

12.600 Exception 600

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

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

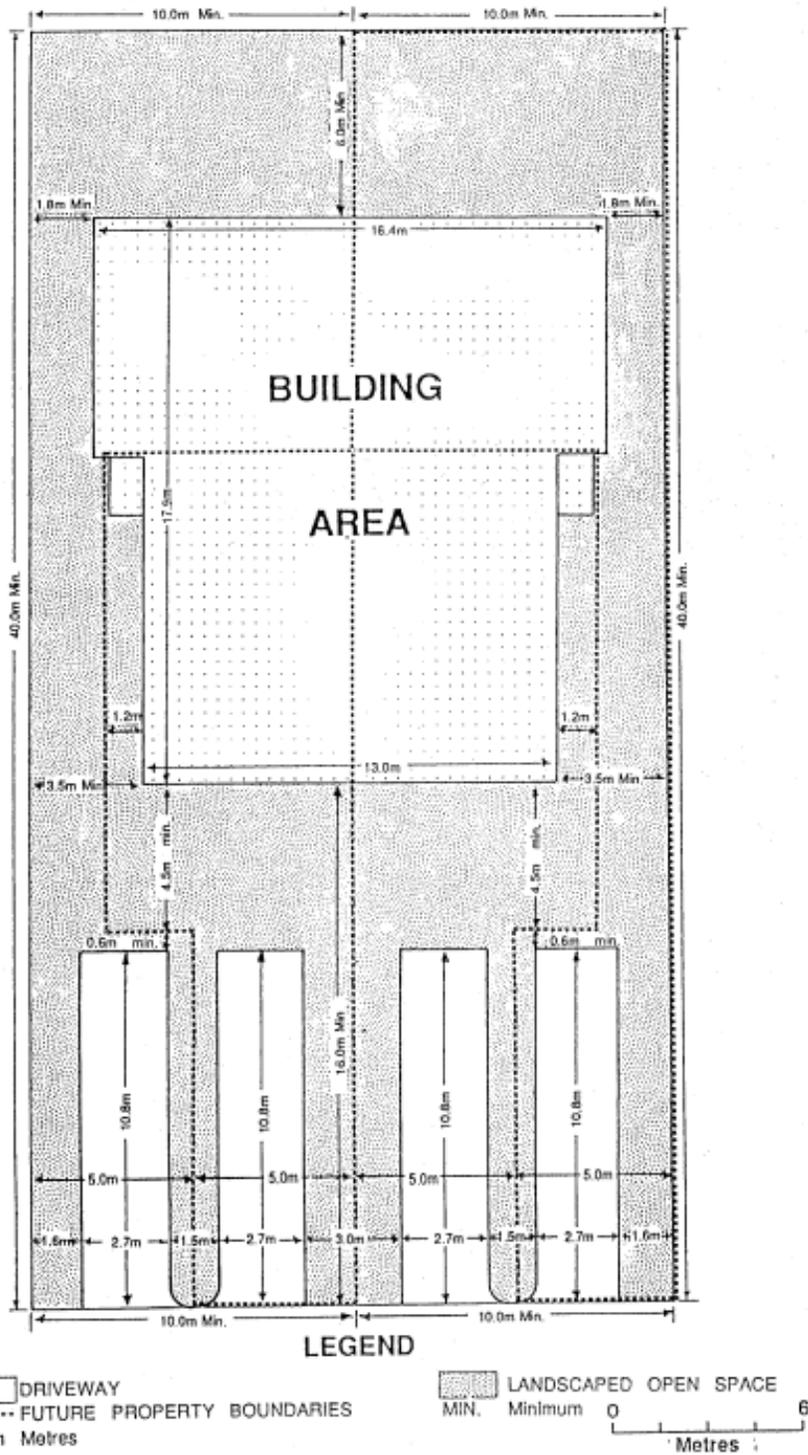
12.600.2 The lands shall be subject to the following requirements and restrictions:

- .1 maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall not exceed 2.75 metres;
- .2 the size of a parking space shall be 2.70 metres wide, by 5.4 metres long;
- .3 no accessory buildings shall be permitted;
- .4 an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- .5 Minimum Lot Dimensions for each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on [Schedule C—Section 600 Figure 1](#).

12.600.3 for the purposes of [Exceptionsection 600](#):

- .1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior

Figure 1



12.602 Exception 602

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

- .1 shall only be used for the purposes permitted in a **R1A, R1R1C zone**.

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

- .1 Minimum Lot Area:
 - .a Interior lot: 336 square metres
 - .b Corner lot: 432 square metres
- .2 Minimum Lot Width
 - .a Interior lot: 10.5 metres
 - .b Corner lot: 13.5 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;
- .4 no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original right-of way;
- .5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and,
- .7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.603 Exception 603

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

- .1 shall only be used for the purposes permitted in a **R1A, R1R1C zone**.

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

- .1 where a side yard abuts Mayfield Road or Highway Number 10 the minimum lot width shall be 14.0 metres and the minimum lot area shall be 420 square metres;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,
- .3 the Minimum Width for a Side Yard flanking lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;
- .5 no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original right-of-way.

12.604 Exception 604

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

- .1 shall only be used for the purposes permitted in a ~~R1R1B~~ zone.

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

- .1 Minimum Lot Area: 495 square metres
- .2 Minimum Lot Width: 18.0 metres
- .3 Minimum Lot Depth: 27.5 metres

12.609 Exception 609

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

- .1 shall only be used for the purposes permitted in the **R2R3B zone**.

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

- .1 the townhouse dwelling units shall have front to rear access through non-habitable rooms of the unit, excluding the basement.

