

## 12.900 Exception —900

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### 12.900.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1C-R1A, R1 zone**.

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

- .1 ~~-~~Minimum Lot Area: 330 square metres
- .2 ~~-~~Minimum Lot Width:
- .a Interior Lot: 12 metres
- .b Corner Lot: 13.8 metres
- .3 ~~-~~Minimum Lot Depth: 0 metres
- ~~.4~~ Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5
- ~~.5~~ 4 metres to the front wall of the dwelling
- ~~.6~~ Minimum Exterior Side Yard Width: 3.0 metres, except where a garage
- ~~.7~~ 5 faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- ~~.8~~ Minimum Rear Yard Depth: 7.5 metres
- .6
- ~~.9~~ 7 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- ~~.10~~ 8 Minimum Interior Side Yard Width:
- .a 1.2 metres on one side and 0.6 metres on the other side 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
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- ~~.11~~ 9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- ~~.12~~ 10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- ~~.13~~ 11 all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way.



## 12.901 Exception —901

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### 12.901.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1D-R1A, R1 zone.**

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

- .1 -Minimum Lot Area: 240 square metres
- .2 -Minimum Lot Width:
- .a Interior Lot: 9 metres
- .b Corner Lot: 10.8 metres
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 7.5 metres
- .7 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .8 -Minimum Interior Side Yard Width:
- .a 1.2 metres on one side and 0.6 metres on the other side
- .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
- .c 1.2 metres where the side yard abuts a public walkway or a nonresidential zone
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 -where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .11 -all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way

## 12.902 Exception —902

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### 12.902.1 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

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

- .1 -Minimum Lot Area: 170 square metres per dwelling unit
- .2 -Minimum Lot Width:
  - .a Interior Lot: 13.7 metres per lot and 6.85 per dwelling unit
  - .b Corner Lot: 15.5 metres and 8.65 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 7.5 metres
- .7 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- .8 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 -all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way

## 12.904 Exception —9043

### 12.904903.1 The lands shall only be used for the following purposes:

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

### 12.904903.1-2 The lands shall be subject to the following requirements and restrictions:

- ~~.1~~ ~~(1)~~ Minimum Lot Area: 170 square metres per dwelling unit ~~(2)~~
- ~~.2~~ Minimum Lot Width:
- ~~.a~~ Interior Lot: 18 metres per lot and 6 per dwelling unit
- ~~.b~~ Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line
- ~~.3~~ ~~(3)~~ Minimum Lot Depth: 0 metres ~~(4)~~
- ~~.4~~ Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling ~~(5)~~
- ~~.5~~ Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres ~~(6)~~
- ~~.6~~ Minimum Rear Yard Depth: 7.5 metres ~~(7)~~
- ~~.7~~ rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit ~~(8)~~
- ~~.8~~ Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero ~~(9)~~
- ~~.9~~ Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line ~~(10)~~
- ~~.10~~ all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way ~~(11)~~
- ~~.11~~ 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 ~~(12)~~
- ~~.12~~ no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater ~~(13)~~
- ~~.1.13~~ Maximum Lot Coverage: none

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## 12.906. Exception 906

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### 12.906.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **GCHC2 zone**

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

- .1 all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way
- .2 a minimum 3 metre wide landscaped open space shall be provided along the site limited except at vehicular access locations
- .3 no outside storage or display of goods shall be permitted
- .4 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant
- .5 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed
- .6 an adult video store or an adult entertainment parlour shall not be permitted

## 12.908. Exception 908

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### **12.908.1 The lands shall only be used for the following purposes:**

.1 shall only be used for the purposes permitted in the ~~LCC1~~ zone.

### **12.908.2 The lands shall be subject to the following requirements and restrictions:**

.1 where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth may be 6.0 metres provided that there is no driveway in the rear yard

## 12.909 Exception —909

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### 12.909.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by the Residential Single Detached A (R1A, R1) Zone;

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

- .1 -Minimum Lot Width: Interior Lot: 21 metres Corner Lot: 24 metres
- .2 -Minimum Lot Area: Interior Lot: 735 square metres Corner Lot: 840 square metres
- .3 -Minimum Landscaped Open Space: 50 percent of the area within the required minimum front yard depth

### 12.909.3 for the purposes of ~~section-exception~~ 909.:

- .1 the lands shown on ~~Schedule-Figure 1C – Section-Exception~~ 909 shall only be used for private open space purposes wherein the erection of any buildings and structures, including swimming pools, decks and patios or part thereof, is prohibited.

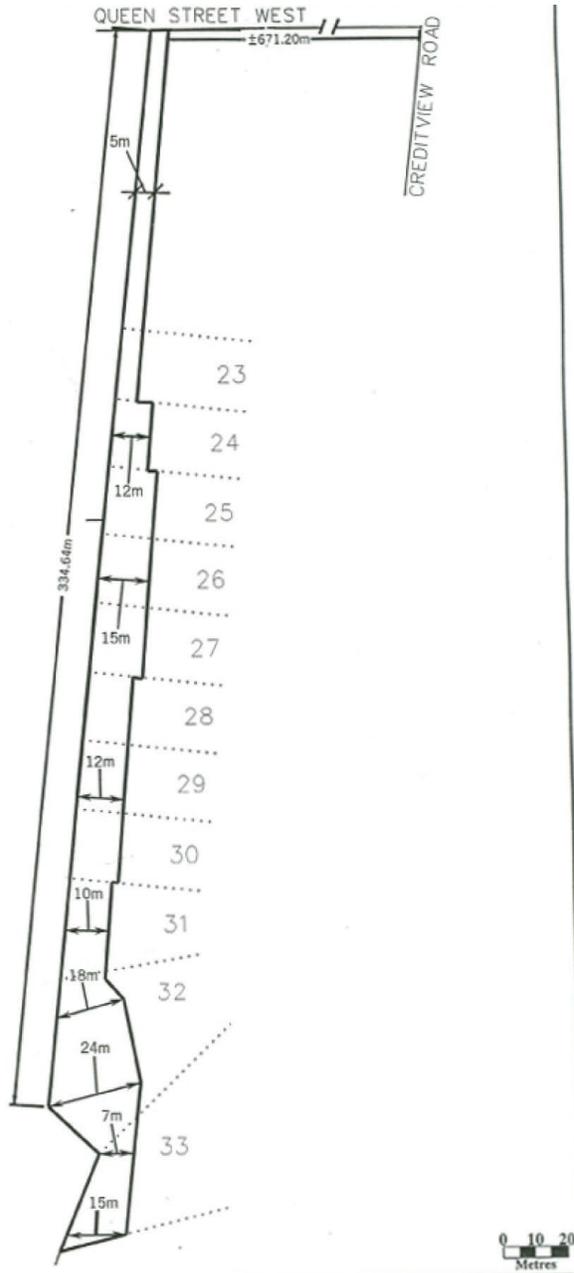
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**Figure 1**

Exception Zones

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Exception Zones



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## 12.910. Exception 910

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### 12.910.1 The lands shall only be used for the following purposes:

- .1 The lands zoned **A – ExceptionSECTION 910** shall only be used for purposes permitted in the A Zone and subject to the requirements and restrictions of the A Zone except that the minimum lot area shall be 0.2 hectares.

