- .4 Minimum Interior Side Yard Width: 23.0 metres
- .5 Minimum Building Setback to a Daylight Triangle: 0 metres
- .6 Minimum Building Height - 5 storeys to a minimum height of 17.5 metres
- .7 Maximum Building Height - 12 storeys to a maximum height of 42 metres.

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12.3784.3 for the purposes of section 3784:

- .1 All lands zoned **OC-3784** and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

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12.3785 Exception 3785

12.3785.1 The lands shall only be used for the following purposes:

- .1 Non-Industrial Uses;
 - .a An office;
 - .b A research and development facility;
 - .c A lab space or aerospace facility;
 - .d A hotel;
 - .e A conference centre;
 - .f A bank, trust company or financial institution
 - .g A convenience store
 - .h A banquet hall
 - .i A dry cleaning and laundry establishment
 - .j A dining room restaurant, a take-out restaurant
 - .k A service shop
 - .l A personal service shop
 - .m A fitness club
 - .n A health centre
 - .o A day nursery
 - .p A commercial school
 - .q A community club
 - .r An animal hospital
 - .s A radio or television broadcasting establishment
 - .t A recreational facility
 - .u A place of worship
 - .v An art gallery
- .2 Industrial Uses, subject to the requirements and restrictions of **12.3785.2.11:**
 - .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

- .b A rental car agency;
 - .c A motor vehicle sales establishment
 - .d A printing establishment;
 - .e A wholesaling establishment; and
 - .f A warehouse.
- .3 Accessory
- .a a retail outlet operated in connection with a particular purpose permitted by 12.3785.1 provided that the total gross commercial floor area of the retail outlet is not more than 35% of the total gross floor area of a particular use;
 - .b an associated educational use;
 - .c purposes accessory to the other permitted purposes

12.3785.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres
- .2 Minimum Front Yard Depth: 4.0 metres;
- .3 Minimum Interior Side Yard Depth: 7.5 metres;
- .4 Minimum Exterior Side Yard Depth: 4.0 metres;
- .5 Minimum Rear Yard Depth: 10.0 metres;
- .6 Maximum Building Height: 18.0 metres;
- .7 Maximum Lot Coverage: 35 %
- .8 Minimum Landscaped Open Space: 3 metres along the Front and Side Lot Lines except at an approved access/driveway location
- .9 Bicycle Parking: A minimum of 50 bicycle parking spaces are required and may be shared with and located on lands zoned OC-2031
- .10 Vehicle Parking: A minimum of 440 vehicle parking spaces are required and may be shared with and located on lands zoned OC-2031
- .11 The total Gross Floor Area for all industrial uses listed in 12.3785.1.b shall not exceed 50% of the total Gross Floor Area of any individual building within the OC-3785 zone;
- .12 For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking;
- .13 Drive-through facilities shall not be permitted;

- .14 The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view;
- .15 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- .16 All garbage and refuse storage, including any containers for the storage of recyclable materials shall be contained within a climate-controlled garbage area inside a building;

12.3785.3 The Holding (H)

- .1 Uses Permitted Prior to the Removal of the H - Holding Symbol:
 - .a Uses legally existing as of the date of the amending by-law.
- .2 Conditions for Removing the H - Holding Symbol:
 - .a That written confirmation be provided by City of Brampton's Commissioner of Planning, Building and Growth Management, and the Region of Peel's Commissioner of Public Works that a satisfactory Functional Servicing Report supporting servicing for the development has been completed and approved, and is to the satisfaction of the Credit Valley Conservation Authority;
 - .b That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the property immediately south as shown on Schedule A to this by-law has been completed in accordance with Region of Peel Terms of Reference; and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works and Engineering.
 - .c That an Ecologists Letter of Opinion which clearly outlines that there are no negative impacts that will result onto the adjacent Natural Heritage Feature be completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management;
 - .d An Urban Design Brief completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management.

12.3788 Exception 3788

12.3788.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1** ~~–10.0~~ zone.

12.3788.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot - 250.0 square metres;
 - .b Corner Lot - 325.0 square metres;
- .2 Minimum Lot Width
 - .a Interior Lot - 10.0 metres;
 - .b Corner Lot - 13.0 metres;
- .3 Minimum Front Yard Depth
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard width
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres;
- .b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Floodplain zone, including a Floodplain, a Stormwater Pond, and/or a Park;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height

- .a 13.5 metres;

- .9 The following provisions shall apply to garages:
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
 - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
 - .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.
 - .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
- .10 The following shall apply to a bay, bow or box window:
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

12.3789 Exception 3789

12.3789.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1** ~~-11.0~~ zone.

