

OFFICE CONSOLIDATION

The Former Town of Mississauga Comprehensive Zoning By-Law

139-84, as amended

(This office consolidation is provided for convenience only. For official purposes, reference should be had to the original documents available in the City Clerks Office.)

Explanatory Note

Office Consolidation

The Former Town of Mississauga Comprehensive Zoning By-law.

139-84, as amended

This office consolidation of the Former Town of Mississauga Comprehensive Zoning By-law consists of:

- by-law 139-84, which was approved by City Council on June 11, 1984 and by the Ontario Municipal Board on January 24, 1986; and
- the following amending by-laws listed below:

246-84, 281-84, 309-84,

11-85, 82-85, 126-85, 131-85, 172-85, 191-85, 235-85, 237-85, 250-85, 265-85, 295-85, 303-85, 328-85,

53-86, 58-86, 60-86, 68-86, 72-86, 75-86, 109-86, 141-86, 160-86, 184-86, 190-86, 203-86, 220-86, 224-86, 230-86, 234-86, 240-86, 244-86, 248-86, 255-86, 259-86, 265-86, 280-86, 287-86, 297-86, 318-86, 321-86, 324-86, 325-86,

12-87, 19-87, 28-87, 30-87, 33-87, 59-87, 137-87, 185-87, 244-87, 250-87, 252-87, 262-87, 267-87, 287-87, 293-87, 296-87, 309-87,

31-88, 39-88, 65-88, 93-88, 105-88, 109-88, 121-88, 161-88, 174-88, 212-88, 215-88, 229-88, 235-88, 236-88, 244-88, 248-88, 250-88, 251-88, 257-88, 272-88, 273-88, 275-88, 287-88,

5-89, 12-89, 32-89, 150-89, 182-89, 188-89, 209-89, 237-89, 243-89, 247-89, 280-89, 300-89,

15-90, 19-90, 63-90, 69-90, 95-90, 181-90, 194-90, 204-90, 222-90,

43-91, 47-91, 90-91, 105-91, 150-91, 174-91, 178-91, 180-91, 186-91, 211-91, 265-91,

9-92, 24-92, 154-92, 239-92,

39-93, 48-93, 50-93, 97-93, 206-93, 226-93, 236-92 (as amended by OMB order), 294-93,

20-94, 62-94, 74-94, 134-94, 142-94, 144-94, 171-94,

5-95, 9-95, 80-95, 129-95, 132-95, 133-95, 176-95, 234-95, 235-95, 258-95, 259-95

50-96, 175-96, 208-96, 229-96, 240-96, 255-96,

2-97, 58-97, 108-97, 110-97, 121-97, 164-97, 177-97, 204-97, 251-97, 297-97

12-98, 130-98, 231-98, 273-98

1-99, 29-99, 90-99, 134-99, 165-99, 176-99, 182-99,

51-2000, 170-2000, 176-2000, 229-2000

The following interim control by-laws which affect, or affected, lands within the geographic area addressed by By-Law 139-84, as amended, are not included within this office consolidation:

<u>By-Law</u>	<u>Expires</u>
223-91 (as amended by 220-92)	Oct. 15, 1993
51-2000	Apr. 10, 2001

In addition, By-law 48-93 has not been included in this office consolidation as it amends section 563 based on By-law 139-84 before said by-law was amended by By-law 11-85 which revised section 563. Consequently, By-law 48-93 is incorrect in its references.

This office consolidation is provided for convenience only. For official purposes, reference should be had to the original documents noted above.

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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW 139-84

**A zoning by-law for the part of the City
of Brampton within the former Town of
Mississauga**

The Council of The Corporation of the City of Brampton ENACTS as follows:

SECTION 1.0 APPLICATION

- 1.1 This by-law applies to those lands within the geographic boundaries of the former Town of Mississauga which are shown outlined on Schedule A to this by-law.
- 1.2 The by-laws of the former Town of Mississauga and of the City of Brampton set out below no longer apply to the lands to which this by-law applies:

(11-85)

5500	5668	5985	5986
6074	6149	6459	7321
7528	7704	7942	8058
8059	8187	8409	8468
8495	8585	9123	9125
9292	9878	10,897	
614-74	55-76	115-77	136-77
137-77	210-77	43-78	54-78
97-78	23-79	84-79	93-79
134-79	319-79	12-80	79-80
127-80	210-80	211-80	230-80
6-81	12-81	40-81	254-81
257-81	265-81	293-81	299-81
305-81	310-81	5-82	62-82
187-82	213-82	215-83	4-84
59-84	101-84	281-84	

SECTION 2.0 ADMINISTRATION

- (177-97) 2.1 Administration
This by-law shall be administered by the Commissioner of Planning and Building and such other persons that may from time to time be appointed by by-law or resolution of Council.
- (247-89) 2.2 Violation and Penalty
(177-97)
Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the *Planning Act*.
- (247-89) 2.3 Conformity with By-law
No lands shall be used, and no building or structure shall be erected, located, used or altered, nor shall the use of any building, structure or lot be changed, in whole or in part, except in conformity with the provisions of this by-law.

(247-89) 2.4

Existing Uses Continued

Nothing in this by-law shall prevent the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.

(247-89) 2.5

Certificate of Occupancy

A person may not make or permit a change in the type of use of any land to which this by-law applies, or the type of use of any building or structure on any such land, without first applying to the chief building official for, and obtaining from him, a certificate of occupancy.

(247-89) 2.6

Compliance with Other Restrictions

This by-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

SECTION 3.0 ZONES AND SCHEDULES

3.1 Zones

For the purposes of this by-law, the following zones are hereby established:

	<u>CLASS</u>	<u>ZONE</u>	<u>SYMBOL</u>
	1. Residential	Residential Estate One	RE1
		Residential Estate Two	RE2
		Residential Hamlet	RH
		Residential Single Family B	R1B
		Residential Single Family C	R1C
		Residential Single Family D	R1D
(287-88)		Residential Extended	R2B
(287-86)		Residential Townhouse	R3A
(287-86)		Residential Street Townhouse	
R3B		Residential Apartment A	R4A
		Residential Apartment B	R4B
	2. Commercial	Commercial One	C1
(105-88)		Commercial Three	C3
		Service Commercial One	SC1
		Highway Commercial One	HC1
		Highway Commercial Two	HC2
		Recreational Commercial	RC
		Commercial Agricultural	CA
	3. Industrial	Industrial One	M1
		Industrial Two	M2
		Industrial Three	M3
		Industrial Four	M4
(19-90)		Industrial Business	MBU
	4. Institutional	Institutional One	I1
		Institutional Two	I2
	5. Open Space	Open Space	OS
	6. Floodplain	Floodplain	F
	7. Agricultural	Agricultural	A
		Agricultural - Parkway Belt	AP

3.2

Schedules

- (1) Schedules A, B, and C, with the notations and references shown thereon, are hereby declared to be part of this by-law and are described as follows:

- SCHEDULE A: ZONE MAPS**
Each of the zone maps covers a certain part of the area to which this by-law applies and is identified by a sheet number (for example: Schedule A, Sheet 1).
- SCHEDULE B: ROAD SETBACKS**
Schedule B is comprised of two tables, Schedule B-1 and Schedule B-2.
- SCHEDULE C: SPECIAL PROVISIONS**
Schedule C is comprised of site plans and subdivision plans upon which are indicated provisions applicable only to a particular property or subdivision. The location and areal extent of the specific site plans are indicated on Schedule A by the applicable zoning category, followed by the appropriate section number (for example: M1-SECTION 556).

- (2) The plans comprising Schedule C are as follows:

(250-85)	Schedule C - Section 6.25.1 (Sheet 1)
(250-85)	Schedule C - Section 6.25.1 (Sheet 2)
(324-86)	Schedule C - Section 6.25.1 (Sheet 3)
(325-86)	Schedule C - Section 6.25.1 (Sheet 4)
(235-88) (294-93)	Schedule C - Section 556
	Schedule C - Section 558
	Schedule C - Section 560
(11-85)	Schedule C - Section 563.2
	Schedule C - Section 565
	Schedule C - Section 566
	Schedule C - Section 567
	Schedule C - Section 569
(204-97)	DELETED - Schedule C - Section 580
(11-85)	Schedule C - Section 587
(72-86) (176-95)	DELETED - Schedule C - Section 611
(109-86)	Schedule C - Section 615
(295-85)	Schedule C - Section 617
(240-86)	Schedule C - Section 619

(230-86) (164-97)

(234-86)

(12-87)

(19-87)

(30-87)

(137-87)

(15-90)

(90-91)

(154-92)

(97-93)

(296-87)

(250-87)

(133-95)

(142-94)

(132-95)

(176-95)

DELETED - Schedule C - Section 625

Schedule C - Section 627

Schedule C - Section 649

Schedule C - Section 651

Schedule C - Section 646

Schedule C - Section 665

Schedule C - Section 685

Schedule C - Section 694

Schedule C - Section 703

Schedule C - Section 708

Schedule C - Section 758

Schedule C - Sections 778 and 779

Schedule C - Section 788

Schedule C - Section 790

Schedule C - Section 799

Schedule C - Section 800

SECTION 4.0 INTERPRETATION

4.1 Scope

The provisions of this by-law shall be interpreted and applied so as to recognize that their purpose is to promote the public health, safety, convenience and general welfare of the residents of the area governed by the by-law.

4.2 Interpretation of Zone Boundaries

Where the boundary of any zones, as shown on the attached schedules, is uncertain, the following provisions shall apply:

- (a) Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane;
- (b) Where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision or of lots registered in the Land Registry Office, the boundary shall follow such lot lines;
- (c) Where a street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse is included on the zoning maps, said street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse shall, unless otherwise indicated, be included in the zone of the abutting property on either side thereof;
- (d) Where a zone boundary is indicated as following the limits of the municipality of the former Town of Mississauga, the limits shall be the boundary; and
- (e) Where none of the above provisions apply, the zone boundary shall be scaled from the schedules to this by-law.

4.3 Interpretation of Certain Words

- (a) In this by-law, unless the context requires otherwise,
 - (1) words used in the singular number include the plural; and
 - (2) words used in the plural include the singular number.
- (b) In this by-law, the word "shall" is mandatory.
- (c) In this by-law, unless the context requires otherwise,
 - (1) the word "used" shall include the meaning "designed to be used" and "arranged to be used"; and

- (2) the word "occupied" shall include the meaning "designed to be occupied" and "arranged to be occupied".
- (d) In this by-law, a zone of a class identified as Residential, Commercial, Industrial, Institutional or Agricultural by section 3.1 may be referred to as a residential zone, a commercial zone, an industrial zone, an institutional zone or an agricultural zone.
- (e) In this by-law, all buildings, structures and uses permitted and classified under the headings "residential", "commercial", "industrial", "institutional" and "agricultural" may be referred to as residential, commercial, industrial, institutional and agricultural buildings, structures and uses, respectively.