## 12.911 Exception —911

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### 12.911.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purpose permitted in a **R1C-R1 zone**.

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

- .1 -Minimum Lot Area: 330 square metres
- .2 -Minimum Lot Width:
- .a Interior Lot: 13.0 metres
- .b Corner Lot: 14.8 metres
- .3 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .4 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .5 -Minimum Rear Yard Depth: 7.5 metres
- .6 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .7 -Minimum Interior Side Yard Width:
- ~~.a~~
- ~~b.a~~ -1.2 metres on one side and 0.6 metres on the other side
- ~~c.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
- ~~d.c~~ -1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

## 12.912 Exception —912

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### 12.912.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D R1 zone**.

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

- .1 -Minimum Lot Area: 240 square metres
- .2 -Minimum Lot Width:
- .a Interior Lot: 9.3 metres
- .b Corner Lot: 11.1 metres
- .3 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .4 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .5 -Minimum Rear Yard Depth: 7.5 metres
- .6 -the rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area.
- .7 -Minimum Interior Side Yard Width:
- ~~.a~~
- ~~b.a~~ -1.2 metres on one side and 0.6 metres on the other side
- ~~c.b~~ -where the distance between the walls of two dwelling is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- ~~d.c~~ -1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

## 12.914 Exception —914

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### 12.914.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R2A-R1M – Section-Exception~~ 729 zone.

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

- .1 -no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

### 12.914.3 for the purposes of ~~section-exception~~ 914:

- .2 shall also be subject to the requirements and restrictions relating to the ~~R2A-R1M – Section-Exception~~ 729 Zone and all the general provisions of this by-law which are not in conflict with the ones set out in ~~Section-Exception~~ 914.2.

## 12.915. Exception 915

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### 12.915.1 The lands shall only be used for the following purposes:

- .1 a retail establishment subject to the provisions of ~~ExceptionSection~~ 12.915.2.11;
- .2 a service shop;
- .3 a personal service shop;
- .4 a convenience store with a maximum floor area of 185 square metres;
- .5 a bank, trust company and finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a parking lot;
- .10 a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;
- .11 a printing or copying establishment;
- .12 a commercial school;
- .13 a place of commercial recreation, but not including a billiard hall;
- .14 a community club;
- .15 a health centre;
- .16 a community centre
- .17 a gas bar;
- .18 a furniture and appliance store;
- .19 a retail warehouse subject to the provisions of ~~ExceptionSection~~ 12.915.2.11
- .20 a home and auto supply store;
- .21 a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by ~~ExceptionSection~~ 12.915.1.1, 12.915.1.18, 12.915.1.19, 12.915.1.20, and 12.915.1.23;
- .22 a garden centre, only in conjunction with a supermarket,
- .23 a supermarket subject to the provisions of ~~ExceptionSection~~ 12.915.2.14
- .24 purposes accessory to the other permitted purposes.

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

- .1 except for driveway locations, landscaped open spaces shall be provided as follows:
  - .a a minimum 3.0 metre wide strip abutting North Park Drive;
  - .b a minimum 4.5 metre wide strip abutting Airport Road;
- .2 Minimum Front Yard Depth: 4.5 metres;
- .3 Minimum Exterior Side Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Depth: 4.5 metres
- .5 Minimum Rear Yard Depth: 0 metres;
- .6 Maximum Building Height: no restriction;
- .7 Minimum Landscaped Open Space: 5 percent of the lot area;
- .8 Minimum Parking Space Requirements:
  - .a for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof
  - .b for all other uses listed in **ExceptionSection 12.915.1** of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof
  - .c the entire lands zoned **GCC3-915 and GCC3-916** shall be treated as one lot for the purpose of providing required parking spaces
- .9 notwithstanding any other provision of this by-law, to the contrary, the lands zoned **GCC3-ExceptionSection 915** shall be treated as a single lot for zoning purposes;
- .10 the Aggregate Maximum Gross Leasable Area for the purposes permitted by **ExceptionSection 12.915.1** shall not exceed 16,725 square metres;
- .11 a retail establishment or a retail warehouse with a floor area selling in excess of 1,858 square metres of food space floor area shall not be permitted;
- .12 a maximum of two dining room restaurants; and,
- .13 the following uses shall not be permitted: (i) adult entertainment parlour; (ii) adult videotape store; (iii) department store; and (iv) movie theatres.
- .14 the Maximum Gross Floor Area devoted to the sale of food within a supermarket shall not exceed 7,246 square metres.

**13.915.3 for the purposes of **Exceptionsection 915**:**

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a

warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Exception Section 12.915.1.18.

- .2 Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.
- .3 Supermarket shall mean a building or structure, or part thereof engaged primarily in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres, and may also include non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant..

## 12.916 Exception 916

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### 12.916.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an [PEGCM4](#) zone;
- .2 a commercial school;
- .3 a retail establishment subject to the provisions of [ExceptionSection 12.916.3.13](#);
- .4 a convenience store with a maximum floor area of 185 square metres;
- .5 a service shop;
- .6 a personal service shop;
- .7 a bank, trust company and finance company;
- .8 an office with a maximum floor space index of 0.5
- .9 a dry cleaning and laundry distribution station;
- .10 a laundromat;
- .11 a parking lot;
- .12 a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;
- .13 a printing or copying establishment;
- .14 a community club;
- .15 a health centre;
- .16 a retail warehouse subject to provisions of [ExceptionSection 12.916.3.13](#);
- .17 a place of commercial recreation, but not including a billiard hall;
- .18 a furniture and appliance store;
- .19 a home and auto supply store; and
- .20 purposes accessory to the other permitted purposes.