12.610 Exception 610

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

- .1 shall only be used for the purposes permitted in an **R1A, R1R1B** zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 450 square metres
 - .b Corner Lot: 504 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15 metres
 - .b Corner Lot: 16.8 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.611 Exception 611

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

- .1 either:
 - .a a convertible detached dwelling; and,
 - .b purposes accessory to the other permitted purposes.
- .2 or:
 - .a those purposes permitted in an **RIAR1B zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 450 square metres
 - .b Corner Lot: 504 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15 metres
 - .b Corner Lot: 16.8 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for those uses permitted by **Exceptionsection 611.1**
 - .a the following additional requirements and restrictions:
 - .b the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
 - .c the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
 - .d a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
 - .e no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
 - .f the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

Formatted: Highlight

Exception Zones

- .g a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- .h one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- .i a maximum of one garage shall be constructed and the garage shall have single doors, and the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.611.3 for the purposes of Exceptionsection 611:

Formatted: Highlight

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.612 Exception 612

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

- .1 shall only be used for the purposes permitted in an **R1R1B** zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 420 square metres
 - .b Corner Lot: 474 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 14 metres
 - .b Corner Lot: 15.8 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres
- .4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metre for each additional storey above the first.
- .5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.613 Exception 613

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

- .1 shall only be used for the purposes permitted in an **R1R1C** zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 360 square metres
 - .b Corner Lot: 423 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12 metres
 - .b Corner Lot: 14.1 metres
- .3 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.614 Exception 614

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

- .1 either:
 - .a a convertible detached dwelling; and,
 - .b purposes accessory to the other permitted purposes.
- .2 or:
 - .a those purposes permitted in an **R1A, R1P1C zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 450 square metres
 - .b Corner Lot: 504 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15 metres
 - .b Corner Lot: 16.8 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for those uses permitted by **Exceptionsection 614.1**
 - .a the following additional requirements and restrictions:
 - .b the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
 - .c the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
 - .d a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
 - .e no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
 - .f the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

- .g a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- .h one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- .i a maximum of one garage shall be constructed and the garage shall have single doors, and the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.614.3 for the purposes of ~~Exception~~section 614.:

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.615 Exception 615

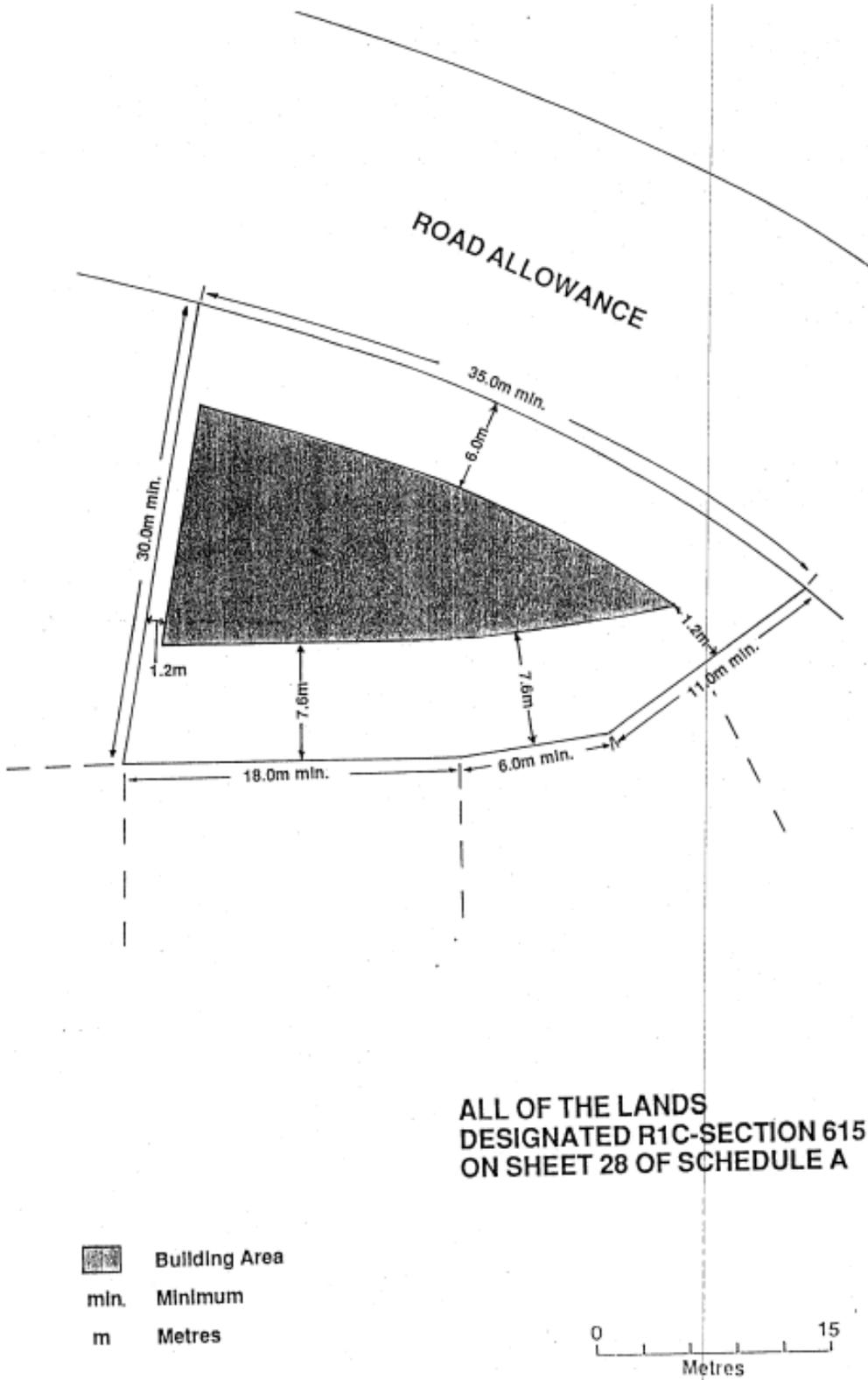
12.615.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1R1C** zone.

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

- .1 all buildings shall be located within the area shown as Building Area on ~~SCHEDULE C-SECTION 615~~ **Figure 1** to this by-law.
- .2 the Minimum Lot Dimensions shall be as shown on **Figure 1** ~~SCHEDULE C-SECTION 615~~ to this by-law.