4.4

Reserves

- (a) Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this by-law, except where the context of a specific section requires otherwise.
- (b) Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.

SECTION 5.0 DEFINITIONS

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

ACCESSORY USE shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

ADULT ENTERTAINMENT shall mean a trade, calling, business or occupation, acts or services which appeal to or are designed to appeal to erotic and sexual appetites or inclinations.

(62-94) **ADULT ENTERTAINMENT PARLOUR** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic and sexual appetites or inclinations which include:

- (a) goods or services of which a principal feature or characteristics is the nudity of partial nudity of any person;
- (b) goods or services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or picture symbol or representation having like meaning or implication as used in any advertisement.

(62-94) **ADULT VIDEOTAPE** means any videotape, the content of which is designed, or held out as designed, to appeal to erotic or sexual appetites or inclination, through the pictorial, photographic or other graphic depiction of subject matter.

(62-94) **ADULT VIDEOTAPE AREA** means an identifiable part of any premises which part is used for the provision of adult videotapes.

(62-94) **ADULT VIDEOTAPE STORE** means any premises:

- i) used for the carrying on of the business of the provision of adult videotapes; or
- ii) in which adult videotapes are provided in the pursuance of a business and to which premises entry by persons under the age of eighteen (18) years is prohibited, or in respect of which premises it is advertised or notice is given that such entry is prohibited; or
- iii) in which adult videotapes are provided in the pursuance of a business and in respect of which it is advertised, or notice is given either by signs or other advertising devices on or in the premises, or otherwise, that the premises are an "adult video store", and "adult videotape store", and "adult video rental store", or are otherwise described by words of like meaning.

AGRICULTURAL USE shall mean the use of land, structures or buildings for the purpose of general farming and, without limiting the generality of the foregoing, includes forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry and the sale of produce grown on the farm from which the sale is made.

(226-93) AMUSEMENT ARCADE OR PLACE OF AMUSEMENT shall include any shop, building, or place or part thereof, which is open to the public, in which four (4) or more amusement devices are installed, placed or operated.

(105-88) AMUSEMENT DEVICE includes any machine, device or contrivance used for playing
 (226-93) any game of chance or skill or of a mixed chance or skill or to afford entertainment or amusement to the operator.

(171-94) ANIMAL HOSPITAL shall mean the premises where animals which are household pets and not agricultural livestock, are kept for the purposes of veterinary treatment within a building or structure, and shall include the offices of a veterinary surgeon, but shall not include the overnight boarding of animals not receiving veterinary treatment or outside runs.

ART GALLERY shall mean a building, place or area where paintings, sculptures or other works of art are exhibited or sold.

BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above adjacent finished grade.

(39-88) BANQUET HALL shall mean a building or portion thereof used for the assembly of persons for charitable, civic, cultural, educational, fraternal, political, recreational, social or like purposes, or for the consumption of food and beverages operated on a profit making basis.

BIG MOTOR VEHICLE shall mean a motor vehicle having a vehicle weight in excess of 3300 kilograms.

(255-86) BUILDING shall mean any structure, whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment, and shall not include a house trailer or mobile home.

BUILDING AREA shall mean the greatest horizontal area of a building measured to the centre of party walls and to the outside surface of exterior walls, including air wells and all other spaces within the building, but excluding open air porches, verandas, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

BUILDING HEIGHT shall mean the vertical distance between the established grade and,

- (a) in the case of a flat roof, the highest point of the roof surface;
- (b) in the case of a mansard roof, the deck line; or
- (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

BUILDING, MAIN shall mean the building in which the principal purpose for which the lot is used is carried on.

BULK STORAGE YARD shall mean a place where land is used for the storage in the open of goods and materials such as coal, lumber, building supplies, construction equipment and the like, but does not include salvage, junk or scrap yards.

CARPORT means an accessory building or structure or part thereof, the perimeter of which is more than 40 per cent unenclosed and which is used for the parking or temporary storage of vehicles.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below adjacent finished grade.

CEMETERY shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act.

COMMERCIAL USE shall mean the use of land, buildings or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.

COMMUNITY CENTRE shall mean a building or place used for community activities of a social, cultural or recreational character and operated on a non-profit basis.

COMMUNITY CLUB shall mean a building or place operated by a social organization.

CONSERVATION AREA shall mean an area of land owned by a conservation authority.

CONVENIENCE STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square feet.

COVERAGE shall mean the percentage of the land or lot area covered by buildings.

CRISIS CARE FACILITY shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

CUSTOM WORKSHOP shall mean a building or place where goods are produced to special order and sold on the premises.

DAY NURSERY shall mean a day nursery within the meaning of the Day Nurseries Act.

DETACHED, when used in reference to a building, shall mean a building which is not dependent on any other building for structural support or enclosure.

DRY CLEANING AND LAUNDRY DISTRIBUTION STATION shall mean a building or place used for the purpose of receiving and distributing articles or goods or fabrics to be dry cleaned, dry-dyed, cleaned or pressed off the premises.

DRY CLEANING AND LAUNDRY ESTABLISHMENT shall mean a building or place where dry cleaning, dry-dying, cleaning or pressing of articles or goods or fabrics is carried on.

DWELLING shall mean a building occupied or capable of being occupied as a home or sleeping place by one or more persons.

DWELLING, APARTMENT shall mean a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements.

DWELLING, DOUBLE DUPLEX shall mean a detached building that consists of 2 duplex dwellings attached to each other, containing a total of 4 dwelling units.

DWELLING, DUPLEX shall mean a building that is divided horizontally into 2 dwelling units, each of which has an independent entrance either directly or through a common vestibule.

DWELLING, MAISONETTE shall mean a building that is divided vertically into 3 or more dwelling units, each of which has at least 2 independent entrances, at least one of which is directly accessible from the outside yard area abutting the said dwelling unit.

DWELLING, MULTIPLE FAMILY shall mean a building or place containing 3 or more dwelling units.

(287-88) DWELLING, QUADRAPLEX shall mean a detached building containing four dwelling units arranged in a group so that the 2 main interior walls of each dwelling unit are attached to a main interior wall of the abutting dwelling units.

DWELLING, SEMI-DETACHED shall mean a building divided vertically, into two separate dwelling units, with at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit.

DWELLING, SINGLE-FAMILY DETACHED shall mean a completely detached residential building containing only one dwelling unit.

(287-86) DWELLING, STREET TOWNHOUSE shall mean a dwelling unit in a townhouse dwelling, which dwelling unit is located on its own lot.

(287-86) DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 per cent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

DWELLING, TRIPLEX shall mean a detached building that is divided horizontally into three dwelling units, each of which has an independent entrance either directly or through a common vestibule.

DWELLING UNIT shall mean one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one person or jointly by two or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself.

DWELLING UNIT, BACHELOR shall mean a dwelling unit designed for occupancy by one or two persons and consisting of a combined living and bedroom, a kitchen or kitchenette and a bathroom.

DWELLING UNIT, TOWNHOUSE shall mean a dwelling unit in a townhouse dwelling, which dwelling unit is located on its own lot.

EAST-WEST AXIS shall mean a direction along a line drawn between due east and due west.

ERECT shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, and structurally altering any existing building or structure by an addition, removal, enlargement or extension.

FARM PRODUCE STAND shall mean a building or place used for the sale of farm produce and located upon the farm where the produce is actively grown.

FLOOR AREA, GROSS shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

FLOOR AREA, GROSS RESIDENTIAL shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, cellar or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common washroom, children's play area, recreation area, parking of motor vehicles, or storage.

FLOOR AREA, GROSS LEASABLE COMMERCIAL shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint interior partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices, but excluding storage areas below established grade.

FLOOR SPACE INDEX shall mean the figure obtained by dividing the aggregate of the area of all floors in a building measured between the exterior walls of the building, by the area of the lot to be built upon.

(236-93, as amended by OMB Order)

FOSTER HOME shall mean a place where parent-model care is provided for no more than four children under the supervision of a licensee through a foster care service agreement and as defined in the Child and Family Services Act.

GARAGE, PRIVATE shall mean an enclosed structure for the storage of one or more vehicles, from which no business, occupation or service is conducted for profit.

GARAGE, PUBLIC shall mean a building or place where motor vehicles are kept or stored for remuneration.

GARDEN CENTRE SALES ESTABLISHMENT shall mean a retail establishment engaged primarily in the selling of plants and gardening supplies to the general public, with the sale of products associated with and accessory to gardening and landscaping, such as soil, aggregates, concrete and wood products, and fencing materials, and the sale of firewood, also permitted.

(177-97) GAS BAR shall mean a building or place where fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale and where minor repairs to motor vehicles other than large trucks may be performed, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, or a motor vehicle washing

(318-86) GAS REGULATOR FACILITY shall mean a facility used for the reduction and regulation of gas pressure and the distribution of gas to the public, comprised of above and below ground pipes, appurtenances, valves, regulators and accessory equipment.

GOLF COURSE shall mean an area operated for the purpose of playing golf and includes a driving range, a miniature golf course and putting greens.

GRADE, ESTABLISHED or GRADE, FINISHED shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

(141-86, 236-93, as amended by OMB Order)

GROUP HOME TYPE 1 shall mean a supportive housing facility located within a dwelling unit that is occupied by four (4) to six (6) persons, exclusive of staff and/or receiving family, who live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved pursuant to Provincial Statute within the jurisdiction of the Ontario Ministry of Community and Social Services or the Ministry of Health.

A group home type 1 may provide accommodation, supervision and treatment for:

- the mentally retarded pursuant to the Homes for Retarded Persons Act, or the Development Services Act;
- individuals over 60 years of age as a satellite residence under the Homes for the Aged and Rest Homes Act;
- children under the Child and Family Service Act;
- persons under the Mental Hospitals Act and Homes for Special Care Act; and
- persons under the Charitable Institutions Act.

No supervision or treatment shall be provided to any person not residing in the group home.

A group home type 1 shall not include a residence defined as a group home type 2, supportive lodging house, lodging house, a foster home, or a supportive housing facility.

(236-93, as amended by OMB Order)

GROUP HOME TYPE 2 shall mean a supportive housing facility occupied by four (4) to ten (10) persons, exclusive of staff located within a single detached dwelling, or a dwelling unit within a commercial building which shall be maintained and operated primarily for:

- persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, or any Act passed to replace the foregoing Acts;
- persons who have been released on parole under the provisions of the Ministry of Correctional Services Act or Parole Board of Canada or any Act passed to replace the foregoing Acts;
- persons who have been charged under the Young Offenders Act and have been placed in open or secure custody;
- persons who require temporary care and transient or homeless persons; or
- persons requiring treatment and rehabilitation for addiction to drugs or alcohol;
- persons housed in a group home that satisfies all of the requirements of a group home type 1 except that it accommodates in excess of six (6) residents.