### 12.916.2 The following purposes shall not be permitted:

- .1 a supermarket;
- .2 movie theatres;
- .3 a department store;
- .4 adult entertainment parlour;

.5 adult videotape store;

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

- .1 except for driveway locations, landscaped open spaces shall be provided as follows:
- .a a minimum 4.5 metre wide strip abutting Airport Road;
  - .b a minimum 4.5 metre wide strip abutting Bovaird Drive;
- .2 Minimum Front Yard Depth: 4.5 metres;
- .3 Minimum Exterior Side Yard Depth: 4.5 metres, except abutting lands zoned [GCC3-915](#), where no minimum shall be required;
- .4 Minimum Interior Side Yard Depth: 4.5 metres, except abutting lands zoned [GCC3-915](#), where no minimum shall be required;
- .5 Minimum Rear Yard Depth: 6.0 metres, except abutting lands zoned [GCC3-915](#), where no minimum shall be required;
- .6 Maximum Building Height: no restriction;
- .7 Minimum Landscaped Open Space: 5 percent of the lot area;
- .8 Minimum Parking Space Requirements:
- .a for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
  - .b for all other uses listed in [ExceptionSection 12.916.1](#) of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.
  - .c the entire lands zoned [GCC3-915](#) and [GCC3-916](#) shall be treated as one lot for the purpose of providing required parking spaces.
- .9 notwithstanding any other provision of this by-law, to the contrary, the lands zoned [GCSC-ExceptionSection 916](#) shall be treated as a single lot for zoning purposes;
- .10 the Aggregate Maximum Gross Leasable Area for the purposes permitted by [ExceptionSection 12.916.1](#) shall not exceed 27,875 square metres;
- .11 a screened outdoor area devoted to the year round display and sale of products and commodities shall be permitted only in conjunction with the purposes permitted by [ExceptionSection 12.916.1.3, 12.916.1.16, 12.916.1.18 and 12.916.1.19](#)
- .12 a maximum of two dining room restaurants;
- .13 a retail establishment, a retail warehouse, or a convenience store with a floor area devoted to the selling of food products in excess of 93 square metres shall not be permitted; and,
- .14 except as provided for in [ExceptionSection 12.916.3.11](#), the outdoor storage of goods and materials shall not be permitted.

**12.916.4 for the purposes of Exceptionsection 916:**

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by ExceptionSection 12.916.1.18.
- .2 Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.

## 12.917 Exception 917

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### 12.917.1 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 or finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a dining room restaurant, a convenience restaurant, a take out restaurant
- .10 a service station
- .11 a printing or copying establishment
- .12 a commercial school
- .13 a garden centre sales establishment
- .14 a community club
- .15 a health centre
- .16 an animal hospital

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

- .1 Maximum Building Height: 2 storeys
- .2 the uses permitted in ~~Exception section~~ 12.917.1.2 shall be restricted to a maximum gross commercial floor area of 1,394 square metres
- .3 a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations
- .4 no outside storage or display of goods shall be permitted
- .5 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant
- .6 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

.7 an adult video store or an adult entertainment parlour shall not be permitted

## 12.920 Exception 920

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### 12.920.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the R1A, R1 zone.

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

- .1 Minimum Lot Area: 312 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side
  - .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
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

**12.921 Exception —921****12.921.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in the **R1D-R1A, R1 zone.**

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

- .1 -Minimum Lot Area: 271 square metres
- .2 -Minimum Lot Width:
- .a Interior Lot: 11 metres
- .a,b Corner Lot: 12.8 metres
- .2,3 -Minimum Lot Depth: 0 metres
- .3,4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .4,5 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side
- .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
- .c -1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .5,6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6,7 -Minimum Rear Yard Depth: 7.5 metres
- .7,8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .8,9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9,10 -where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

## 12.922 Exception —922

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### 12.922.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the R1D-R1 zone.

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

- .1 -Minimum Lot Area: 270 square metres
- .2 -Minimum Lot Width: Interior Lot: 9 metres Corner Lot: 10.8 metres
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side
- .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
- .c -1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres
- .8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 -where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .11 -the following provisions shall apply to garages:
- .a -for a lot width less than 10 metres, the maximum garage door width shall be 3.1 metres
- .b -for a lot width of 10 metres or greater but less than 11 metres, the maximum garage door width shall be 4 metres

#### Exception Zones

- .c -the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .d -the garage door width restriction does not apply to the garage door facing a flankage lot line
- .e -the interior garage width as calculated 3 metres from the garage opening, shall not exceed 0.6 metre over the garage door width.

## 12.923 Exception —923

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### 12.923.1 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

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

- .1 -Minimum Lot Area: 208 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 16.7 metres per lot and 8.3 per dwelling nit Corner Lot: 18.5 metres and 10.1 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres
- .8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 -the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 3.7 metres
  - .b -the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d -the interior garage width as calculated 3 metres from the garage opening, shall not exceed 0.6 metre over the garage door width.

## 12.925 Exception —925

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### 12.925.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1D-R1 zone**.

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

- .1 -Minimum Lot Area: 312 square metres
- .2 -Minimum Lot Width: Interior Lot: 12 metres Corner Lot: 13.8 metres
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width:
  - .a -1.2 metres on one side and 0.6 metres on the other side
  - .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
  - .c -1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 -Minimum Exterior Side Yard Width: 2.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres
- .8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 -where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.926 Exception —926

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### 12.926.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1C-R1 zone**.

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

- .1 -Minimum Lot Area: 360 square metres
- .2 -Minimum Lot Width: Interior Lot: 12 metres Corner Lot: 13.8 metres
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side
- .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
- .c -1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .6 -Minimum Exterior Side Yard Width: 2.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres
- .8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 -where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.928 Exception —928

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### 12.928.1 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

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

- .1 -Minimum Lot Area: 224 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres
- .8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 2.5 metres
  - .b -the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

## 12.928 Exception —928

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### 12.928.1 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

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

- .1 -Minimum Lot Area: 224 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres
- .8 -rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .10 the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 2.5 metres
  - .b -the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

## 12.930 Exception —930

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### 12.930.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D-R1 zone**.

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

- .1 -Minimum Lot Area: 270 square metres
- .2 -Minimum Lot Width: Interior Lot: 9.15 metres Corner Lot: 10.95 metres
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of the dwelling
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side
- .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
- .c -1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 -Minimum Setback to a Garage Door:
- .a -6.0 metres on the sidewalk side of a street having a 17.0 metre wide or less road right-of-way;
- .b -5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
- .c -5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- .10 -no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- .11 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 3.1 metres.

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- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.931 Exception —931

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### 12.931.1 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.

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

- .1 -no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.
- .2 -Minimum Lot Area: 204 square metres per dwelling unit
- .3 -Minimum Lot Width: Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit Corner Lot: 15.4 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- .4 -Minimum Lot Depth: 30 metres
- .5 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- .8 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .9 -Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line (10) the following provisions shall apply to garages:
- .10 -the maximum garage door width per dwelling unit shall be 2.5 metres.
- .11 -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .12 -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .13 -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.932 Exception —932

### 12.932.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 168 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 16.8 metres per lot and 5.6 per dwelling unit Corner Lot: 18.6 metres and 7.4 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- .7 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .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 -no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- .11 -Maximum Lot Coverage: none
- .12 -the following provisions shall apply to garages:
- .a -the maximum garage door width per dwelling unit shall be 2.5 metres.
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

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- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.935 Exception —935

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### 12.935.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D,R1 zone**.