12.3789.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot - 275.0 square metres;
 - .b Corner Lot - 325.0 square metres;
- .2 Minimum Lot Width
 - .a Interior Lot - 11.0 metres;
 - .b Corner Lot - 13.0 metres;
- .3 Minimum Front Yard Depth
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard width
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 6.5 metres;
- .b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Floodplain zone, including a Floodplain, a Stormwater Pond and/or a, Parks ;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

.10 The Following shall apply to a bay, bow or box window:

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

12.3790 Exception 3790

12.3790.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1 zone, 11.0 zone.**

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12.3790.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
- .a Interior Lot - 275.0 square metres;
 - .b Corner Lot - 325.0 square metres;
- .2 Minimum Lot Width
- .a Interior Lot - 11.0 metres;
 - .b Corner Lot - 13.0 metres;
- .3 Minimum Front Yard Depth
- .a 3.0 metres;
 - .b 6.0 metres to a garage door;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
 - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.5 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard width
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

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- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres;
- .b 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Floodplain zone, including a Floodplain, Stormwater Pond and/or Park;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d 0.6 metres to the side wall of a garage, where access to the garage is accessed from the exterior side yard for lots equal to or greater than 13.4 metres;
- .e A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line;
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height

- .a 13.5 metres;

- .9 The following provisions shall apply to garages:
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
 - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
 - .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.
 - .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
- .10 The following shall apply to a bay, bow or box window:
- .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

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12.3791 Exception 3791

12.3791.1 The lands shall only be used for the following purposes:

- .1 Either:
 - .a A public school;
 - .b A day nursery;
 - .c A park, playground or recreation facility operated by a public authority.
- .2 or:
 - .a Those purposes permitted by the **R1-F1** - 11.0 - 3790 zone.

12.3791.2 The lands shall be subject to the following requirements and restrictions:

- .1 The uses permitted in Section 12.3791.1(1) shall be subject to the requirements and restrictions of the **I1** zone.
- .2 The uses permitted in Section 12.3791.1(2) shall be subject to the requirements and restrictions of the **I1-R1F** - 11.0 - 3790.

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12.3792 Exception 3792

12.3792.1 The lands shall only be used for the following purposes:

- .1 a live work townhouse dwelling;
- .2 a street townhouse dwelling;
- .3 only in conjunction with a live-work townhouse dwelling:
 - .a an office;
 - .b a retail establishment having no outdoor storage;
 - .c a bank, trust company, or financial institution;
 - .d an art gallery;
 - .e a personal service shop;
 - .f a take-out restaurant;
 - .g a dining room restaurant;
 - .h a health or fitness centre;
 - .i a custom workshop;
 - .j a visual and performing arts studio;
 - .k veterinary clinic;
 - .l a medical or dental practice or office;
 - .m a commercial school;
 - .n purposes accessory to the other permitted uses;.

12.3792.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per dwelling unit
 - .a Interior Lot - 117.0 square metres;
 - .b Corner Lot - 143.0 square metres;
- .2 Minimum Lot Width
 - .a Interior Lot – 4.5 metres;
 - .b Corner Lot – 5.5 metres;
- .3 Minimum Yard Setback for Principal Building

- .a The front wall of a dwelling unit: 3.0 metres to a lot line
 - .i A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required front yard;
- .b The rear wall of a dwelling unit: 6.0 metres to a lot line;
 - .i A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required rear yard;
- .c a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/triangles;

.4 Minimum Exterior Side Yard width

- .a 3.0 metres to a public road;
- .b 1.5 metres to a lot line not zoned in the same zoning category;
- .c 1.2 metres to a lot line zoned in the same zoning category
- .d 0.6 metres abutting a parking area and public walkway

.5 Minimum Interior Side Yard width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;

.6 Maximum Building Height

- .a 13.5 metres;

.7 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.

- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
- .8 Minimum Landscape Open Space: No Requirement
- .9 Minimum Amenity Area
 - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
- .10 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .11 Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit is not required.
- .12 Notwithstanding Section 10.9.1.8(1)(a), the minimum driveway width shall be 2.75 metres and shall not exceed the width of the lot.
- .13 Minimum Parking Requirement:
 - .a 2 spaces per townhouse dwelling
 - .b no additional spaces are required for visitor parking for commercial uses
- .14 Maximum fence height within the front yard and in the rear yard - 1.2 metres.
- .15 Minimum Condominium Laneway Aisle Width: 6.0 metres, including an aisle providing access to a parking space.
- .16 No accessory structure shall be erected in the front and/or rear yards.