Figure 1



12.616 Exception 616

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

- .1 shall only be used for the purposes permitted in an **R1A, R1R1C** zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 330 square metres
 - .b Corner Lot: 402 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11 metres
 - .b Corner Lot: 13.4 metres
- .3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b the minimum distance between two detached dwellings shall not be less than 1.8 metres;
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
 - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

12.617 Exception 617

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

- .1 shall only be used for the purposes permitted in an **R1R1D** zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 270 square metres
 - .b Corner Lot: 342 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9 metres
 - .b Corner Lot: 11.4 metres
- .3 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
 - .c the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
 - .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.618 Exception 618

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

- .1 those purposes permitted in a **R1A, R1R1C - ExceptionSection 616 zone**;
- .2 a semi-detached dwelling;
- .3 an auxiliary group home, and
- .4 purposes accessory to the other permitted purposes.

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

- .1 for those uses permitted in a **R1A, R1R1C - ExceptionSection 616 zone**, the requirements and restrictions as set out in a **R1A, R1R1C - ExceptionSection 616 zone**.
- .2 for all other uses, the following:
 - .a Minimum Lot Area:
 - .i Interior Lot: 660 square metres per lot, and 330 square metres per dwelling unit
 - .ii Corner Lot: 714 square metres per lot, and 384 square metres for the dwelling unit closest to the flankage lot line
 - .b Minimum Lot Width:
 - .i Interior Lot: 22 metres, and 11 metres per dwelling unit
 - .ii Corner Lot: 23.8 metres, and 12.8 metres for the dwelling unit closest to the flankage lot line
 - .c where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres, and

12.619 Exception 619

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

- .1 those purposes permitted in a **R1R1D - ExceptionSection 617 zone**;
- .2 a semi-detached dwelling;
- .3 an auxiliary group home, and
- .4 purposes accessory to the other permitted purposes.

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

- .1 for those uses permitted in a **R1R1D - ExceptionSection 617 zone**, the requirements and restrictions as set out in a **R1R1D - ExceptionSection 617 zone**.
- .2 for all other uses, the following:
 - .a Minimum Lot Area:
 - .i Interior Lot: 540 square metres per lot, and 270 square metres per dwelling unit
 - .ii Corner Lot: 594 square metres per lot, and 324 square metres for the dwelling unit closest to the flankage lot line
 - .b Minimum Lot Width:
 - .i Interior Lot: 18 metres, and 9 metres per dwelling unit
 - .ii Corner Lot: 19.8 metres, and 10.8 metres for the dwelling unit closest to the flankage lot line
 - .c where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.620 Exception 620

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

- .1 shall only be used for the purposes permitted in a **R2R3A zone**

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

- .1 Minimum Interior Side Yard Width: 7.6 metres
- .2 the maximum number of dwelling units which may be attached shall not exceed 8.

12.621 Exception 621

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

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

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

- .1 Minimum Lot Area per Dwelling Unit:
 - .a for a Semi-Detached Dwelling: Interior Lot: 194 square metres Corner Lot: 241 square metres
 - .b for a Street Townhouse Dwelling: Interior Lot: 177 square metres Corner Lot: 241 square metres
- .2 Minimum Lot Width per Dwelling Unit:
 - .a for a Semi-Detached Dwelling: Interior Lot: 9.15 metres Corner Lot: 11.25 metres
 - .b for a Street Townhouse Dwelling: Interior Lot: 8.35 metres Corner Lot: 11.35 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth:
 - .a to the main wall of the building: 4.0 metres
 - .b to the front of a garage or carport: 6.0 metres
- .5 the Minimum Interior Side Yard shall be 0.8 metres provided that:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b the minimum distance between two buildings shall not be less than 1.6 metres;
 - .c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
 - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.0 metres
- .8 Maximum Building Height: 2 storeys to a maximum of 10.6 metres

- .9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .10 each dwelling unit shall have direct pedestrian access having a width of 0.8 metres or greater, from the front yard to the rear yard, without having to pass through a habitable room, basement or cellar.
- .11 a maximum of 6 dwelling units shall be attached.
- .12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
- .13 a garage shall not exceed 4.0 metres in width.
- .14 a detached garage or carport shall not be permitted.
- .15 Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.
- .16 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
- .17 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.622 Exception 622

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

- .1 shall only be used for the purposes permitted in a **R2R3B - ExceptionSection 621 zone**.

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

- .1 Minimum Front Yard Depth:
 - .a to the main wall of the building: 5.0 metres
 - .b to the front of a garage or carport: 6.0 metres

12.622.3 for the purposes of **Exceptionsection 622**:

- .1 shall also be subject to the requirements and restrictions relating to the **R2R3B - ExceptionSection 621 zone**, **R2R3B zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **Exceptionsection 12.622.2**.

12.629 Exception 629

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

- .1 shall only be used for the purposes permitted in a **R2R3B zone**

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

- .1 Minimum Lot Area per Dwelling Unit:
Interior Lot: 204 square metres
Corner Lot: 265 square metres
- .2 Minimum Lot Width per Dwelling Unit:
Interior Lot: 7.2 metres
Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 28.35 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where a dwelling unit abuts a reserve or landscaped buffer block, the minimum requirement shall be 4.0 metres.
- .5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .7 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

12.630 Exception 630

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

- .1 shall only be used for the purposes permitted in a **R1R1D** zone.

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

- .1 the Minimum Interior Side Yard Width flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .2 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

12.631 Exception 631

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

- .1 shall only be used for the purposes permitted in a **R1R1D zone**.

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

- .1 Minimum Lot Depth: 28.35 metres
- .2 Minimum Corner Lot Area: 345 square metres
- .3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

12.632 Exception 632

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

- .1 shall only be used for the purposes permitted in a **R1R1D zone**.

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

- .1 Minimum Lot Area: 311.85 square metres
- .2 Minimum Lot Width: 11.0 metres
- .3 Minimum Lot Depth: 28.35 metres
- .4 Minimum Interior Side Yard Width: 1.8 metres

12.633 Exception 633

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

- .1 shall only be used for the purposes permitted in a **R1R1D** zone.

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

- .1 Minimum Lot Area: 380.0 square metres
- .2 Minimum Lot Width: 10.0 metres
- .3 Minimum Lot Depth: 38.0
- .4 Minimum Interior Side Yard Width: 1.2 metres

12.634 Exception 634

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

- .1 shall only be used for the purposes permitted in a **R1A, R1R1D** zone.