A group home type 2 shall not include a residence defined as a group home type 1, supportive lodging house, lodging house, foster home or a supportive housing facility.

No supervision or treatment shall be provided to any person not residing in the group home.

(309-84, 236-93, as amended by OMB Order)

GROUP HOME, AUXILIARY shall mean a supportive housing facility located within a dwelling unit occupied by no more than three (3) persons in need of supervision or guidance but shall not have full time staff attending the home. An Auxiliary Group Home shall not include:

- Group Home Type 1
- Group Home Type 2
- Supporting Lodging House
- Foster Home.

HABITABLE ROOM means any room in a dwelling unit used or intended to be used for purposes of living, sleeping, cooking or eating.

HOME FURNISHINGS AND IMPROVEMENT RETAIL OUTLET shall mean a building or part thereof where home furnishings and home improvement products, such as furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80 per cent are new, are stored or kept for sale.

HOME OCCUPATION shall mean an occupation or undertaking conducted for gain or profit within a dwelling unit or an accessory building, but shall not include the repair and servicing of motor vehicles or internal combustion engines.

HOSPITAL, PRIVATE shall mean a private hospital as defined by the Private Hospitals Act.

HOSPITAL, PUBLIC shall mean an institution that is approved under the Public Hospitals Act.

HOTEL OR MOTEL shall mean a building or place that provides, for gain or profit, sleeping accommodation for the public without providing individual private cooking facilities.

(141-86) INMATE means a person confined in a correctional institution or otherwise detained in lawful custody pursuant to a court order.

INSTITUTIONAL USE shall mean the use of land, buildings or structures by an organized body or society for the promotion of a particular purpose, with no intent of profit, but shall not include a community club.

(39-88) INDUSTRIAL MALL shall mean a premises upon which a group of at least five separate industrial users have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

KENNEL shall mean a place where cats, dogs, or other household pets are kept for the purpose of raising, breeding, boarding, training or selling them.

LANDSCAPED BUFFER AREA shall mean open space in a rear yard or exterior side yard which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a noise attenuation wall.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

LANE shall mean a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general circulation of traffic, and shall not include a street.

(229-88) LARGE MOTOR VEHICLE shall mean any motor vehicle having a vehicle weight greater
(69-90) than 2500 kilograms and an overall height greater than 2.3 metres, or both.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one motor vehicle while such vehicle is being loaded or unloaded.

(236-93, as amended by OMB Order)

LODGING HOUSE shall mean a single detached dwelling in which residential accommodation is provided, or is intended to be provided, in which each lodger does not have access to all of the habitable areas of the building and consists of more than three (3) lodging units; or a single detached dwelling in which lodging is provided for more than three (3) persons with or without meals.

(236-93, as amended by OMB Order)

LODGING UNIT shall mean a room with sleeping facilities supplied to a lodger or lodgers for the use of such person(s).

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by section 49 of the Planning Act, 1983.

LOT, CORNER shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

LOT, INTERIOR shall mean a lot other than a corner lot.

LOT, THROUGH shall mean a lot bounded on 2 opposite sides by streets, provided however that, if any lot qualifies as being both a corner lot and a through lot, such lot shall be deemed to be a corner lot for the purposes of this by-law.

(177-97)

LOT AREA shall mean the total horizontal area enclosed within the lot lines of a lot, excluding the horizontal area covered by water, marsh or flood plain, or between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal; and in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot area shall be calculated as if the lot lines were produced to their point of intersection

LOT DEPTH shall mean the straight line distance from the mid-point of the front line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 6 metres back from the front lot line, or
- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15 metres back from the front lot line, or
- (c) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer of the two lot lines abutting the street on a corner lot.

LOT LINE, FRONT shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, SIDE shall mean a lot line other than a front or rear lot line.

MASSAGE OR BODY RUB PARLOR means a building or portion thereof where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but

does not include any premises or part thereof where the body rubs performed or offered by persons duly qualified, licensed, or registered to do so under the laws of the Province of Ontario.

MOBILE HOME shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for 1 or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

MOTOR VEHICLE includes an automobile, truck, bus, self-propelled mobile home, motorcycle, motor-assisted bicycle, snowmobile, farm implement, and any other vehicle propelled or driven other than by muscular power.

MOTOR VEHICLE BODY SHOP shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

(69-90) MOTOR VEHICLE, LARGE shall mean any motor vehicle having a vehicle weight greater than 2500 kilograms or an overall height greater than 2.3 metres, or both.

MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.

MOTOR VEHICLE SALES ESTABLISHMENT shall mean a building or place used for the display, sale or rental of motor vehicles.

MOTOR VEHICLE WASHING ESTABLISHMENT shall mean a building or place containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices, whether a self-service operation or attended by operators.

NOISE ATTENUATION BARRIER shall mean a physical structure placed between a noise source and an area where the noise from that source can be heard.

NON-CONFORMING shall mean that the lot, building or structure which is described as such is being used for a purpose not permitted in the zone in which it is located.

NON-COMPLYING shall mean the lot, building or structure which is described as such is being used for a purpose permitted in the zone in which it is located, but does not comply with one or more of the other requirements and restrictions relating to that zone.

NORTH shall mean a range extending from 45 degrees to the east of due north to 45 degrees to the west of due north.

NURSING HOME shall mean any building or place maintained and operated for persons requiring nursing care.

OBNOXIOUS INDUSTRIAL USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other

materials, and, without limiting the generality of the foregoing, shall include any uses which, under the Public Health Act and regulations made thereunder, are declared by the Peel Regional Department of Health to be an obnoxious or offensive trade, business or manufacture.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office for a veterinary surgeon, a social organization or a community club.

PARK, PUBLIC shall mean a park owned or controlled by the City of Brampton, The Regional Municipality of Peel or any conservation authority, and shall include a walkway leading from a street to a public park.

(9-92) PARKING LOT shall mean an area at, above, or below the established grade, other than a street, used for the parking, of 4 or more motor vehicles for a period of not more than 24 hours except for an accessory purpose related to a residential purpose, and available for public use whether free, for compensation, or as an accommodation for clients, visitors, customers or residents.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space.

PERSON shall include any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

PUBLIC AUTHORITY includes The Corporation of the City of Brampton, The Regional Municipality of Peel, the Province of Ontario, and the Government of Canada, and any board, commission, committee or body established or exercising any power or authority under a statute of Ontario with respect to any of the affairs or purposes, including school purposes, of the City of Brampton or parts thereof.

(121-88)
(47-91) RECREATION FACILITY shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreation facility may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch and shuffleboard court. A recreation facility shall not include a bowling alley, billiard hall or amusement arcade.

RELIGIOUS INSTITUTION shall mean a building or place used by a religious organization for public worship.

(236-93, as amended by OMB Order)

RESIDENTIAL CARE FACILITY (deleted – see Supporting Housing Facilities).

(2-97) RESIDENTIAL UNIT shall mean a unit that,

- (a) consists of a self-contained set of rooms located in a building or structure;
- (b) is used or is intended to be used as a residential premise;
- (c) contains kitchen and bathroom facilities that are used only by the occupants of the unit;
- (d) is used as a single housekeeping unit, which includes a unit in which an occupant has exclusive possession of any part of the unit; and
- (e) has a means of egress to the outside of the building or structure in which it is located, which may be a means of egress through another residential unit..

RESTAURANT, DINING ROOM shall mean a building or place where food and drink are prepared and offered for sale to the public, to be served by a restaurant employee at the same table or counter where the food and drink were ordered and are to be consumed, and where take-out food services are not available.

RESTAURANT, DRIVE-IN shall mean a building or place where food and drink are prepared, offered for sale and served to the public primarily for consumption in motor vehicles.

RESTAURANT, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where the customers do not eat at the same table or counter at which the food is ordered and obtained.

RESTAURANT, STANDARD shall mean a building or place having more than 10 seats for customers, where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place, but shall not include a fast food restaurant.

RESTAURANT, TAKE-OUT shall mean a building or place having less than 11 seats for customers, where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises.

(31-88, 190-86, 236-93, as amended by OMB Order)

REST HOME – deleted (see Supportive Lodging House)

(226-93) **RETAIL ESTABLISHMENT** shall mean a building or place where goods or materials are sold or kept for sale to the general public and, unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, a garden centre, or a motor vehicle sales establishment.

(31-88)
(190-86) **RETIREMENT HOME** shall mean a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical, condition, or legal status, require a supervised living arrangement for their well-being, in which:

- (a) dwelling units, rooms or room and board are supplied for hire or gain;
- (b) more than 8 persons in addition to the staff and operator are accompanied in the retirement home;
- (c) there is a common dining room and common sitting room for the residents,

but shall not include

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a place maintained and operated primarily for, and occupied by, inmates or adults placed on parole;
- (e) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- (f) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol.

(5-89) SATELLITE DISH ANTENNAE shall mean a device designed and intended to be used to send or receive communication signals to or from satellites.

(226-93) SALVAGE, SCRAP AND/OR JUNK YARD shall include a place where land is used for the keeping, outdoors, of used goods and materials intended for reclamation, resale and/or disposal purposes, and without limiting the generality of the foregoing, includes uses such as autowreckers and scrap metal dealers.

(182-89) SCHOOL, COMMERCIAL shall mean a building or place where training in language skills, secretarial skills, or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

SCHOOL, PRIVATE shall mean a school that is not a public school but provides essentially the same services as a public school.

SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, the Dufferin-Peel Roman Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto.

SERVICE SHOP shall mean a building or place used primarily for the repair, servicing, or incidental sales of articles or materials, but shall not include a building or place where articles or materials are assembled or manufactured, or where internal combustion engines or motor vehicles are repaired.

SERVICE SHOP, PERSONAL shall mean an establishment wherein a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

(177-97) SERVICE STATION shall mean a building or place where fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale and where minor repairs to motor vehicles other than large trucks may be performed, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, or a motor vehicle washing.

SETBACK shall mean the minimum distance between a lot line and the nearest main wall of any building or structure.

SETBACK, CENTRE LINE shall mean a minimum distance between the centre line of a street and the nearest main wall of any building or structure.

SHOPPING CENTRE shall mean the premises upon which a group of at least five separate commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

SIGN shall mean a name, identification, description, device, display or illustration which is affixed to, represented upon, or placed nearby a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

SOCIAL ORGANIZATION shall mean a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community.

STOREY shall mean that portion of a building which is included between one floor level and the next higher floor level or the roof, and which has its floor level not less than 2 metres below the line where the roof and outer wall meet.