12.3793 Exception 3793

12.3793.1 The lands shall only be used for the following purposes:

- .1 Dual Outside storage, including oversized motor vehicles and truck trailers;
- .2 An accessory building for the purpose of storing salt;
- .3 An office as an accessory use

12.3793.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 12.0 metres, including to any area used for outside storage of oversized motor vehicles, transport trailers, other miscellaneous storage and/or an accessory building;
- .2 Minimum Interior Side Yard Width: 5.0 metres, including to the oversized motor vehicles and transport trailers storage area to an accessory building;
- .3 Minimum Rear Yard Depth: 15.0 metres, including to any area used for outside storage of oversized motor vehicles, transport trailers, other miscellaneous storage and/or an accessory building;
- .4 Minimum Landscaped Open Space: Minimum 3.0-metre-wide strip shall be provided abutting all lot lines, except at stormwater management facilities or at approved driveway locations;
- .5 Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined : 412; and
- .6 Maximum height of Oversized Motor Vehicles and Trailers: 4.15 metres
- .7 Maximum Gross Floor Area for an accessory building: 1,500 square metres;
- .8 Maximum building height for an accessory building: 15 metres;
- .9 A fence shall be permitted in the front yard, rear yard, exterior side yard, and interior side yard.

12.3793.3 for the purposes of **section-Exception 3793**:

- .1 That this temporary use by-law shall remain in effect until September 1,2025, subject to written direction from the Ministry of Transportation that the temporary use authorized by this by-law may continue after September 1,2025.
- .2 Should the Ministry of Transportation provide written direction as contemplated in subsection 4.a., an amending by-law shall be passed to reflect the post September 1,2025, expiry date, which expiry date shall not exceed three years from the date the original by-law was adopted.

12. 3793.4 The Holding (H)

- .1 Holding (H): Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
 - .a The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - .i Written confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management and Commissioner of Public Works at the Region of Peel;
 - .ii Written confirmation that a satisfactory Noise Report has been provided and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
 - .iii Written confirmation that a satisfactory Traffic Impact Study has been completed in accordance with Region of Peel Terms of Reference and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works at the Region of Peel and Commissioner of Planning, Building and Growth Management at the City of Brampton.

12.3794 Exception 3794

12.3794.1 The lands shall only be used for the following purposes:

- .1 Dual Frontage Townhouse Dwellings
- .2 Townhouse Dwellings
- .3 Back-to-back Townhouse Dwellings
- .4 purposes accessory to the other permitted purposes

12.3794.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following requirements and restrictions for Townhouse Dwellings:
 - .a Minimum Lot Area: No requirement
 - .b Minimum Lot Width: 5.5 metres
 - .c Minimum Lot Depth: 20 metres
 - .d Minimum Yard Setbacks for a Principal Building
 - .i the front wall of a dwelling unit:
 - 1. 3.0 metres to a private road or walkway
 - 2. 1.5 metres to a rounding (road or walkway)
 - 3. 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk
 - .ii the rear wall of a dwelling unit:
 - 1. 6.0 m to a rear lot line
 - .iii the side wall of a dwelling unit
 - 1. 3.0 metres to a public street
 - 2. 3.0 metres to lands in a different zone category
 - 3. 1.8 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk).
 - 4. 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
 - 5. 3.0 metres to a common amenity area
 - 6. 1.5 metres to an open, roofed porch of an end unit abutting a common amenity area

- .e Maximum Building height: 14.0 metres
 - .f Minimum Landscaped Open Space
 - .i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
 - .g Garage Control:
 - .i The maximum width of an individual garage door shall be 2.5 metres, including an individual garage door of a double car garage on an end unit lot.
 - .ii No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit, except for a double garage on an end unit lot where the porch faces an interior side lot line abutting a common amenity area or a flankage side lot line.
 - .iii A double car garage shall only be permitted on an end unit lot and, notwithstanding Section 10.9.1B(7), the associated driveway width shall not exceed the width of the garage.
- .2 Shall be subject to the following requirements and restrictions for Back-to-back Townhouse Dwellings:
- .a Minimum Lot Area: No requirement
 - .b Minimum Lot Width: 6.0 metres
 - .c Minimum Lot Depth: 13 metres
 - .d Minimum Yard Setbacks for a Principal Building
 - .i the front wall of a dwelling unit:
 1. 3.0 metres to a common element walkway
 2. 1.5 metres to a rounding (road or walkway)
 3. 6.0 metres between a garage door opening and a lot line abutting a private road or sidewalk
 - .ii the rear wall of a dwelling unit:
 1. 0 m to a rear lot line
 - .iii The side wall of a dwelling unit
 1. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
 2. 2.0 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk)