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

- .1 Minimum Lot Depth: 24.0 metres

12.636 Exception 636

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

- .1 shall only be used for the purposes permitted in a **I1 zone**.

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

- .1 all buildings and structures shall be setback a minimum distance of 10.0 metres from the Trans Canada Pipeline right-of-way.

12.638 Exception 638

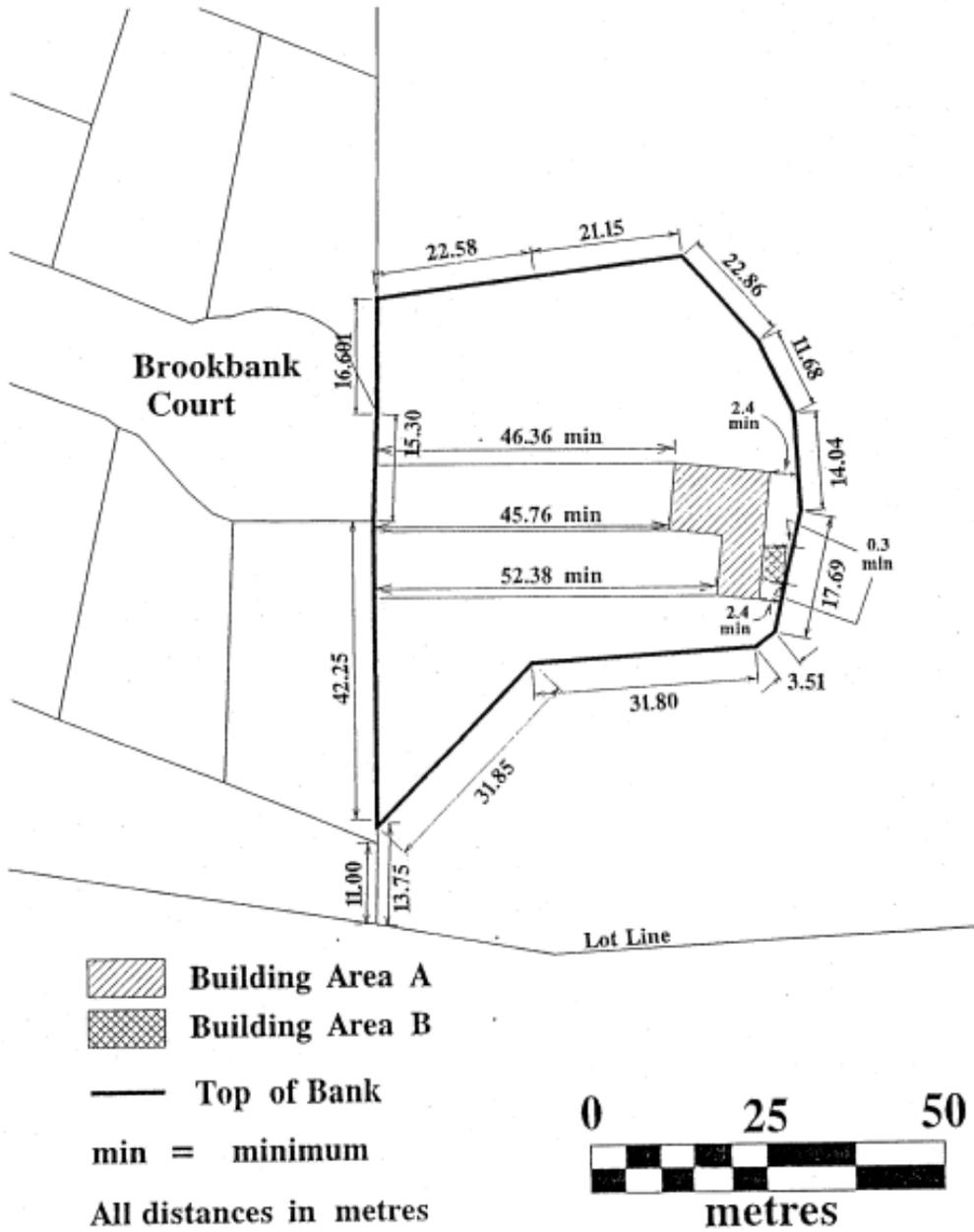
12.638.1 The lands shall only be used for the following purposes:

- .1 one single detached dwelling
- .2 a group home
- .3 an auxiliary group home
- .4 a home occupation
- .5 purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 0.78 hectares
- .2 the minimum front yard depth, side yard width and rear yard depth shall be as shown on ~~SCHEDULE C – SECTION 638~~ **Figure 1.**
- .3 single detached dwelling shall be located only within BUILDING AREA A as shown on **Figure 1.** ~~SCHEDULE C – SECTION 638~~
- ~~.4~~ a balcony shall be located only within Building Area B as shown on **Figure 1.** ~~Schedule C – Section 638~~

Figure 1 _____



12.649 Exception 649

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

- .1 shall only be used for the purposes permitted in a **R1R1C zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 360 square metres;
 - .b Corner Lot: 456 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres;
 - .b Corner Lot: 15.0 metres;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .5 Minimum Lot Depth: 30 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres; and,
- .7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres.

12.650 Exception 650

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

- .1 shall only be used for the purposes permitted in a **R1R1C zone**.

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

- .1 Minimum Lot Area: 333 square metres;
- .2 Minimum Lot Width: 11.5 metres
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard Width:
 - .a 1.2 metre on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .5 Minimum Lot Depth: 29 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .8 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.651 Exception 651

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

- .1 shall only be used for the purposes permitted in a **R1R1G zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 315 square metres;
 - .b Corner Lot: 405 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.5 metres;
 - .b Corner Lot: 13.5 metres;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .5 Minimum Lot Depth: 30 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 the Total Gross Floor Area for a detached garage shall not exceed 26.5 square metres;
- .8 where a garage faces either a side lot line, or front lot line the minimum setback to the front lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .9 for an interior lot, where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garages shall not exceed 40 percent of the lot width;
- .10 the minimum width of a driveway located in a side yard between the dwelling and the side lot line shall have a minimum width of 2.4 metres provided that the driveway abuts a driveway on the adjoining property and that no fence is erected between the two adjoining driveways where either driveway is less than 3.0 metres in width; and,
- .11 no fence shall be permitted between driveways on adjoining properties where either driveway is less than 3.0 metres in width;

12.652 Exception 652

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

- .1 shall only be used for the purposes permitted in a **R1R1C zone**.