STREET shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by The Corporation of the City of Brampton, by The Regional Municipality of Peel, or by Her Majesty the Queen in Right of Ontario, and designed and intended for, or used by, the general public for the passage of vehicles, but shall not include a lane.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

SUPERMARKET shall mean a retail establishment engaged 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.

(236-93, as amended by OMB Order)

SUPPORTIVE HOUSING FACILITIES shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status require a supervised group living arrangement for their well being, but shall exclude a foster home as defined in the Child and Family Services Act or successor legislation.

(236-93, as amended by OMB Order)

SUPPORTIVE LODGING HOUSE shall mean a supportive housing facility located within a single detached dwelling which accommodates no less than three (3) and no more than six (6) lodgers exclusive of staff and is subject to one or more of the following conditions:

- the operator or employees of the supportive lodging house are effectively paid to give guidance and assistance in the activities of daily living;
- the operator makes it known to the public or to persons such as hospital discharge planners, that care to residents is provided by the operator; and/or
- care is regularly provided to residents by the operator or an adult person employed by the operator to furnish guidance and assistance to the lodgers in the activities of daily living.

A supportive lodging house shall not include a lodging house, a group home type 1, a group home type 2, a foster home, an auxiliary group home or a supportive housing facility.

SWIMMING POOL shall mean any structure, basin, chamber or tank containing or capable of containing an artificial body of water for swimming, wading, diving or recreational bathing, and having, when filled, a water depth of 0.5 metres or more at any point.

TAVERN shall mean a building or place having as its primary purpose the sale and consumption of alcoholic beverages.

TRAILER, HOUSE shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.

TRAILER, TRAVEL shall mean a trailer that is used or intended to be used for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.

(47-91) TRANSPORT TERMINAL shall mean a building or place, including a truck terminal, where trucks are rented, leased, kept for hire or stored or parked for remuneration, or from which trucks or transports are dispatched for hire as common carriers.

(2-97) TWO-UNIT HOUSE shall mean a single (family) detached dwelling which contains two residential units.

USE OR TO USE shall include anything that is done or permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

UTILITY INSTALLATION shall mean any building, structure, plant or equipment essential to the provision and operation of electricity, water, sewage disposal, telephone service, telegraph service, pipeline, railway, telecommunications or cable television.

VEHICLE WEIGHT shall mean the weight of the vehicle itself, as set out in the manufacturer's specifications.

WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

YARD shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as specifically permitted elsewhere in this by-law, and located between the main building and one of the lot lines of the said lot.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.

YARD, REAR shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest wall of any building or structure on the lot.

YARD, SIDE shall mean an interior side yard or an exterior side yard.

YARD, INTERIOR SIDE shall mean a yard, other than an exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest wall of any building or structure on the lot.

YARD, EXTERIOR SIDE shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest wall of any building or structure on the lot.

ZONE shall mean an area of land designated for certain uses by this by-law.

SECTION 6.0 GENERAL PROVISIONS FOR ALL ZONES

6.1 Non-Conforming Uses

Nothing in this by-law shall prevent the repair or renovation of a legally non-conforming building or structure which was erected prior to the date of the passing of this by-law, provided that such repair or renovation shall not:

- (a) cause those provisions of this by-law with which the existing building or structure does not comply to be contravened to a greater extent, or
- (b) cause non-compliance with any other provisions of this by-law.

(176-2000) **6.2**

Non-Complying Buildings

Where a use is permitted, a building or structure erected prior to the date of the passing of this by-law and used for a purpose permitted by this by-law, but not complying with the minimum requirements or restrictions of this by-law relating to such building or structure, or to the lot upon which it is located, may be occupied, reconstructed, repaired, renovated or enlarged, provided that such reconstruction, repair, renovation or enlargement shall not:

- (a) cause those provisions of this by-law with which the existing building structure or lot does not comply to be contravened to a greater extent; or,
- (b) cause non-compliance with any other provisions of this by-law.

6.3 Lot Width, Depth or Area Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or Her Majesty the Queen in Right of Ontario or Canada, a lot is caused to have less lot width, less lot area or less lot depth than that required by this by-law, a building or structure may be erected or used on such a lot if all other requirements of this by-law are complied with, notwithstanding anything to the contrary in this by-law.

6.4 Yards or Building Setbacks Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or Her Majesty the Queen in Right of Ontario or Canada, the yards or building setbacks are reduced to less than the requirements of this by-law, an existing building or structure may be repaired, renovated or altered as long as the setbacks or yards are not further reduced by such repair, renovation or alteration, and as long as all other requirements of this by-law are complied with, notwithstanding anything to the contrary in this by-law.

- (65-88) 6.5 **Regional Road Allowances and Setback**
 Schedule B-1 which indicates regional road allowances and widths within the area to which this by-law applies and Schedule B-2, which indicates the minimum setback standards for regional roads, are attached to and form part of this by-law. All development abutting a regional road shall be subject to the provisions of Schedule B-1 and B-2 as a basic standard, another standard may be imposed by the applicable specific zoning category.
- (65-88) 6.6 **Frontage on Road or Street**
 No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon a street.
- (65-88) 6.7 **Building to be Moved**
 No building may be moved into any zone where it is not permitted.
- (65-88) 6.8 **Multiple Uses**
 Where any land or building is used for more than one purpose, all provisions of this by-law relating to each use shall be complied with.
- (65-88) 6.9 **Dwelling Unit Prohibited Below Grade**
 No dwelling unit shall in its entirety be located in a cellar.
- (65-88) 6.10 **Public Uses Permitted**
 The provisions of this by-law shall not apply to prevent the use of any land or the erection or use of any building or structure by a public authority for a utility installation, and such use or erection may be permitted subject to the following requirements and restrictions:
- (a) the size, height, coverage and yard regulations required for the zone in which such land, building or structure is located shall be complied with;
 - (b) no goods, material or equipment may be stored in the open in a residential zone or in a lot adjacent to a residential zone;
 - (c) any parking and loading regulations prescribed for these uses shall be complied with; and
 - (d) areas not used for parking, driveways or storage shall be landscaped.

Note: The number "6.11" is duplicated.

- (65-88) 6.11 Special Uses Permitted
 Nothing in this by-law shall prevent the use of land or the use or erection of a building or structure for a scaffold or other temporary building or structure, including a sales or rental office incidental to construction in progress, until such time as the work has been discontinued for a period of one year or finished.
- (175-96) In a Commercial or Industrial Zone as shown on Schedule "A" to this by-law, a tent type structure shall be permitted only as an temporary accessory use for a maximum of 14 day period twice a year on any lot.
- (65-88) 6.11 Home Occupations
 (129-95)
- 6.11.1 A home occupation may only be carried on within a single family detached dwelling subject to the following requirements and restrictions:
- (a) it is carried on only by the occupant of the dwelling or by members of his family residing there;
 - (b) the home occupation is secondary to the use of the dwelling as a private residence, and does not occupy more than 15 percent of the gross floor area of the dwelling, excluding the basement or cellar;
 - (c) the home occupation may be carried out in an accessory building or private garage;
 - (d) there are no change in the external character of the dwelling as a private residence;
 - (e) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale on the premises other than those produced on the premises;
 - (f) there is no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
 - (g) not more than one person, other than members of the family residing there, is employed on the premises in connection with the home occupation;
 - (h) one sign is permitted that shall be attached to a building and shall be not more than 0.15 square metres in area.
 - (i) no more than one home occupation shall be permitted in any dwelling; and
 - (j) the following shall not be permitted as a home occupation:
 - (i) the repair and servicing of motor vehicles or internal combustion engines; and
 - (ii) any use, which from its nature of operation, creates a nuisance or is liable to become a nuisance, or offensive by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or any other use which be considered to be an obnoxious or offence trade, business, or manufacture.

6.12.1

An office as a home occupation may be carried on within any dwelling unit subject to the following requirements and restrictions:

- (a) no more than one office shall be permitted in a dwelling unit;
- (b) such office shall not be an office for a health care practitioner such as an office for a doctor, dentist, physiotherapist, massagist, chiropractor, psychiatrist, X-ray or ultrasound operator, etc;
- (c) the nature of the office shall be such that there shall be no more than one visitor at any time;
- (d) the total area devoted to the office shall not exceed 15 square metres;
- (e) it is carried on only by the occupant of the dwelling or by members of his family residing there and there is no other employee on the premises in connection with the office;
- (f) no exterior sign shall be permitted;
- (g) there are no goods, wares or merchandise offered or exposed for sale or sold or kept for sale on the premises; and
- (h) an office, which from the nature of the operation, creates a nuisance or is liable to become a nuisance, or offensive by the creation of noise, vibration, or objectionable odour, or be an obnoxious or offence trade, or business shall not be permitted.

(65-88) 6.13

Permitted Yard Encroachments

Every part of any yard required by this by-law shall be open and unobstructed by any building or structure from the ground to the sky except by:

- (a) an accessory building or structure permitted by the provisions of this by-law;
- (b) the structures listed in Table 6.13 (b) which may project into the minimum yards indicated for the distances specified;
- (c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 6.13 (b)

<u>STRUCTURE</u>	<u>YARD</u>	<u>MAXIMUM PROJECTION INTO YARD</u>
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, or canopies	Any yard	0.5 metre
Window bays	Front, rear and exterior side yards	1 metre to a maximum width of 3 metres
Balconies	Front, rear and exterior side yards	1.5 metres
Open, roofed porches not exceeding one (1) storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices

(65-88) 6.14

The part of any lot or land within a Floodplain zone (F) shall not be used in calculating the lot width, yards or area required by this by-law for uses in abutting zones.

(65-88) 6.15

Visibility Triangle

On a corner lot, a sign, fence, hedge, shrub, bush, or tree or any other structure or vegetation shall not be permitted to be erected or to grow to a height greater than 0.8 metres above the grade of the streets that abut the lot within the triangular area formed by measuring from the

actual or projected point of intersection of the lot lines abutting the streets a distance of 6 metres along each such lot line to two points and joining those two points, nor shall any sign be permitted to overhang the said triangular area.