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

- .1 -Minimum Lot Area: 300 square metres
- .2 -Minimum Lot Width: Interior Lot: 10.0 metres Corner Lot: 11.8 metres
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side
- .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
- .c -1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 4.0 metres.
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.934 Exception 934

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### 12.934.1 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

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

- .1 Minimum Lot Area: 216 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres per lot and 9.0 metres per dwelling unit
  - .b Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be 3.7 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.935 Exception —935

### 12.935.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 214 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 19.5 metres per lot and 6.5 per dwelling unit Corner Lot: 21.3 metres and 8.3 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 33 metres, except where the lots back onto McLaughlin Road, in which case the minimum lot depth shall be 38 metres.
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 15.0 metres for lots backing onto McLaughlin Road and 10.0 metres for lots backing onto Sandalwood parkway
- .7 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .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 -no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- .11 -Maximum Lot Coverage: none
- .12 -the following provisions shall apply to garages:
- .a -the maximum garage door width per dwelling unit shall be 2.5 metres.
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

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- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.936 Exception 936

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### **12.936.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a parking lot;
- .10 a dining room restaurant, a convenience restaurant, and take-out restaurant;
- .11 an animal hospital; and,
- .12 purposes accessory to the other permitted purposes.

### **12.936.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width: 3.0 metres
- .2 Minimum Rear Yard Depth: 4.5 metres
- .3 Maximum Building Height 2 storeys
- .4 a 3.0 metre wide landscaped open space area shall be provided along the west and north lot lines except at approved access location.
- .5 a 1.8 metre high opaque wood fence shall be provided along the south and east property line.
- .6 refuse storage for restaurant uses shall be contained in a climate controlled area within a building.
- .7 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed.
- .8 a laboratory, all medical retail uses other than a pharmacy, an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.
- .9 a maximum of 279 square metres of gross floor area shall be permitted for a pharmacy or a physician, dentist or drugless practitioner's office uses.

**12.936.3 for the purposes of ~~Exceptionsection~~ 936:**

- .1 Pharmacy shall mean a building or place where the primary business is the filling of prescriptions for drugs and medicines and where non-prescription medicines are sold or kept for sale to the general public.

## 12.938 Exception 938

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### **12.938.1 The lands shall only be used for the following purposes:**

- .1 an office;
- .2 a hotel or motel;
- .3 a retail establishment having no outside storage;
- .4 a service shop;
- .5 a dry cleaning and laundry distribution station;
- .6 a bank, trust company, finance company
- .7 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .8 a printing or copying establishment;
- .9 a health centre;
- .10 a community club;
- .11 a convenience store;
- .12 a day nursery; and,
- .13 uses accessory to other permitted uses

### **12.938.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Gross Floor Index for development on the subject lands shall be 0.45;
- .2 the Maximum Building Height shall be 12 storeys;
- .3 Maximum Front Yard Depth shall be 9 metres or half the height of the building, whichever is greater;
- .4 a Landscaped Buffer Strip of 9 metres shall be provided and maintained abutting Mississauga Road, except at approved driveway locations;
- .5 a minimum of 8,361 square metres of office space shall be constructed on the subject lands prior to the development of any retail/commercial uses permitted by **Exceptionsection 938.1(3) to (13)** above.

## 12.939 Exception 939

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### **12.939.1 The lands shall only be used for the following purposes:**

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

### **12.939.2 The lands shall be subject to the following requirements and restrictions:**

- .1 notwithstanding **ExceptionSections 6.1 and 6.2** of this By-law, nothing in this by-law shall prevent the repair, renovation, or reconstruction of the existing detached dwelling which was existing on the site prior to the passing of this by-law, provided that such repair, renovation or reconstruction shall not cause the provisions of this by-law to be contravened to a greater extent, or cause non-compliance with any other provisions of this by-law.

## 12.942 Exception —942

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### 12.942.1 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.

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

- .1 -Minimum Lot Area: 432 square metres
- .2 -Minimum Lot Width: Interior Lot: 18.0 metres and 9.0 metres per dwelling unit Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line.
- .3 -Minimum Lot Depth: 24.0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 -Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 -Minimum exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot lie the minimum setback to the front of the garage shall be 6.0 metres.
- .8 -Maximum Garage Door Width:
  - .a -the maximum garage door width shall be 3.1 metres.
  - .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d -the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 -Minimum Landscaped Open Space:
  - .a -40% of the minimum front yard area; and
  - .b -30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- | .10 -Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- | .11 -Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

## 12.943 Exception —943

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### 12.943.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 504 square metres
- .2 -Minimum Lot Width: Interior Lot: 21.0 metres and 7.0 metres per dwelling unit Corner Lot: 22.8 metres and 8.8 metres per dwelling unit
- .3 -Minimum Lot Depth: 24.0 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 -Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 -Maximum Garage Door Width:
- .a -the maximum garage door width shall be 3.1 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- .d -the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 -Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .10 -Minimum Landscaped Open Space:
- .a 40% of the minimum front yard area; and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

#### Exception Zones

- .11 -Front to Rear Access: each townhouse 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 passing through a habitable room.
- .12 -Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- .13 -Maximum Lot Coverage: none
- .14 -Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

## 12.945 Exception —945

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

- .1 -Minimum Lot Area: 336.0 square metres;
- .2 -Minimum Lot Width: Interior Lot: 11.2 metres; Corner Lot: 13.0 metres;
- .3 -Minimum Lot Depth: 30.0 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 -Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 -no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- .9 -Minimum Landscaped Open Space:
  - .a -40% of the minimum front yard area; and,
  - .b -30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .10 -Minimum Setback to a Garage Door: 5.4 metres;
- .11 -no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .12 -the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 5.5 metres;
  - .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d -the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

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## 12.947 Exception —947

### 12.947.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1B R1 zone**.

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

- .1 -Minimum Lot Area: 408.0 square metres
- .2 -Minimum Lot Width: Interior Lot: 17.0 metres; Corner Lot: 18.8 metres;
- .3 -Minimum Lot Depth: 24.0 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .7 -Minimum Interior Side Yard Width:
  - .a -0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b -1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 -Minimum Landscaped Open Space:
  - .a -40% of the minimum front yard area; and,
  - .b -30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 -Minimum Setback to a Garage Door: 5.4 metres;
- .10 -no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 -the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 5.5 metres;
  - .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;

Exception Zones

~~.d~~ — the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

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## 12.948 Exception 948

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### **12.948.1 The lands shall only be used for the following purposes:**

- .1 a Waste Transfer Station, a Waste Processing Station, including a reusable goods sales depot and an education centre, and a Composting Facility, all operated by a public authority;
- .2 an administrative office or facility of a public authority;
- .3 a retail establishment devoted only to the sale of reusable goods in conjunction with a waste processing station; and
- .4 purposes accessory to other permitted purposes.