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

- .1 Minimum Lot Area: 333 square metres;
- .2 Minimum Lot Width: 11.5 metres;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, the minimum distance between detached buildings not to be less than 2.4 metres.
- .5 Minimum Lot Depth: 29 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .8 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.653 Exception 653

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

- .1 Institutional:
 - .a a religious institution, and
 - .b purposes accessory to the other permitted purpose.

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

- .1 Maximum Gross Floor Area of the building shall not exceed 1052 square metres;
- .2 Maximum Height of the building, excepting the church spire, shall not exceed 16 metres;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Rear Yard Depth: 5.4 metres;
- .5 Minimum Interior Side Yard Depth: 3.0 metres;
- .6 Parking shall be provided on the basis of one parking space for every 8.4 square metres of floor area devoted to worship;
- .7 a minimum 3.0 metre wide landscaped open space strip shall be provided and maintained along the front lot line except at the location of an access driveway

12.654 Exception 654

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

- .1 Minimum Lot Area for semi-detached dwelling:
 - .a Interior Lot: 450 square metres per lot, and 225 square metres per dwelling unit;
 - .b Corner Lot: 540 square metres per lot, with 320 square metres for the dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width for semi-detached dwelling:
 - .a Interior Lot: 15 metres per lot, and 7.5 metres per dwelling unit;
 - .b Corner Lot: 18 metres per lot with 10.5 metres for the dwelling unit closest to the flankage lot line;
- .3 no building shall be located closer than 10 metres to any lands zoned OS with the exception of lands zoned OS – ~~Exception~~Section 663.

12.655 Exception 655

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

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

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

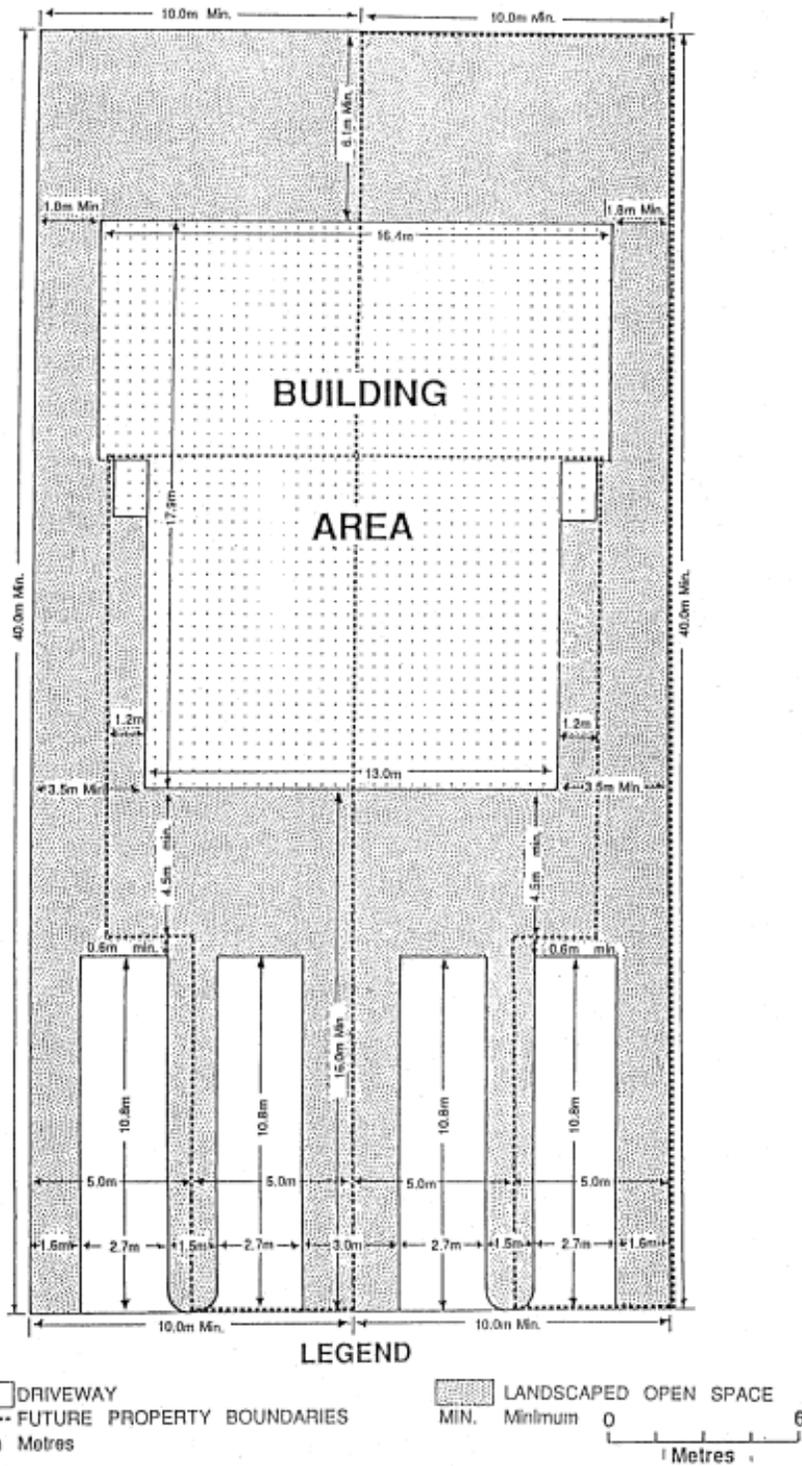
- .1 Minimum Lot Area:
 - .a Interior Lot: 800 square metres per lot and 400 for the two dwelling units attached back to front; and
 - .b Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- .2 Minimum Lot Dimensions for each quattroplex, each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on [Schedule C – SECTION 655 Figure 1](#).
- .3 no building shall be located closer than 10 metres to any lands zoned **OS** with the exception of lands zoned **OS - Exception Section 663**.
- .4 Maximum Building Height: 2 storeys
- .5 the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .6 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- .7 uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- .8 a detached garage or carport shall not be permitted.
- .9 maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall no exceed 2.75 metres.
- .10 the size of a parking space shall be 2.70 metres wide, by 5.4 metres long.
- .11 no swimming pools shall be permitted.
- .12 no accessory buildings shall be permitted.
- .13 an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- .14 no person shall erect more than one

.15 quattroplex dwelling on one lot.