- (65-88) 6.16 Height regulations in this by-law do not apply to
- (a) church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, silos, sky lights, chimneys, clock towers or electrical supply facilities, or
 - (b) a roof structure which is used only as an ornament or to house the mechanical equipment of any building.
- (65-88) 6.17 Parking Spaces
Each parking space shall be an angled parking space or a parallel parking space.
- (262-87)
- (a) An angled parking space shall be a rectangular area measuring not less than 2.70 metres in width and 5.4 metres in length.
 - (b) A parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
- (65-88) 6.18 Where parking spaces are provided or required for uses other than for a single-family detached dwelling, the following requirements and restrictions shall apply:
- (a) the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
 - (b) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
 - (c) each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street; and
- (262-87)
- (d) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(1) up to 50 degrees	4.0 metres
(2) 50 degrees up to 70 degrees	5.75 metres
(3) 70 degrees up to and including 90 degrees	6.6 metres

- (65-88) 6.19 (a) Travel trailers, house trailers and mobile homes may not be located in any zone if used or intended to be used in that location for the accommodation of and occupation by persons.
- (b) Travel trailers and house trailers may be stored in any zone in accordance with the other provisions of this by-law.
- (65-88) 6.20 Loading Space
- 6.20.1 Each loading space shall
- (a) have a minimum vertical clearance of 4.25 metres;
- (b) not be upon or partly upon any street or lane; and
- (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.
- 6.20.2 A loading space shall be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length.
- (65-88) 6.21 No building or structure shall be erected or used except in accordance with the setback requirements of Schedule B to this by-law.
- (65-88) 6.22 The use of a dwelling or residential building as a group home or as a lodging house is not permitted in any zone unless it is listed as a permitted purpose in a zone.
- (65-88) 6.23 Accessory buildings permitted on lots of less than 10 acres shall not be used for the purpose of keeping pigs, sheep, goats, horses and cattle.
- (65-88) 6.24 Provisions for Solar Orientation
- 6.24.1 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol (S1) , the following restrictions and requirements shall also apply to that land:
- (a) Each dwelling unit shall be constructed so that the vertical plane of the main wall facing south shall not vary from the east-west axis by more than 20 degrees north or south of

due east or by more than 20 degrees north or south of due west (see Figure 1).

- (2) In the event of conflict between the restrictions and requirements of this section and any other relating to that land, the restrictions and requirements imposed by this section shall prevail.

6.24.2 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S2)", the following restrictions and requirements shall also apply to that land:

- (a) The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a plane which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north, at a distance from that lot's rear line equal to the minimum rear yard depth for that lot to the north (see Figures 2 and 3).

- (2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section will prevail.

6.24.3 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol (S3), the restrictions and requirements set out in both sections 6.24.1(1)(a) and 6.24.2(1)(a) shall also apply to that land.

- (2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section shall prevail.

FIGURE 1

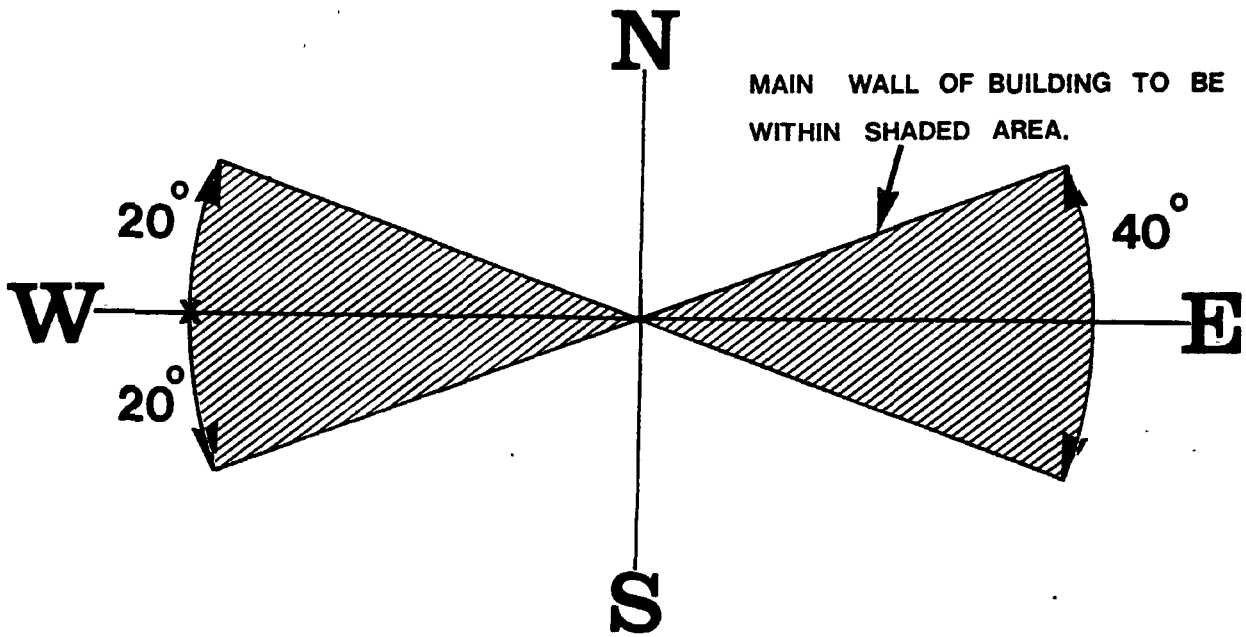


FIGURE 2

MAXIMUM BUILDING HEIGHT

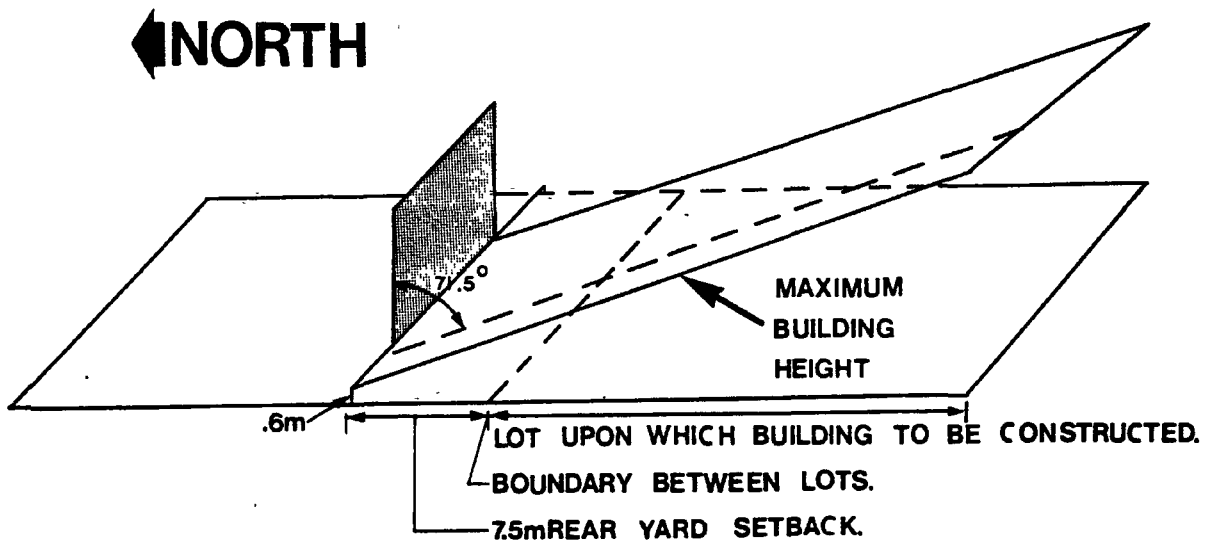
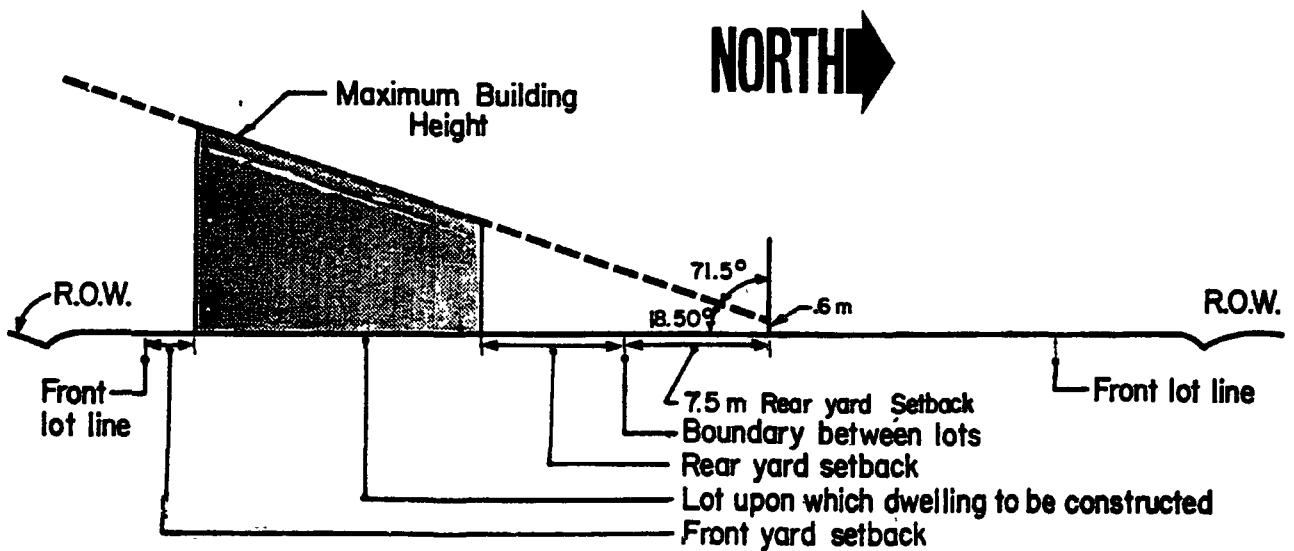


Figure 3

MAXIMUM BUILDING HEIGHT



- (324-86) 6.25 Provisions for the Parkway Belt West
(325-86)
- 6.25.1 (a) Where the zone symbol of land shown on Schedule A to this by-law is followed by the symbol "(P)", no building or structure may be erected, altered or used on the part of that land which is within 30 metres of the top of the bank of the Etobicoke Creek Valley, as shown on SCHEDULE C - SECTION 6.25.1 (Sheet 2), SCHEDULE C - SECTION 6.25.1 (SHEET 3) and SCHEDULE C - SECTION 6.25.1 (SHEET 4) to this by-law, except for one or more of the following:
- (1) an unenclosed swimming pool;
 - (2) a tool shed as an accessory use, but not exceeding 3 metres in height and located at least 3 metres from a rear lot line.
- (318-86) 6.26 Gas Regulator Facilities
The provisions of this by-law shall not prevent the use of any land in a Commercial, Industrial, Institutional Two, or Agricultural Zone for the purposes of a gas regulator facility, and such use may be permitted subject to the following requirements and restrictions:
- (a) a gas regulator facility shall be enclosed by chain link fencing, at least 1.8 metres in height;
 - (b) in addition to the requirement set out in section 6.26(a), a gas regulator facility in a Commercial Zone or on lands abutting a Residential Zone shall be enclosed by an opaque fence, at least 1.8 metres in height;
 - (c) a gas regulator facility shall not be established closer than 8 metres to a Residential zone;
 - (d) there shall be a street line setback of at least 5 metres between a street line and a gas regulator facility; and
 - (e) areas not used for the gas regulator facility and fencing shall be landscaped.
- (62-94) 6.27 Adult Videotape Stores
No establishment permitted in any Commercial Zone as shown on Schedule "A" to this by-law shall be used for the purposes on an Adult Videotape Store. An adult videotape store shall not be permitted within 500.0 metres of a Residential Zone designated on Schedule "A" to this by-law.