### **12.948.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Landscaping shall be provided as follows:
  - .a front yard: 9 metres, except at approved access locations;
  - .b interior north side yard: 0 metres; and
  - .c interior south side yard: 3.0 metres.
- .2 composting shall only occur within a fully enclosed building; and
- .3 for the purpose of this section, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a nonindustrial zone shall not apply.

## 12.949 Exception —949

### 12.949.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1C-R1 zone**.

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

- .1 -Minimum Lot Area: 264 square metres
- .2 -Minimum Lot Width: Interior Lot: 11.0 metres Corner Lot: 12.8 metres
- .3 -Minimum Lot Depth: 24 metres
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 -Minimum Interior Side Yard Width:
- .a -0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b -1.2 metres where the interior side yard abuts a public walkway or a nonresidential zone.
- .7 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .8 -Minimum Setback to a Garage Door:
- .a -6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
- .b -5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres
- .c -5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
- .d -5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.
- .9 -Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 -Maximum Garage Door Width:
- .11 -the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than 12.0 metres in width on a street having a right-of way width less than 17.0 metres;
- .12 -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

#### Exception Zones

- .13 -the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .14 -the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .15 -Minimum Landscaped Open Space:
  - .a -40% of the minimum front yard area; and,
  - .b -30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .16 -Minimum Distance Between Driveway and Street Intersection: the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.
- .17 -Setback From TransCanada Pipeline: no permanent structures shall be Page 3 of 3 located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

## 12.952 Exception 952

### 12.952.1 The lands shall only be used for the following purposes:

shall only be used for the purposes permitted in [sectionException 12.952.1\(1\)](#), or the purposes permitted by [sectionException 12.952.1\(2\)](#), but not both [sectionExceptions](#) or not any combination of both [sectionExceptions](#):

- .1 either:
  - .a a public or private school
  - .b a day nursery
  - .c a park, playground or recreation facility operated by a public authority, and
  - .d purposes accessory to the other permitted purposes
- .2 or:
  - .a those purposes permitted in an [R1D](#) zone

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

- .1 for those uses permitted in [sectionException 12.952.1\(1\)](#), the requirements and restrictions as set out in the [I1](#) zone
- .2 for those uses permitted in [sectionException 12.952.1\(2\)](#), shall be subject to the following requirements and restrictions:
- .3 Minimum Lot Area: 300 square metres
- .4 Minimum Lot Width: Interior Lot: 10 metres Corner Lot: 11.8 metres
- .5 Minimum Lot Depth: 0 metres
- .6 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side
  - .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
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .9 Minimum Rear Yard Depth: 7.5 metres

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## Exception Zones

- .10 rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .12 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- .13 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 4 metres
  - .b the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

### 12.952.3 for the purposes of ~~section~~Exception 952:

- .1 shall also be subject to the following requirements and restrictions and all of the general provisions of this by-law which are not in conflict with the ones set out in ~~section~~Exception 12.952.2.
- .2 for those uses permitted in ~~section~~Exception 12.952.1(1), those relating to the I1 zone
- .3 for those uses permitted in ~~section~~Exception 12.952.1(2), those relating to the R1D zone.

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## 12.953 Exception —953

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### 12.953.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1D-R1 zone.**

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

- .1 -Minimum Lot Area: 300 square metres
- .2 -Minimum Lot Width: Interior Lot: 12 metres Corner Lot: 13.8 metres
- .3 -Minimum Lot Depth: 25 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- ~~.5~~ -Minimum Interior Side Yard Width: ~~(a)~~
  - ~~.a~~ 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; ~~(b)~~
  - ~~.5.b~~ 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

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## 12.954 Exception —954

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### 12.954.1 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

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

- .1 -Minimum Lot Area: 204 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 -Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a rail line, the minimum shall be 15 metres
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 -the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 2.5 metres
  - .b -the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the maximum garage door width permitted on the lot. ~~(10)~~
  - .d.e no window higher than 3.5 metres shall be permitted facing an **GEM2 zone**.

## 12.956 Exception 956

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### 12.956.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in Exceptionsection 12.956.1.2, or the purposes permitted by Exceptionsection 12.956.1.3, but not both sections or not any combination of both Exceptionsections:
- .2 either:
  - .a a public or private school
  - .b a day nursery
  - .c a park, playground or recreation facility operated by a public authority, and
  - .d purposes accessory to the other permitted purposes
- .3 or:
  - .a those purposes permitted in a R1R2A – ExceptionSection 954 zone.

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

- .1 for those uses permitted in Exceptionsection 12.956.1.3, shall be subject to the requirements and restrictions as set out in the R1R2A – ExceptionSection 954 zone.

## 12.959 Exception 959

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### 12.959.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the **GCC3 zone**;
- .2 an outdoor area for seasonal sales in association with a supermarket or an other retail establishment;
- .3 a gas bar;
- .4 a motor vehicle washing establishment; and
- .5 purposes accessory to other permitted uses.

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

- .1 Maximum Gross Leasable Commercial Floor Area: 11,150 square metres, of which the maximum gross leasable floor area of supermarket floor space shall be 5,110 square metres
- .2 Minimum Front Yard Depth: 6 metres
- .3 Minimum Exterior Side Yard Width: 12 metres

### 13.959.3 for the purposes of **Exceptionsection 959**:

- .1 a Mezzanine Area within a supermarket not used for purposes of the sale and display of goods and materials shall not be considered part of the gross leasable commercial floor area.

### 12.959.4 The Holding (H)

- .1 the “H” symbol appended to the **GCC3-ExceptionSection 959** zone may be removed to allow the maximum gross leasable floor area to be 22,300 square metres when it is confirmed by the Commissioner of Planning, Design and Development that the combined population of Secondary Plan Areas 2A and 44 has reached 20,000 persons (such population calculated by multiplying the dwelling unit count by the per person unit ratio of 3.4 for densities lower than 51 dwelling units per net residential hectare and 2.1 for densities of 51 units per net residential hectare or greater).