12.655.3 for the purposes of Exceptionsection 655:

.1 Private Outdoor Amenity Area shall mean a landscaped open space abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line. Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

Figure 1



12.656 Exception 656

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

.1 shall only be used for the purposes permitted in a **R2R3A zone**.

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

- .1 Minimum Exterior Side Yard Width: 14 metres
- .2 Maximum Number of Dwelling Units: 116
- .3 Minimum Parking Requirements: (a) Resident: 1.75 spaces per unit (b) Visitor: 0.25 spaces per unit (c) Recreation Equipment: 0.05 spaces per unit (d) a minimum of 1 parking space per unit shall be provided underground, with the remainder to be provided at grade
- .4 no building shall be closer than 10 metres to any lands zoned OS.

12.656.3 for the purposes of **Exceptionsection 656**:

- .1 Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has an independent entrance to open space immediately abutting the front wall of each unit.

12.657 Exception 657

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

- .1 the purposes permitted in the **R2R3A Zone**.

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

- .1 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres from the front lot line.
- .2 Minimum Rear Yard Depth: 7.6 metres with the exception of the rear yard abutting Block 156, Registered Plan 43M-1175 which shall be 10 metres.

12.658 Exception 658

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

- .1 a townhouse dwelling; and
- .2 the purposes permitted in the **R3LR4A Zone**.

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

- .1 -for a townhouse dwelling, the minimum front yard depth shall be a minimum of 4.5 metres provided that the front of any garage or carport not be closer than 6 metres from the front lot line.
- .2 -for a townhouse dwelling the requirements and restrictions of **R23A Zone** shall apply.
- .3 -a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.
- .4 -for the purposes permitted in the **R3LR4A Zone**, the requirements and restrictions of **R3LR4A Zone** shall apply.

12.659 Exception 659

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

- .1 the purposes permitted in the **LCC1 zone**; and
- .2 adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

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

- .1 Minimum Front Yard Depth: 4.5 metres
- .2 Minimum Interior Side Yard Width: 9 metres
- .3 Minimum Landscaped Open Space:
 - .a in the front, interior side, exterior side and rear yards: 3 metres
- .4 Maximum Gross Leasable Floor Area: 2,787 square metres
- .5 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.
- .6 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

12.660 Exception 660

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

- .1 a retail establishment having no outside storage;
- .2 a supermarket;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company with or without a drive
- .6 through facility;
- .7 an office;
- .8 a dry cleaning and laundry distribution station;
- .9 a laundromat;
- .10 a parking lot;
- .11 a dining room restaurant, a convenience restaurant, a take-out restaurant with or without a drive through facility; a printing or copying establishment;
- .12 a commercial school;
- .13 a garden centre sales establishment;
- .14 a temporary open air market;
- .15 a community club;
- .16 a health centre;
- .17 a taxi or bus station;
- .18 a theatre;
- .19 a custom workshop;
- .20 a motor vehicle repair shop;
- .21 a swimming pool sales and service establishment;
- .22 a furniture and appliance store;
- .23 a beer or liquor store;
- .24 purposes accessory to the other permitted purposes; and
- .25 a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

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

- .1 Maximum Gross Leasable Floor Area: 30,657 square metres
- .2 Maximum Gross Leasable Floor Area for a Supermarket: 6,039 square metres
- .3 Minimum Setback from Bovaird Drive: 13.8 metres
- .4 Minimum Setback from Main Street:
 - .a for a building equal or larger than 2300 square metres: 4.5 metres
 - .b for a building less than 2300 square metres: 6 metres
- .5 Minimum Setbacks from all zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.
- .6 Minimum Setback from other zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.
- .7 Maximum Building Height: no restrictions except for a building containing more than 1,850 square metres of office use, the minimum building height shall be 2 storeys.
- .8 Minimum Landscaped Open Space:
 - .a abutting Main Street and Bovaird Drive: 4.5 metres wide landscaped strip
 - .b abutting any other street or site limits: 6 metre wide landscaped strip.
- .9 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.
- .10 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .11 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.661 Exception 661

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

- .1 the purposes permitted in the **R2R3B Zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 185 square metres per dwelling unit
 - .b Corner Lot: 275 square metre per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 6 metres
 - .b Corner Lot: 9 metres
- .3 Front Yard Depth: 4.5 metres provided that the front of any garage or carport not be closer than 6 metres to the front lot line.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .5 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

12.664 Exception 664

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

- .1 shall only be used for the purposes permitted in **I1 and OS Zones**, or the purposes permitted by **R1D Zone**, but not both:
 - .a either:
 - .i those purposes permitted in an **I1 Zone**; and
 - .ii those purposes permitted in an **OS Zone**.
 - .b or:
 - .i those purposes permitted in a **R1D Zone**.

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

- .1 for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.
- .2 for the purposes permitted in an **I1 Zone**:
 - .a no building or structure shall be located farther than 110 metres from the front lot line; and
 - .b the requirements and restrictions as set out in an I1 zone.
- .3 for the purposes permitted in a **R1D zone**, the requirements and restrictions as set out in a R1D zone.

12.664.3 for the purposes of Exception 664:

- .1 for the purposes permitted in **ExceptionSection 12.664.1(a)(i)** shall also be subject to the requirements and restrictions relating to the I1 Zone, for the purposes permitted in **ExceptionSection 12.664.1(a)(ii)** shall also be subject to the requirements and restrictions relating to the OS Zone, for the purposes permitted in a **ExceptionSection 12.664.1(b)(i)** shall also be subject to the requirements and restrictions relating to the R1D Zone and for all permitted purposes the general provisions of this by-law that are not in conflict with those set out in **Exceptionsection 12.664.2** shall apply.