6.28 Provisions for Holdings Zones

- (186-91) 6.28.1 (a) To regulate the height, bulk, location, size, floor area, spacing character and use of buildings, or structures to be erected within defined area of the overall area covered by this by-law, Holding ("H") Zones are hereby established and identified on Schedule A attached hereto by the letter (H) in parenthesis following a zoning symbol established by Section 3.0.
- (b) Where a zoning symbol is followed by the letter (H) in parenthesis, the provisions of this by-law with respect to the zone defined by such zoning symbol shall be considered to be the prime use category and such provisions shall apply to such zone, but only after an amendment to this by-law to remove the letter (H) in parenthesis following the zoning symbol. The application to remove the "H" designation shall be based upon timing to implement the zone provided financial and engineering servicing requirements are complied with the site plan agreements, if any are required, are approved and all other municipal requirements are complied with; provided further that the land use originally established shall not be an issue in such application.
- (144-90) 6.29 Where a single family detached dwelling is a permitted purpose, no
(226-93) person shall erect more than one such single family detached dwelling on one lot.
- (74-94) 6.30 Dwelling Units for Display Purposes
The provisions of this by-law shall not apply to prevent the erection of dwelling units for display purposes on land which is zoned for residential purposes and such erection may be permitted subject to the following requirements and restrictions:
- (a) the dwelling unit(s) shall be for display purposes only and shall not be occupied for residential use until the land is included in a plan of subdivision which has been registered within the meaning of the Planning Act;
- (b) the land shall be located within a proposed plan of subdivision which has been draft approved within the meaning of the Planning Act; and
- (c) the number of dwelling units erected shall not exceed 1 dwelling unit for every 4 hectares or part thereof of the land within the plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 10 dwelling units.

- (171-94) 6.31 Animal Hospitals
 The provisions of this by-law shall not apply to prevent lands which are zoned C1, C3, SC1, HC1, HC2, RC, CA, M1, M2, M3, M4, and MBU including any lands so zoned but subject to a site specific section in Part III of this by-law, being used for the purposes of an animal hospital subject to the following requirements and restrictions:
- (a) there shall be no overnight boarding of animals not receiving veterinary treatment;
 - (b) there shall be no outside runs; and
 - (c) shall be for the treatment of only animals which are household pets and not agricultural livestock.
- (110-97) 6.34 Massage or Body b Parlour
 A massage or body rub parlour shall be permitted only where a personal service shop is permitted and shall not be located within 500 metres of a residentially zoned property.
- (165-99) 6.35 Parking of Oversized Motor Vehicle
 No person shall park or store, or permit to be parked or stored on any property, an oversized motor vehicle, other than a catering truck, unless
- 1. the oversized motor vehicle is being used to make a delivery or provide a service on the property it is parked, or
 - 2. it is accessory to a permitted agricultural, commercial, industrial, institutional, or public use, but not a home occupation, occurring on the property.

(SECTION 7, 8, & 9 RESERVED)

SECTION 10.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

10.1 Permitted Purposes

The following provisions shall apply to all residential zones as shown on Schedule A to this by-law, in addition to the general provisions for all zones contained in section 6.0 of this by-law.

(194-90)
(226-93)

10.2 One Dwelling per Lot

No person shall erect more than one (1) single family detached dwelling, one (1) semi-detached dwelling, one (1) duplex dwelling, one (1) triplex dwelling or one (1) double duplex dwelling or one (1) street townhouse dwelling on one lot.

10.3 Accessory Buildings

Accessory buildings, if permitted in a residential zone, are subject to the following requirements and restrictions:

(a) Detached Garage or Carport

(172-85)

- (1) only one detached private garage or carport shall be permitted on each lot, but only if there is no attached private garage or carport already located on the lot;
- (2) may be located in the side or rear yard of the lot;
- (3) shall be no closer than 1 metre to a main building;
- (4) shall be no closer than 1.2 metres to a side lot line or rear lot line;
- (5) shall be no closer to a street than the required front yard depth for a main building, and in no case shall be closer to the front lot line than 6 metres;
- (6) shall not have a gross floor area in excess of 24 square metres;
- (7) shall not exceed 4.5 metres in height in the case of a peaked roof, and 3.5 metres in height in the case of a flat roof;
- (8) is compatible, in exterior design and type of building materials used, with the main building located on the lot.
- (9) shall not have vehicle garage doors which exceed 2.4 metres in height.

(174-88)

(95-90)
(178-88)

(b) Accessory Buildings other than a Detached Garage or Carport

Accessory buildings or structures other than a detached garage or carport are subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, and to the following additional requirements and restrictions:

- (1) shall not be constructed in a front yard, exterior side yard or the minimum required interior side yard for the main building;
- (2) shall not be constructed upon any easement;
- (3) shall not be used for human habitation;
- (4) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure shall be permitted on a lot;
- (5) the gross floor area of any permitted accessory building other than a swimming pool enclosure shall not exceed:
 - (i) 23.0 square metres on a lot in a Residential Estate One (RE1) Zone, Residential Estate Two (RE2) zone, Residential Hamlet (RH) Zone, or on a lot having an area of 2.0 hectares or less in and Agricultural (A) Zone or Agricultural Parkway Belt (AP) Zone; and,
 - (ii) 10 square metres in all other residential zones;
- (6) all accessory buildings, except swimming pool enclosures, may be located:
 - (i) only in the rear yard in a Residential Estate One (RE1) Zone, Residential Estate Two (RE2) Zone, Residential Hamlet (RH) Zone, or on a lot having an area of 2.0 hectares or less in an Agricultural (A) Zone or Agricultural Parkway Belt (AP) Zone and shall be no closer than 1.2 metres to the nearest lot line;
 - (ii) in the rear yard in all other residential zones and shall be no closer than 0.6 metres to the nearest lot line; and
 - (iii) in the interior side yard in all other residential zones provided the building does not encroach on the minimum required side yard for the main building and the accessory building is located no closer to the front wall of the main building than one-half (1/2) the length of the main building wall facing the interior side lot line;
- (7) a building that covers a swimming pool may be located only in the side or rear yard of a lot provided that it is:
 - (i) no closer than 1.2 metres to a side lot line or a rear lot line; and,
 - (ii) no closer to a street than the required front yard depth or minimum exterior side yard width for a main building;

- (206-93)
- (8) the maximum height of any accessory building shall not exceed:
 - (i) 4.5 metres, in the case of a peaked roof, and shall not exceed 3.5 metres in height, in the case of flat roof; on a lot in a Residential Estate One (RE1) Zone, Residential Estate Two (RE2) Zone, Residential Hamlet (RH) Zone, Agricultural (A) Zone or Agricultural Parkway Belt (AP) Zone; and
 - (ii) 3.0 metres in all other residential zones.
 - (9) the exterior design of and type of any building materials used for all accessory buildings, other than swimming pool enclosures and greenhouses, shall be compatible with the exterior design and type of building materials used for the main building located on the lot; and
 - (10) shall not have vehicle garage doors which exceed 2.4 metres in height.

10.4 A detached private garage or carport may be erected in a rear yard or interior side yard with no setback from the side lot line or the rear lot line provided that

- (a) the garages for the two lots abutting the said side or rear lot line are designed as one building,
- (b) a common wall on and along the said side or rear lot line divides the garages, and
- (c) the garages for the two lots abutting the said side or rear lot line are constructed or reconstructed simultaneously.

(178-88) 10.5
(177-97)

Attached Garage or Carport

Where a garage or carport is attached to a dwelling unit on the lot on which it is located, it shall not be considered an accessory building and shall comply with the yard and area requirements for the residential or agricultural zone in which it is located, except that the front wall of any garage or carport shall not be located closer than 6.0 metres from the front lot line. Vehicle garage doors shall not exceed 2.4 metres in height. The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.

(165-99) 10.6

Parking of Trailers

- (2) A person shall not park or store, or permit to be parked or stored, on any lot in a residential zone, a oversized motor vehicle, unless it is parked or stored within a totally enclosed building or structure, or unless it is at the time being used to make a delivery or provide a service.
- (3)
 - (a) Except as permitted by paragraph (3)(b) of this subsection, a person shall not park or store, or permit to be parked or stored, any truck trailer, mobile home, house trailer, travel trailer, or any other type of trailer, in an exterior side yard or in the front yard, including the part of the driveway therein, of any lot in a residential zone.
 - (b) A travel trailer not exceeding 5 metres in length when closed may be parked or stored in the part of the driveway that is in the front yard.
- (4) In a residential zone other than an Estate Residential zone, only one of the following vehicles or vehicle combinations may be parked or stored on any one lot:

a boat; a snowmobile; a trailer; a boat on a trailer, together not exceeding 7 metres in length; two snowmobiles on a trailer, together not exceeding 7 metres in length.

(251-97)

(5) (a) A boat or trailer

- (i) shall not occupy any parking space required under this by-law, unless otherwise permitted, and
- (ii) where the rear lot line of a lot abuts a street or a reserve owned by a public authority, shall be parked or stored at least 7.5 metres away from the said rear lot line.

(121-88)

10.7

Uncovered Swimming Pools and Recreation Facilities

10.7.1

A private, uncovered swimming pool or recreation facility shall only be permitted in the rear or side yard of a lot provided that it is no closer than 1.2 metres to any lot line or easement.

10.7.2

In the instance of corner lot within a residential zone where the rear lot line of the corner lot coincides with the interior side lot line of an abutting lot with frontage on the same street which forms the flankage lot line of the corner lot, a private, uncovered swimming pool or recreation facility shall not be permitted in the exterior side yard of the corner lot plus an area delineated by the exterior side yard, the rear lot line and a line projected from the rear corner of the dwelling situated on the corner lot, closest to the flankage lot line, and the front corner of the dwelling situated on the abutting lot described above, closest to the corner lot, provided a habitable room is situated on the ground storey level at the front corner of the dwelling situated on the abutting lot.

If the front or interior side yard of the abutting lot which abuts the rear yard area of the corner lot is occupied by an attached or detached garage or carport which effectively separates the rear corner of the dwelling situated on the corner lot and the applicable front corner of the dwelling situated on the abutting lot, then the restriction imposed by this subsection shall not apply to the corner lot.

If one of the two dwellings referred to above is not constructed, then the minimum required yard setbacks will be used to establish the rear or front corner of the dwelling which is not constructed.