## 12.961 Exception 961

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### 12.961.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by ~~Exceptionsection~~ 12.961.1.2, or the purposes permitted by ~~Exceptionsection~~ 12.961.1.3, but not both sections or not any combination of both sections;
- .2 either:
  - .a those purposes permitted in an “~~R1R1C~~” zone;
- .3 or:
  - .a a convertible detached dwelling; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 for those purposes permitted by ~~Exceptionsection~~ 12.961.1.2, the requirements and restrictions of the “~~R1R1C – ExceptionSection 857~~” zone.
- .2 for those purposes permitted by ~~Exceptionsection~~ 12.961.1.3, the following requirements and restrictions shall apply in addition to the requirements and restrictions of the “~~R1R1C – ExceptionSection 857~~” zone.
  - .a 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;
  - .b 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 or cellar;
  - .c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  - .d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
  - .e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
  - .f a minimum of two tandem parking spaces comprising the two tandem parking spaces may be located in a garage;
  - .g a maximum of one garage shall be constructed and the garage shall have single doors;
  - .h 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; and,

- .i a covered porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or rear yard setback.

**12.961.3 for the purposes of Exceptionsection 961:**

- .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.

## 12.962 Exception —962

### 12.962.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1D R1A, R1 zone**.

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

- .1 -Minimum Lot Area: Interior Lot: 300 square metres, and, Exterior Lot: 354 square metres.
- .2 -Minimum Lot Width: Interior Lot: 10.0 metres Corner Lot: 11.8 metres
- .3 -Minimum Lot Depth: 30 metres with the exception of a lot which backs onto McLaughlin road in which case the minimum lot depth shall be 34 metres.
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 -Minimum Interior Side Yard Width:
- .a -0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b -1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 -Minimum Landscaped Open space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 4.0 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit:
- .c -the garage door width restriction does not apply to the garage door facing the flankage lot line;
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.963 Exception —963

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### 12.963.1 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.

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

- .1 -Minimum Lot Area: 244 square metres per dwelling unit;
- .2 -Minimum Lot Width: Interior Lot: 16.3 metres per lot and 8.15 metres per dwelling unit. Corner Lot: 18.1 metres per lot and 9.95 metres for the dwelling unit closest to the flankage lot line.
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 -Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling units coincides with a side lot line, the setback may be zero.
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- .9 -the following provisions shall apply to garages:
  - .a -the maximum garage door width per dwelling unit shall be 3.7 metres;
  - .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.965 Exception 965

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### **12.965.1 The lands shall only be used for the following purposes:**

- .1 an office;
- .2 purposes accessory to the other permitted purposes

### **12.965.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6 metres
- .2 Minimum Interior Side Yard Width: 6 metres
- .3 a 6 metres wide landscaped open space area shall be provided along the easterly and southerly limits of the property, with the exception of approved access locations.
- .4 no outside storage or display of goods shall be permitted.
- .5 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed.
- .6 the Maximum Gross Floor Area to be devoted to the office use shall not exceed a floor space index of 0.4.

**12.9667 Exception —9667****12.9667.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in a **R1D,R1 zone**.

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**12.9667.2 The lands shall be subject to the following requirements and restrictions:**

- .1 -Minimum Lot Area: 264 square metres;
- .2** Minimum Lot Width:
- .a** Interior Lot: 11.0 metres;
- .2.b** Corner Lot: 12.8 metres;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 -Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
- .a 40% of the minimum front yard area and
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;;
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 5.5 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;

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Exception Zones

- .d -the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

## 12.967 Exception —967

### 12.967.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D-R1 zone**.

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

- .1 -Minimum Lot Area: 270 square metres;
- .2 -Minimum Lot Width: Interior Lot: 9 metres; Corner Lot: 10.8 metres;
- .3 -Minimum Lot Depth: 30 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 -Minimum Interior Side Yard Width:
- .a 1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c 1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 3.1 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d -the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

## 12.968 Exception 968

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### **12.968.1 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.

### **12.968.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit;
  - .b Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

## 12.970 Exception —970

### 12.970.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 175 square metres per dwelling unit;
- .2 -Minimum Lot Width:
- .a Interior Lot: 22.5 metres per lot, and 7.5 metres per dwelling unit;
- .2.b Corner Lot: 24.3 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- .7 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .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 -no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- .11 -Maximum Lot Coverage: none
- .12 -the following provisions shall apply to garages:
- .a the maximum garage door width shall be 3.1 metres;

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- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance<sup>3</sup> of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

## 12.971 Exception —971

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### 12.971.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D,R1 zone**.

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

- .1 -Minimum Lot Area: 312 square metres;
- .2 -Minimum Lot Width: Interior Lot: 10.4 metres; Corner Lot: 12.2 metres;
- .3 -Minimum Lot Depth: 30 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .7 -Minimum Interior Side Yard Width:
- .a -0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b -1.2 metres where the interior side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space:
- .a -40% of the minimum front yard area; and,
- .b -30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 4.12 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d -the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

## 12.972 Exception 972

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### **12.972.1 The lands shall only be used for the following purposes:**

- .1 a convenience store; and,
- .2 only in conjunction with a convenience store: a gas bar, a service station, a motor vehicle washing establishment, a retail establishment having no outside storage, a personal service shop, a convenience restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, a bank, trust company or finance company, or an animal hospital.

### **12.972.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 10.0 metres;
- .2 Minimum Setback to Highway No. 7: 13.7 metres;
- .3 except at approved access locations, landscaped open space areas shall be provided as follows:
  - .a a minimum 3.0 metre wide landscaped strip abutting Richvale Drive; and,
  - .b a minimum 6.0 metre wide landscaped strip abutting Highway No.7;
- .4 a convenience store shall have a minimum gross floor area of 140 square metres;
- .5 refuse storage for restaurant purposes shall be contained 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 enclosed; ;and,
- .7 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;

## 12.975 Exception —975

### 12.975.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D-R1A, R1 zone.**

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

- .1 -Minimum Lot Area: 328.8 square metres
- .2 -Minimum Lot Width: Interior Lot: 13.7 metres Corner Lot: 15.5 metres
- .3 -Minimum Lot Depth: 24 metres
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 -Minimum Setback to a Garage Door: 5.4 metres
- .7 -no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- .8 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 5.5 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .9 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .10 -Minimum Interior Side Yard Width:
- .a -0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b -1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .11 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- .12 -Maximum Building Height: two storeys if the front lot line abuts a road right-of-way less than 17.0 metres and 10.6 metres where the front lot line abuts a road right-of-way 17.0 metres or greater.

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- .13 -the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.977 Exception 977

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### 12.977.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D-R1 zone**.