12.665 Exception 665

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

- .1 shall only be used for the purposes permitted in the **R2R3A zone**

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

- .1 Minimum Front Yard Depth:
 - .a to the front or rear wall of a building: 6.0 metres
 - .b to the side wall of a building: 4.5 metres
- .2 Minimum Distance Between Buildings:
 - .a between two exterior walls which contain no windows to habitable rooms: 3.0 metres
 - .b between two exterior walls one of which contains windows to habitable rooms: 7.6 metres
 - .c between two exterior walls both of which contain windows to habitable rooms: 13.5 metres
- .3 the maximum number of dwelling units which may be attached shall not exceed 8
- .4 the Maximum Number of Dwelling Units shall not exceed 152, and
- .5 no building shall be located closer than 15 metres to a Trans-Canada Pipeline right-of-way or pipeline easement.

12.666 Exception 666

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

- .1 an office;
- .2 only in conjunction with an office, and wholly enclosed within an office building, the following:
 - .a a retail establishment, having no outside storage or goods and materials;
 - .b a service shop;
 - .c a bank, trust company, or financial institution;
 - .d a dining room restaurant, a convenience restaurant, and a take out restaurant, but excluding a restaurant with drive through facilities;
 - .e a health centre;
- .3 those purposes permitted in a **PELCM4-zone**; and,
- .4 purposes accessory to the other permitted purposes.

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

- .1 the Minimum Setbacks shall be as follows:
 - .a from the lot line abutting Steeles Avenue East: 14.0 metres;
 - .b from the lot line abutting West Drive: 9.0 metres;
 - .c from all other lot lines: 6.0 metres;
- .2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be enclosed, except for restaurant refuse storage which shall be contained in a climate controlled area within a building;
- .3 Landscaped Open Space: other than approved driveway locations, the following minimum landscaped open space shall be provided:
 - .a 13.0 metre wide strip along West Drive
 - .b a 6.0 metre wide strip shall be provided along Steeles Avenue East, and which shall be increased to 9.0 metres in width if the property is being used for those purposes permitted by **ExceptionSection 666.1(3)**;
- .4 for the purposes of this by-law, the front lot line shall be defined as that portion of the site which abuts Steeles Avenue East;
- .5 Minimum Lot Width: 29.0 metres;
- .6 an adult entertainment parlour, or an adult video store shall not be permitted;

- .7 -for those uses permitted in [ExceptionSection 666.1\(2\) and \(3\)](#), the requirements and restrictions relating to the [PEL~~C~~M4 zone](#) and all the general provisions of the by-law.

12.667 Exception 667

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

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a supermarket;
 - .c a service shop;
 - .d a personal service shop;
 - .e a bank, trust company and finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a laundromat;
 - .i a parking lot;
 - .j a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .k a printing or copying establishment;
 - .l a commercial school;
 - .m a place of commercial recreation;
 - .n a community club;
 - .o a health centre or fitness centre;
 - .p a custom workshop;
 - .q a convenience store; and
 - .r a swimming pool sales and service establishment.
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes.

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

- .1 the Minimum Interior Side Yard Width abutting an Institutional zone shall be 9 metres;
- .2 the Maximum Gross Leasable Commercial Floor Area of the supermarket shall not exceed 1,400 square metres;
- .3 the Maximum Building Height shall be one storey;

- .4 all garbage and refuse containers shall be located within the building;
- .5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .6 no outside storage or display of goods shall be permitted;
- .7 a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations; and
- .8 uses specifically not permitted:
 - .a an adult video store;
 - .b an adult entertainment parlour; and
 - .c an amusement arcade.
- .9 the Minimum Exterior Side Yard or Rear Yard abutting a Residential zone shall be 9 metres;
- .10 the loading and waste disposal facilities for a supermarket shall be oriented such that the door is not visible from a residentially zoned property.

12.673 Exception 673

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

- .1 shall only be used for the purposes permitted in a **R1A,R1R1D zone**.

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

- .1 Minimum Corner Lot Area: 336 square metres;
- .2 Minimum Corner Lot Width: 11.2 metres;
- .3 Minimum Rear Yard Depth: 7.5 metres;
- .4 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- .5 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width, except a storage area width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,
- .6 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres.

12.674 Exception 674

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

- .1 shall only be used for the purpose permitted in a **R1R1D** zone.

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

- .1 Minimum Rear Yard Depth: 7.5 metres;
- .2 where an interior side yard abuts land zoned Floodplain, the minimum interior side yard width shall be 1.2 metres;
- .3 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- .4 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garage shall not exceed 40 percent of the lot width except a storage area with a width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,
- .5 the Maximum Gross Floor Area per dwelling unit shall not exceed 139.35 square metres.

12.675 Exception 675

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

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 444 square metres per lot and 222 square metres per dwelling unit;
 - .b Corner Lot: 498 square metres per lot and 276 square metres per dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.8 metres and 7.4 metres per dwelling unit;
 - .b Corner Lot: 16.6 metres and 9.2 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Rear Yard Depth: 7.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;
- .5 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .6 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

12.676 Exception 676

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

- .1 shall only be used for the purposes permitted in an **I1 Zone** of this by-law

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

- .1 Minimum Lot Size: 6,500 square metres
- .2 a Minimum Landscaped Open Space strip of 3 metres in width shall be provided along the site limits except at the location of the driveway.
- .3 no maximum lot coverage requirement.

12.680 Exception 680

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

- .1 the purposes permitted in the **GEM2 zone**; and
- .2 a day nursery.

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

- .1 the requirements and restrictions contained in the **GEM2 zone**.

12.681 Exception 681

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

- .1 a semi-detached dwelling;
- .2 purpose accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 411 square metres;
 - .b Corner Lot: 465 square metres;
- .2 Minimum Lot Area per unit: 180 square metres;
- .3 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres;
 - .b Corner Lot: 15.5 metres;
- .4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- .5 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.
- .8 Minimum Exterior Side Yard: 3.0 metres;
- .9 no building shall be located closer than 14.0 metres to Bovaird Drive;
- .10 Maximum Building Height: 2 storeys;
- .11 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .12 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metres interior side yard;
- .13 maximum inside width of a garage shall be 4.5 metres provided:
 - .a the adjoining unit garage has a maximum inside width of 3.2 metres;
 - .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

- .c not withstanding 13(b) above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.
- .14 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.686 Exception 686

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

- .1 shall only be used for the purposes permitted in a **R1R1C zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 336 square metres
 - .b Corner Lot: 432 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.5 metres
 - .b Corner Lot: 13.5 metres
- .3 where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side;
- .4 no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-of-way;
- .5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and.
- .7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.687 Exception 687

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

- .1 shall only be used for the purposes permitted in a **R1R1G zone**.