All uncovered swimming pools or recreation facilities which existed prior to April 25, 1988 or for which a permit was issued prior to April 25, 1988 shall be deemed to comply with this subsection.

10.8 Through Lots

One of the front yards of a through lot shall be considered as a required rear yard and shall have the rear yard depth required by the by-law.

10.9 Parking Space Requirements

10.9.1 Parking spaces are required in residential zones in accordance with the following provisions:

(a) Where parking spaces are required or provided for a single-family dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling unit, the following requirements and restrictions shall apply;

- (267-87) (1) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.75 metres and a minimum, unobstructed length of 6.0 metres;
- (267-87) (2) a parallel parking space shall be a rectangular area having a minimum, unobstructed width of 2.75 metres and a minimum, unobstructed length of 6.5 metres, the long side of which is parallel to an aisle;
- (267-87) (3) except for a parking space on a driveway, no parking space shall be permitted in the front yard;
- (267-87) (4) a garage attached to a dwelling unit may be located in the front yard but may not be located closer than 6 metres from the front lot line; and
- (267-87) (5) the minimum width of a driveway shall be 3 metres and shall not exceed 50 percent of the lot width unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail.

- (b) Where a medical or dental office is located in a private residence, a minimum of 6 parking spaces shall be provided for each practitioner.
- (c) For other home occupation uses, a minimum of one parking space shall be provided for every 20 square metres of floor area occupied by the home occupation.

10.9.2 For each dwelling unit within a single-family dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling, a minimum of two parking spaces are required.

10.9.3 For each dwelling unit in an apartment or multiple family dwelling, the following number of parking spaces are required:

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
(a) <u>Rental Apartments</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-bedroom Unit	1.18	0.20	0.03	1.41
Two-bedroom Unit	1.36	0.20	0.03	1.59
Three-bedroom Unit	1.50	0.20	0.03	1.73
Senior Citizen Unit	0.20	0.25	---	0.45

(b) Condominium Apartment

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Total Spaces</u>
1.75	0.25	2.00

10.9.4 For each dwelling unit in a townhouse dwelling that does not have a private garage and driveway, the following number of parking spaces shall be provided:

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
(a) <u>Rental Townhouse</u>				
Two-bedroom	1.25	0.25	0.05	1.55
Three-bedroom Unit	1.41	0.25	0.05	1.71
Four-bedroom Unit	1.95	0.25	0.05	2.25

(b) Condominium Townhouse 0.38 0.05

10.9.6 For lodging houses, a minimum of one parking space for each bedroom or bedsitting room, plus one parking space for the proprietor, shall be provided.

10.10 Fences

Subject to section 6.14, and except for a chain link fence for a school or park and for a noise attenuation barrier, no fence or hedge in a Residential Zone

- (a) within a required front yard may exceed 1.0 metre in height; and,
 (b) within a required exterior side yard may exceed 2.0 metres in height.

10.11 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 6 metres.

10.12 No side yards are required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.

(31-88, 309-84, 131-85, 236-93 as amended by OMB order)

10.13.1 Provisions for Group Homes and Supportive Lodging Houses

Group Homes and Supportive Lodging Houses shall be subject to the following requirements and restrictions:

- (i) a supportive lodging house shall be located in a single detached dwelling;
- (ii) a group home type 1 and an auxiliary group home shall be located in any dwelling unit type;
- (iii) the supportive lodging house shall occupy the whole or part of the single detached dwelling;
- (iv) a group home type 2 shall be located within a single detached dwelling or a dwelling unit within a mixed use development;
- (v) a minimum separation distance of 120 metres shall be maintained between a group home type 1 use and any other group home type 1, or a supportive lodging house;
- (vi) a minimum separation distance of 120 metres shall be maintained between a group home type 2 and any other group home type 2, a supportive lodging house or a group home type 1;
- (vii) a minimum separation distance of 610 metres shall be maintained between a supportive housing facility and another supportive housing facility, or a group home type 1, or a group home type 2, or a supportive lodging house;
- (viii) group homes shall be subject to compliance with the Group Home Registration By-law;
- (ix) supportive lodging houses shall be subject to compliance with the Lodging House Licensing By-law; and
- (x) the maximum number of group homes and supportive lodging houses combined, permitted in each area shown and numbered on Schedule D and listed in Column 1 of the table set out below, shall be as set out in Column 2 of said table.

Column 1 Area Number	Column 2 Maximum Number of Group Homes and Supportive Lodging Houses
24	6
25	1
32	2
38	
39	
40	

(5-89) 10.15 Satellite Dish Antennae
 (2-97) Satellite dish antennae erected in a residential zone shall be subject to the following requirements and restrictions:

- (47-91) (a) shall only be permitted in a required rear yard;
- (b) In the instance of a corner lot within a residential zone where the rear lot line of the corner lot coincides with the interior side lot line of an abutting lot with frontage on the same street which forms the flankage lot line of the corner lot, a satellite dish antennae shall not be permitted in an area delineated by the exterior side yard, the rear lot line and a line projected from the rear corner of the dwelling situated on the corner lot, closest to the flankage lot line, and the front corner of the dwelling situated on the abutting lot described above, closest to the corner lot, provided a habitable room is situated on the ground storey level at the front corner of the dwelling situated on the abutting lot.

If the front or interior side yard of the abutting lot which abuts the rear yard area of the corner lot is occupied by an attached or detached garage or carport which effectively separates the rear corner of the dwelling situated on the corner lot and the applicable front corner of the dwelling situated on the abutting lot, then the restriction imposed by this subsection shall not apply to the corner lot.

If one of the two dwellings referred to above is not constructed, then the minimum yard setbacks will be used to establish the rear or front corner of the dwelling which is not constructed.

- (c) Satellite dish antennae shall be located no closer than 1.2 metres to the nearest lot line; and,
- (d) The maximum height of a satellite dish antennae erected in a residential zone shall not exceed 4.5 metres.

Note: Section the number "10.16" is duplicated – see also "Provisions for Lodging Houses.

(2-97) 10.16 Provisions for Two-Unit Houses
 (83-98) In areas where two-unit houses are permitted by a specific zoning category they shall be in compliance with the applicable Zoning By-law provisions, the registration by-law for two-unit houses and all applicable safety standards.

Note: Section the number "10.16" is duplicated – see also "Provisions for Two Unit Houses.

(236-93 as amended by OMB order)

10.16 Provisions for Lodging Houses
 Lodging Houses shall be subject to the following requirements and restrictions:
 (i) a lodging house shall be located in a single detached dwelling;
 (ii) the lodging house shall occupy the whole or part of the single detached dwelling
 (iii) a minimum separation distance of 305 metres shall be maintained between a lodging house and any other lodging house; and
 (iv) a lodging house and a supportive lodging house shall comply with the requirements of the Lodging House Licensing By-law.

(231-98) 10.20 Parking and paving in rear yard
 For a lot less than 0.2 hectare, no person shall pave the rear yard for the purpose of parking motor vehicles other than a driveway leading to a garage permitted by the By-law provided that such a driveway shall not be wider than 3 metres or the width of the garage door whichever is the greater.

(176-2000) 10.21 Notwithstanding the front, side, and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 3 metres and subject to a maximum encroachment permitted in the General Provisions of the By-law.

SECTION 11.1 RESIDENTIAL ESTATE ONE - RE1

11.1.1 The land designated RE1 on Schedule A to this by-law:

Permitted Purposes:

11.1.1(1) shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (236-93 as amended by OMB order) (b) a group home type 1 subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.

11.1.1(2) Requirements and Restrictions

shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 0.4 hectares
- (b) Minimum Lot Width - 45 metres
- (c) Minimum Front Yard Depth - 12 metres
- (d) Minimum Side Yard Width - 7.6 metres
- (e) Minimum Rear Yard Depth - 15 metres
- (f) Maximum Building Height - 10.5 metres
- (g) Minimum Ground Floor Area
 - One storey - 170 square metres
 - More than one storey - 115 square metres
- (h) Minimum Landscaped Open Space - 70 percent of the front yard area

11.1.2 For the purposes of section 11.1,

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to the minimum required front yard depth from the front lot line, or

- (b) where such lot lines are not parallel but coverage towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to one half of the lot depth from the front line, or
- (c) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

SECTION 11.2 RESIDENTIAL ESTATE TWO - RE2

11.2 The land designated RE2 on Schedule A to this by-law:

Permitted Purposes

11.2.1(1) shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (236-93 as amended by OMB order) (b) a group home type 1 subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purpose.
- (309-84) (e) an auxiliary group home subject to the requirements and restrictions of section 10.13;
- (236-93 as amended by OMB order) (e) supportive lodging house subject to the requirements and restrictions and set out in section 10.13.

(Note: pursuant to the OMB order number (e) is duplicated)

11.2.1(2) Requirements and Restrictions

shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 0.8 hectares
- (b) Minimum Lot Width - 45 metres
- (c) Minimum Front Yard Depth - 12 metres
- (d) Minimum Side Yard Width - 7.6 metres
- (e) Minimum Rear Yard Depth - 15 metres
- (f) Maximum Building Height - 10.5 metres
- (g) Minimum Ground Floor Area
 - One storey - 170 square metres
 - More than one storey - 115 square metres
- (h) Minimum Landscaped Open Space - 70 percent of the front yard area

11.2.2 For the purposes of section 11.2,

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and has a distance equal to the minimum required front yard depth from the lot line, or
- (b) where such lot lines are not parallel but coverage towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to one half of the lot depth from the front line, or
- (c) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

SECTION 11.3 RESIDENTIAL HAMLET -RH

11.3.1 The land designated RH on Schedule A to this by-law

Permitted Purposes:

11.3.1(1) shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (236-93 as amended by OMB order) (b) a group home type 1 subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.
- (309-84) (e) an auxiliary group home subject to the requirements and restrictions of section 10.13.
- (236-93 as amended by OMB order) (f) supportive lodging house subject to the requirements and restrictions and set out in section 10.13.

11.3.1(2) Requirements and Restrictions

shall be subject to the following requirements and restrictions:

- | | | | | |
|----------|-----|----------------------------------|---|-------------------------------|
| | (a) | Minimum Lot Area | - | 1350 square metres |
| | (b) | Minimum Lot Width | - | 30 metres |
| | (c) | Minimum Lot Depth | - | 45 metres |
| | (d) | Minimum Front Yard Depth | - | 7.5 metres |
| | (e) | Minimum Interior Side Yard Width | - | 7.5 metres |
| | (f) | Minimum Exterior Side Yard Width | - | 7.5 metres |
| | (g) | Minimum Rear Yard Depth | - | 12 metres |
| | (h) | Minimum Gross Floor Area | - | 100 square metres |
| (222-90) | (i) | Maximum Building Height | - | 8.7 metres |
| | (j) | Minimum Landscaped Open Space | - | 70 percent of front yard area |
| (222-90) | (l) | Maximum Floor Space Index | - | 0.17 |

11.3.2 For the purposes of section 11.3,

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to the minimum required front yard depth from the front lot line, or
- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to one half of the lot depth from the front line, or
- (c) in the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

(SECTION 12.1 RESERVED)

SECTION 12.2 RESIDENTIAL SINGLE-FAMILY B ZONE - R1B

12.2 The land designated R1B on Schedule A to this by-law:

Permitted Purposes

12.2.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (236-93 as amended by OMB order) (b) a group home type 1 subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.
- (309-84) (e) an auxiliary group home subject to the requirements and restrictions of section 10.13.
- (236-93 as amended by OMB order) (f) supportive lodging house subject to the requirements and restrictions and set out in section 10.13.