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

- .1 Minimum Lot Area: 328.8 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres
  - .b Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 Minimum Setback to a Garage Door: 5.4 metres
- .7 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- .8 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .9 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- .10 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .11 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.

- .12 Maximum Building Height: two storeys if the front lot line abuts a road right-of-way less than 17.0 metres and 10.6 metres where the front lot line abuts a road right-of-way 17.0 metres or greater.
- .13 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

## 12.976 Exception 976

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### **12.976.1 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.

### **12.976.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 189.6 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.8 metres per lot and 7.9 metres per dwelling unit
  - .b Corner Lot: 17.6 metres per lot and 9.7 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- .7 Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres. adult entertainment parlour or an amusement arcade shall not be permitted;

## 12.980 Exception 980

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### 12.980.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **GCC3 zone**

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

- .1 Minimum Setback to Highway 7: 13.7 metres
- .2 Minimum Landscaped Open Space: a 6.0 metre wide landscaped open space area shall be provided where the lands abut Highway 7 and a 3.0 metre wide landscaped open space area shall be provided around all other roads except at approved access locations.
- .3 access shall be located a minimum distance of 70.0 metres from Highway Number 7.
- .4 refuse storage for restaurant purposes shall be contained in a climate controlled area within a building; and,
- .5 all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed.
- .6 any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities away from residential uses.

## 12.981 Exception —981

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### 12.981.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 180 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit Corner Lot: 19.8 metres lot and 7.8 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- .7 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero.
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- .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 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- .11 Maximum Lot Coverage: none
- .12 the following provisions shall apply to garages:
- .a -the maximum garage door width per dwelling unit shall be 2.5 metres
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c -the garage door with restriction does not apply to the garage door facing a flankage lot line

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- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

## 12.982 Exception –982

### 12.982.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 220 square metres per dwelling unit
- .2 -Minimum Lot Width: Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line
- .3 -Minimum Lot Depth: 24 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 7.5 metres
- .7 -Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- .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 -no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- .11 -Maximum Lot Coverage: none
- .12 -the following provisions shall apply to garages:
  - .a -the maximum garage door width per dwelling unit shall be 2.5 metres
  - .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

### 12.983 Exception —983

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#### 12.983.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 250 square metres
- .2 -Minimum Lot Width:
- .a Interior Lot: 10.0 metres
- .b Corner Lot: 11.8 metres
- .3 -Minimum Lot Depth: 25 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side
- .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
- .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 4.0 metres.
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.

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Exception Zones

- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.984 Exception —984

### 12.984.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1D R1 zone.**

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

- .1 -Minimum Lot Area: 270 square metres
- ~~.2~~ -Minimum Lot Width:
- ~~.a~~ Interior Lot: 9.0 metres
- ~~.2.b~~ Corner Lot: 10.8 metres
- .3 -Minimum Lot Depth: 30 metres
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- .5 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 -Minimum Interior Side Yard Width:
- .a -0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 -Minimum Landscaped Open Space:
- .a -40% of the minimum front yard area; and,
- .b -30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 3.1 metres.
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d -the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

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Exception Zones

- | .10 -no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.985 Exception —985

### 12.985.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1DRI** zone.

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

- .1 -Minimum Lot Area: 300 square metres;
- .2** -Minimum Lot Width:
- .a** Interior Lot: 12.5 metres;
- .2.b** Corner Lot: 14.3 metres;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
- .a** -1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c** -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -Minimum Setback to a Garage Door: 5.4 metres;
- .10 -no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 -the following provisions shall apply to garages:
- .a** -the maximum garage door width shall be 5.5 metres;
- .b** -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c** -the garage door width restriction does not apply to the garage door facing a flankage lot line;

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Exception Zones

.d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 -Maximum Building Height:

.a -2 storeys on a street having a 15.2 metre wide road right-ofway;

.b -10.6 metres on a street having a 17.0 metre wide road right-ofway or greater;

**12.986 Exception —986****12.986.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an **R1D R1 zone**.

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

- .1 -Minimum Lot Area: 271 square metres;
- .2 -Minimum Lot Width: Interior Lot: 11.3 metres; Corner Lot: 13.1 metres;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -Minimum Setback to a Garage Door: 5.4 metres;
- .10 -no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 -the following provisions shall apply to garages:
- .a the maximum garage door width shall be 5.5 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

## 12.989 Exception —989

### 12.989.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an RIDRI zone.

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

- .1 -Minimum Lot Area: 218 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 9.1 metres;
  - .b Corner Lot: 10.9 metres;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
  - .a -1.2 metres on one side and 0.6 metres on the other side;
  - .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;
  - .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -Minimum Setback to a Garage Door:
  - .a -6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way;
  - .b -5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
  - .c -5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- .10 -no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 -the following provisions shall apply to garages:
  - .a -the maximum garage door width shall be 3.1 metres;

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#### Exception Zones

- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- .12 -Maximum Building Height: 2 storeys;

## 12.988 Exception 988

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### 12.988.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area: 264 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .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;
  - .c 1.2 metres where the side yard abuts a public walkway or a non residential zone;
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
  - .b for a lot on a street having a 15.2 metre wide road right-of-way, the maximum driveway width shall not exceed 4.0 metres;
- .9 Minimum Setback to a Garage Door:
  - .a 6.9 metres on the sidewalk side of a street having a 15.2 metre wide road right-of-way;
  - .b 6.4 metres on the non-sidewalk side of a street having a 15.2 metre wide road right-of-way;
  - .c 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way;
  - .d 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,

- .e 5.5 metres on a street having a 20.0 metre wide road right-of way or greater;
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 4.0 metres on a street having a 15.2 metre wide road right-of-way;
  - .b the maximum garage door width shall be 5.5 metres on a street having a 17.0 metre wide road right-of-way or greater;
  - .c the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .d the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .e the interior garage width, as calculate 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- .12 Maximum Building Height:
  - .a 2 storeys on a street having a 15.2 metre wide road right-of way;
  - .b 10.6 metres on a street having a 17.0 metre wide road right-of way or greater;

## 12.990 Exception —990

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### 12.990.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D,R1 zone**.

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

- .1 -Minimum Lot Area: 270 square metres;
- .2** -Minimum Lot Width:
- .a** -Interior Lot: 9.0 metres;
- .2.b** -Corner Lot: 10.8 metres;
- .3 -Minimum Lot Depth: 30 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 3.1 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;

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Exception Zones

- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

## 12.991 Exception —991

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### 12.991.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1D,R1 zone.**

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

- .1 Minimum Lot Area: 360 square metres;
- .2** Minimum Lot Width:
- .a** Interior Lot: 12.0 metres;
- .b** Corner Lot: 13.8 metres;
- .3 -Minimum Lot Depth: 30 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 5.5 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;

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Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

## 12.992 Exception —992

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### 12.992.1 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.