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

- .1 where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side;
- .2 no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-way;
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,
- .4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

12.688 Exception 688

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

- .1 shall only be used for the purposes permitted in a **R1R1B zone**.

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

- .1 Minimum Lot Area: 396 square metres
- .2 Minimum Lot Width: 18.0 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth: 3 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

12.692 Exception 692

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

- .1 shall only be used for the purposes permitted in an **R1A, R1R1D** zone.

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

- .1 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall, and;
 - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .3 for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width;
- .4 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .5 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.694 Exception 694

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

- .1 shall only be used for the purposes permitted in an **R1R1B** zone.

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

- .1 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .2 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and 3.0 metres on the driveway side;
- .3 Minimum Front Yard Setback: 4.5 metres;
- .4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .5 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .6 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard.

12.695 Exception 695

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

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
 - .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
 - .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- .3 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- .4 Minimum Front Yard Depth: 4.5 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;
- .7 the Minimum Width for an Interior Side Yard shall be 1.2 metres, except for a side yard flanking a public walkway or lands zoned OS, in which case the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

12.696 Exception 696

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

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

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

- .1 for a quattroplex dwelling: shall be subject to the requirements and restrictions set out in **Exceptionsection 12.697.2** of this by-law.
- .2 for a single detached dwelling:
 - .a Minimum Lot Area:
 - .i Interior Lot: 180 square metres
 - .ii Corner Lot: 250 square metres
 - .b Minimum Lot Width:
 - .i Interior Lot: 10 metres
 - .ii Corner Lot: 13 metres
 - .c Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.
 - .d Minimum Front Yard Depth:
 - .i to the main wall of the building: 4.5 metres
 - .ii to the front of a garage or carport: 6.0 metres
- .3 Minimum Rear Yard Depth: 0 metres, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space is not less than 7 metres.
- .4 Minimum Interior Side Yard Width:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS, shall be 1.2 meters plus 0.6 metres for each storey above the first.
 - .b for all other interior side yards: 0 metres, provided that:
 - .i the distance between the walls of two dwellings is not less than 1.2 metres;
 - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and

- .iii the total width of side yards on any lot is not less than 1.2 metres.
- .5 Minimum Exterior Side Yard Width: 3 metres, where the dwelling unit and garage both face the front lot line; and 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .6 Maximum Building Height:
 - .a 1 storey, or 3.5 metres, whichever is the lesser, for that portion of the building located within 3.5 metres, or less, of all rear property lines.
 - .b 2 storeys for the remainder of the building.
- .7 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.
 - .b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- .8 the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres;
- .9 no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area;
- .10 a detached garage or carport shall not be permitted;
- .11 no swimming pools shall be permitted;
- .12 no accessory buildings shall be permitted;
- .13 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.696.3 for the purposes of ~~Exception~~section 696.:

- .1 Lot Depth shall mean the straight line distance from the distance from the mid-point of the short lot line to the mid-point of the farthest rear lot line of the same lot.
- .2 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior walls of each dwelling unit are attached to a main wall of the two abutting dwelling units.

12.697 Exception 697

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

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

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

- .1 Minimum Lot Area: Interior Lot: 800 square metres; Corner Lot: 920 square metres.
- .2 Minimum Lot Width: Interior Lot: 20 metres; Corner Lot: 23 metres.
- .3 Minimum Lot Depth: 40 metres;
- .4 Minimum Front Yard Depth: for a through lot or corner lot:
 - .a where the private outdoor amenity area is located in the front yard: 6.0 metres;
 - .b where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;
 - .c where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres. for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.
- .5 Minimum Rear Yard Depth: for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure; for a through lot, or a corner lot bounded by three streets: 0 metres.
- .6 Minimum Interior Side Yard: for an interior lot:
 - .a for the two dwelling units closest to the front lot line: 3.5 metres;
 - .b for the two dwelling units closest to the rear lot line: 1.8 metres. for a through lot or corner lot: 1.8 metres.
- .7 Minimum Exterior Side Yard Width: for an interior lot:
 - .a for the dwelling unit closest to the front lot line: 6.5 metres;
 - .b for the dwelling unit closest to the rear lot line: 4.8 metres. for a through lot or corner lot: 3.0 metres.
- .8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;
- .9 Maximum Building Height: 2 storeys;

- .10 Maximum Lot Coverage: for an interior lot and a through lot: 50 percent for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage. Page 2 of 4
- .11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- .12 the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- .13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- .14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- .15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- .16 the maximum number of driveways on a lot shall not exceed 4;
- .17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- .18 no detached garages or carport shall be permitted;
- .19 no swimming pools shall be permitted;
- .20 no accessory building shall be permitted;
- .21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- .22 no person shall erect more than one quattroplex on one lot;
- .23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; Page 3 of 4 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;
- .24 no building shall be located closer than 14 metres to Bovaird Drive.

12.697.3 for the purposes of ~~Exceptionsection~~ 697:

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.
- .2 Interior Lot shall mean a quattroplex lot which has frontage on only one street. Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .3 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .4 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

12.698 Exception 698

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

- .1 shall only be used for the purposes permitted in an **R2R3B zone**.

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

- .1 Minimum Lot Area per dwelling unit:
 - .a Interior Lot: 168 square metres
 - .b Corner Lot: 234 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a Interior Lot: 5.6 metres
 - .b Corner Lot: 7.8 metres
- .3 Minimum Interior Side Yard Width: 1.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Rear Yard Depth: 6.0 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Lot Coverage by principal building: 55 percent
- .8 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard, with no more than a two step grade difference inside the unit and, without having to pass through a habitable room;
- .10 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .11 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.