- .e Maximum Building height: 14.0 metres
 - .f Minimum Landscaped Open Space
 - .i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
 - .g A dwelling unit at the end of a block of back-to-back townhouses that does not share a common rear wall with another unit, shall be treated as a back-to-back townhouse dwelling for the purpose of applying this section of the by-law.
 - .h Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.
- .3 Shall be subject to the following requirements and restrictions for Dual frontage Townhouse Dwellings:
- .a Minimum Lot Area: No requirement
 - .b Minimum Lot Width: 6 metres
 - .c Minimum Lot Depth: 21 metres
 - .d Minimum Yard Setbacks for a Principal Building
 - .i the front wall of a dwelling unit:
 1. 3.0 metres to a common element walkway
 - .ii the rear wall of a dwelling unit:
 1. 5.0 m to a rear lot line
 2. 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk
 - .iii The side wall of a dwelling unit
 1. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
 2. 2.0 metres to a private road or sidewalk
 3. 2.0 metres to a different zone category
 - .e Maximum Building height: 14.0 metres
 - .f Minimum Landscaped Open Space
 - .i Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.

- .g For purposes of this Section, a dual frontage townhouse includes all units within a street townhouse block having frontage on both a public street and a private road, including units that do not directly abut a public street within the same block.
- .h The lot line abutting a private road providing garage access shall be deemed to be the rear lot line for Zoning purposes.
- .i A fence having a maximum height of 1.2 metres shall be permitted within the required front yard of a dual frontage townhouse dwelling. Fencing in the rear yard shall be limited to a maximum height of 1 metre.

12.3794.3 for the purposes of ~~section~~ Exception 3794:

- .1 Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- .2 Utility cabinets may project a maximum 0.5 metres from the side wall of a dwelling unit;
- .3 Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;
- .4 For the purpose of providing visitor parking, all lands zoned **R3CR2**-3794 and **R3AR2**-3629 shall be treated as one lot;
- .5 Section 10.9.1. G shall not apply;
- .6 Notwithstanding Section 10.12, the minimum distance between a driveway and the projected intersection of two streets shall be 4.0 metres;
- .7 Notwithstanding Section 10.13.2, for a Townhouse Dwelling, each dwelling unit shall have pedestrian access from the front yard to the rear yard with a maximum of 3 steps without passing through a habitable room.

12.3798 Exception 3798

12.3798.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3BR2**-3798 zone.

12.3798.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 140 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.4 metres per dwelling unit
 - .b Corner Lot: 8.4 metres per dwelling unit
- .3 Minimum Lot Depth: 26.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres to the front wall of a dwelling
 - .b 6.0 metres to a garage door facing the front lot line
- .5 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
 - .b 0.0 metres between common shared wall
- .6 Minimum Exterior Side Yard Width:
 - .a 3.0 metres
 - .b 2.0 metres to a porch with or without foundation or cold cellar
 - .c 6.0 metres to the front of a garage facing the exterior site lot line
- .7 Minimum Rear Yard Depth:
 - .a 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - .b 4.0 metres to a balcony or terrace
 - .c 4.0 metres to the bay window, box window or bow window with or without foundation
- .8 Maximum Building Height: 11.0 metres
- .9 Maximum Lot Coverage: No requirement

- .10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
- .11 Maximum Garage Door Width:
 - .a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - .b For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - .c The garage door width restriction does not apply to the a garage door facing the exterior side yard
 - .d The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
- .12 Maximum Garage Projection: No garage shall project into the front yard more than 1 .5 metres beyond a porch or front wall of a dwelling
- .13 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard
- .14 Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres
- .15 Minimum Distance between Driveway and Street Elbow: 4.25 metres
- .16 For the purposes of this Section a Street Elbow shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection or no more than one hundred and thirty-five (135) degrees
- .17 Maximum Dwelling Units Attached: 9"