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

- .1 Minimum Lot Area: 228 square metres per dwelling unit;
- ~~.2~~ Minimum Lot Width:
  - ~~.a~~ Interior Lot: 19 metres per lot, and 9.5 metres per dwelling unit;
  - ~~.2.b~~ Corner Lot: 20.8 metres per lot, and 11.3 metres for the dwelling unit closest to the flankage lot line;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- .7 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -the following provisions shall apply to garages:
  - .a -the maximum garage door width per dwelling unit shall be 3.7 metres;
  - .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;

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Exception Zones

- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

### 12.993 Exception —993

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#### 12.993.1 The lands shall only be used for the following purposes:

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

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

- .1 -Minimum Lot Area: 183 square metres per dwelling unit;
- .2 Minimum Lot Width:
- .a Interior Lot: 18.3 metres per lot, and 6.1 metres per dwelling unit;
- .2.b Corner Lot: 20.1 metres per lot, and 7.9 metres for the dwelling unit closest to the flankage lot line;
- .3 -Minimum Lot Depth: 30 metres;
- .4 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum set back to the front of the garage shall be 6.0 metres;
- .6 -Minimum Rear Yard Depth:
- .a -7.5 metres where the lot for a particular dwelling unit does not abut the Highway No. 410 right-of-way, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- .b -13.7 metres where the lot for a particular dwelling unit abuts the Highway No. 410 right-of-way;
- .7 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .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 -no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- .11 -Maximum Lot Coverage: none;
- .12 -the following provisions shall apply to garages:

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#### Exception Zones

- .a -the maximum garage door width per dwelling unit shall be 2.5 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

## 12.994 Exception 994

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### 12.994.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by Exceptionsection 12.994.1.2, or the purposes permitted by Exceptionsection 12.994.1.3 but not both sections and not any combination of both Exceptionsections:
- .2 either:
  - .a a public or private school;
  - .b a day nursery;
  - .c a park, playground or recreation facility operated by a public authority; and,
  - .d purposes accessory to the other permitted purposes;
- .3 or:
  - .a those purposes permitted in a 1R1D zone;
  - .b a park, playground or recreation facility operated by a public authority; and,
  - .c purposes accessory to the other permitted purposes.

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

- .1 for those purposes permitted in a 1R1D zone, the following requirements and restrictions shall apply:
  - .a Minimum Lot Area: 23 square metres;
  - .b Minimum Lot Width:
    - .i Interior Lot: 9.7 metres;
    - .ii Corner Lot: 11.5 metres;
  - .c Minimum Lot Depth: 24 metres;
  - .d Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
  - .e Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
  - .f Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
  - .g Minimum Interior Side Yard Width:
    - .i 1.2 metres on one side and 0.6 metres on the other side;

- .ii 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;
- .iii 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .h Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .i the following provisions shall apply to garages:
  - .i the maximum garage door width shall be 3.1 metres;
  - .ii the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .iii the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .iv the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- .j Maximum Building Height: 10.6 metres;

## 12.995 Exception —995

### 12.995.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a **R1C-R1A, R1 zone**;

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

- .1 -Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .2 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side;
- .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; and,
- .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone, except where the interior side yard abuts an **Open Space (OS) zone**, in which case the minimum interior side yard width shall be 3.0 metres;
- .3 -Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .4 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- ~~.a.5~~ -the following provisions shall apply to garages:
- ~~.b.a~~ -the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres in which case there shall be no restriction.
- ~~.e.b~~ -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- ~~.d.c~~ -the garage door width restriction does not apply to the garage door facing a flankage lot line.
- ~~.e.d~~ -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

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## 12.996 Exception —996

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### 12.996.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1D R1 zone**.

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

- .1 -Minimum Lot Area: 328 square metres
- .2 -Minimum Lot Width:
- .a -Interior Lot: 13.7 metres;
- .2.b -Corner Lot: 15.5 metres;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
- .a -1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 -Minimum Setback to a Garage Door: 5.4 metres;
- .10 -a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;
- .11 -the following provisions shall apply to garages:
- .a -the maximum garage door width shall be 5.5 metres;
- .b -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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Exception Zones

- .c -the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- .12 -Maximum Building Height:
- .a -2 storeys on a street having a road right-of-way width of less than 17.0 metres;
  - .b -10.6 metres on a street having a 17.0 metre wide road right-ofway or greater;

## 12.997 Exception 997

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### 12.997.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area: 300 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.5 metres;
  - .b Corner Lot: 14.3 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .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;
  - .c 1.2 metres where the side yard abuts a public walkway or a non residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 Minimum Setback to a Garage Door: 5.4 metres;
- .10 a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;
- .11 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

.12 Maximum Building Height:

- .a 2 storeys on a street having a road right-of-way width of less than 17.0 metres;
- .b 10.6 metres on a street having a 17.0 metre wide road right-of way or greater;

## 12.998 Exception —998

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### 12.998.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1D R1 zone**.

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

- .1 -Minimum Lot Area: 264 square metres;
- .2** -Minimum Lot Width:
- .a** Interior Lot: 11.0 metres;
- .2.b** Corner Lot: 12.8 metres;
- .3 -Minimum Lot Depth: 24 metres;
- .4 -Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- .5 -Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- .6 -Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 -Minimum Interior Side Yard Width:
- .a** -1.2 metres on one side and 0.6 metres on the other side;
- .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;
- .c** -1.2 metres where the side yard abuts a public walkway or a nonresidential zone;
- .8 -Minimum Landscaped Open Space:
- .a** -40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .b** -for a lot on a street having a road right-of-way width of less than 17.0 metres, the maximum driveway width shall not exceed 4.0 metres;
- .9 -Minimum Setback to a Garage Door:
- .a** -6.9 metres on the sidewalk side of a street having a road rightof-way width of less than 17.0 metres;
- .b** -6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

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## Exception Zones

- .c -6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - .d -5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - .e -5.5 metres on a street having a 20.0 metre wide road-right-of-way or greater;
- .10 -a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;
- .11 -the following provisions shall apply to garages:
- .a the maximum garage door width shall be 4.0 metres on a street having a road right-of-way width of less than 17.0 metres;
  - .b the maximum garage door width shall be 5.5 metres on a street having a 17.0 metre wide road right-of-way or greater;
  - .c -the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to Page 2 of 3 the front lot line than the ground floor main entrance of the dwelling unit;
  - .d -the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .e -the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- .12 -Maximum Building Height:
- .a -2 storeys on a street having a road right-of-way width of less than 17.0 metres;
  - .b -10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;