Requirements and Restrictions

12.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area
 - Interior Lot: - 450 square metres
 - Corner Lot: - 540 square metres
- (b) Minimum Lot Width
 - Interior Lot: - 15 metres
 - Corner Lot: - 18 metres
- (c) Minimum Lot Depth: - 30 metres
- (d) Minimum Front Yard Depth: - 6 metres
- (e) Minimum Interior Side Yard Width: - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (f) Minimum Exterior Side Yard Width: - 3 metres
- (g) Minimum Rear Yard Depth: - 7.5 metres

- (h) **Maximum Building Height:** - **10.5 metres**

- (i) **Minimum Landscaped Open Space:** - **60 percent of the minimum front yard area of an interior lot, and 70 percent of the minimum front yard area of a corner lot, and 50 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.**

SECTION 12.3 RESIDENTIAL SINGLE-FAMILY C ZONE - R1C

12.3 The lands designated R1C on Schedule A to this by-law:

Permitted Purposes

12.3.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (236-93 as amended by OMB order) (b) a group home type 1 subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.
- (309-84) (e) an auxiliary group home subject to the requirements and restrictions of section 10.13.

Requirements and Restrictions

12.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area
 - Interior Lot: - 360 square metres
 - Corner Lot: - 450 square metres
- (b) Minimum Lot Width
 - Interior Lot: - 12 metres
 - Corner Lot: - 15 metres
- (c) Minimum Lot Depth: - 30 metres
- (d) Minimum Front Yard Depth: - 6 metres
- (e) Minimum Interior Side Yard Width:
 - 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
 - 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.

- | | | | |
|-----|------------------------------------|---|--|
| (f) | Minimum Exterior Side Yard Width:- | | 3 metres |
| (g) | Minimum Rear Yard Depth: | - | 7.5 metres |
| (h) | Maximum Building Height: | - | 10.5 metres |
| (i) | Minimum Landscaped Open Space: | - | 50 percent of the minimum front yard area of an interior lot, and 60 percent of the minimum front yard area of a corner lot, and 40 percent of the minimum front yard area of a lot where the lot lines converge towards the front lot line. |

SECTION 12.4 RESIDENTIAL SINGLE-FAMILY D ZONE - R1D

12.4 The lands designated R1D on Schedule A to this by-law:

Permitted Purposes

12.4.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (236-93 as amended by OMB order) (b) a group home type 1 subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.
- (309-84) (e) an auxiliary group home subject to the requirements and restrictions of section 10.13.
- (236-93 as amended by OMB order) (f) supportive lodging house subject to the requirements and restrictions and set out in section 10.13.

Requirements and Restrictions

12.4.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area
 - Interior Lot: - 270 square metres
 - Corner Lot: - 360 square metres
- (b) Minimum Lot Width
 - Interior Lot: - 9 metres
 - Corner Lot: - 12 metres
- (c) Minimum Lot Depth: - 30 metres
- (d) Minimum Front Yard Depth: - 4.5 metres
- (e) Minimum Rear Yard Depth: - 7.5 metres
- (f) Minimum Interior Side Yard Width: - 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between two detached buildings not to be less than 2.1 metres.

- 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.
- (g) Minimum Exterior Side Yard Width:- 3 metres
- (h) Maximum Building Height: - 10.5 metres
- (i) Minimum Landscaped Open Space: - 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

(287-88) SECTION 12.6 RESIDENTIAL EXTENDED ZONE - R2B

12.6 The lands designated R2B on Schedule A to this by-law:

Permitted Purposes

12.6.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a duplex dwelling;
- (4) a triplex dwelling;
- (5) a double duplex dwelling;
- (6) a multiple family dwelling containing no more than 4 dwelling units;
- (7) a lodging house; and

(236-93 as amended by OMB order) (8) a group home type 1 subject to the requirements and restrictions set out in section 10.13.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes; and
- (2) a home occupation within a single-family detached dwelling.

Requirements and Restrictions

12.6.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area**(1) Single-Family Detached Dwelling**

- | | | |
|--------------|---|-------------------|
| Interior Lot | - | 450 square metres |
| Corner Lot | - | 550 square metres |

(2) Semi-Detached Dwelling

- Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit.
Corner Lot - 630 square metres per lot, and 360 square metres for the dwelling unit closest to the flankage lot line.

(3) Duplex Dwelling

- Interior Lot - 450 square metres
Corner Lot - 540 square metres

(4) Triplex Dwelling

- Interior Lot - 660 square metres
Corner Lot - 750 square metres

(5) Double Duplex Dwelling or Multiple Family Dwelling containing no more than 4 Dwelling Units

- Interior Lot - 925 square metres
Corner Lot - 1040 square metres

(b) Minimum Lot Width**(1) Single-Family Detached Dwelling**

- Interior Lot - 15 metres
Corner Lot - 18 metres

(2) Semi-Detached Dwelling

- Interior Lot - 18 metres, and 9 metres per dwelling unit.
Corner Lot - 21 metres, and 12 metres for the dwelling unit closest to the flankage lot line.

(3) Duplex Dwelling

- Interior Lot - 15 metres
Corner lot - 18 metres

(4) Triplex Dwelling

Interior Lot - 18 metres
 Corner Lot - 21 metres

(5) Double Duplex Dwelling or Multiple Family Dwelling containing no more than 4 Dwelling Units

Interior Lot - 20 metres
 Corner Lot - 22 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6 metres

(e) Minimum Interior Side Yard Width

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall coincides of semi-detached dwelling units with a side lot line, the side yard may be 0 metres.

(f) Minimum Exterior Side Yard Width - 3 metres

(g) Minimum Rear Yard Depth - 7.5 metres

(h) Maximum Building Height - 10.5 metres

(i) Minimum Landscaped Open Space:

(1) Single-Family Detached Dwelling:

- 60 per cent of the front yard of an interior lot, 70 per cent of the front yard of a corner lot, or 50 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

(2) Dwelling other than Single-Family Detached:

- 50 per cent of the front yard on an interior lot, 60 per cent of the front yard of an exterior lot, or 40 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

(287-86) SECTION 13.1 RESIDENTIAL TOWNHOUSE ZONE - R3A

13.1 The land designated R3A on Schedule A to this by-law:

Permitted Purposes

13.1.1 shall only be used for the following purposes:

(1) Residential

- (236-93 as amended by OMB order)**
- (a) a townhouse dwelling
 - (b) group home type 1 subject to the requirements and restrictions and set out in section 10.13.

(2) Non-Residential

- (a) purposes accessory to the other permitted purpose

Requirements and Restriction

13.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 230 square metres per dwelling unit
- (2) Minimum lot width
 - (a) Interior Lot - 30 metres
 - (b) Corner Lot - 33 metres
- (3) Minimum lot depth - 30 metres
- (4) Minimum front yard depth - 7.5 metres
- (5) Minimum interior side yard width - 3.6 metres
- (6) Minimum exterior side yard width - 4.6 metres
- (7) Minimum rear yard depth - 7.5 metres
- (8) Maximum building height - 10.5 metres
- (9) Maximum lot coverage by main building(s) - 30 percent of lot area
- (10) Minimum landscaped open space - 50 percent of the lot area

(11) Minimum distance between buildings

- (a) between two exterior walls which contain no windows to habitable rooms - 3 metres**
- (b) between two exterior walls, one of which contains windows to habitable rooms - 7.5 metres**
- (c) between two exterior walls both of which contain windows to habitable rooms - 15 metres**
- (d) notwithstanding clauses (1), (2), and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls:**

(12) Maximum number of dwelling units per dwelling - 8

(287-86) SECTION 13.2 RESIDENTIAL STREET TOWNHOUSE ZONE - R3B

13.2. The land designated R3B on Schedule A to this by-law:

Permitted Purposes

13.2.1 shall only be used for the following purposes:

(1) Residential

- (a) a street townhouse dwelling
 (236-93 as amended by OMB order) (b) group home type 1 subject to the requirements and restrictions and set out in section 10.13.

(2) Non-Residential

- (a) purposes accessory to the other permitted purpose

Requirements and Restrictions

13.2.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

- (a) Interior Lot - 185 square metres per dwelling unit
 (b) Corner Lot - 275 square metres per dwelling unit

(2) Minimum lot Width

- (a) Interior Lot - 6 metres per dwelling unit
 (b) Corner Lot - 9 metres per dwelling unit

(3) Minimum lot depth - 30 metres**(4) Minimum front yard depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line****(5) Minimum interior side yard width**

- (a) for a townhouse dwelling - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
 (b) for a townhouse dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres

(6) Minimum exterior side yard width - 3 metres

- (7) Minimum rear yard depth - 7.5 metres
- (8) Maximum building height - 10.5 metres
- (9) Maximum lot coverage - 45 percent
- (10) Minimum landscaped open space - 40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard.
- (11) Maximum number of attached dwelling units - 8
- (12) Each unit shall have direct pedestrian access from the front yard to the rear yard without passing through any habitable room.

(SECTION 14 RESERVED)

SECTION 15.1 RESIDENTIAL APARTMENT A ZONE - R4A

15.1 The lands designated R4A on Schedule A to this by-law:

Permitted Purposes

15.1.1 shall only be used for the following purposes:

- (a) a multiple family dwelling;
- (b) an apartment dwelling;
- (c) purposes accessory to the other permitted purposes.
- (309-84) (d) an auxiliary group home subject to the requirements and restrictions of section 10.13.
- (236-93 as amended by OMB order) (e) a group home type 1 subject to the requirements and restrictions and set out in section 10.13.
- (236-93 as amended by OMB order) (f) a group home type 2 subject to the requirements and restrictions and set out in section 10.13.
- (236-93 as amended by OMB order) (g) a lodging house subject to the requirements and restrictions and set out in section 10.16.

Requirements and Restrictions

15.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 33 metres
- (b) Minimum Front Yard Depth: - 7.5 metres
- (c) Minimum Side Yard Width: - 10 metres or 1/2 the height of the building, whichever is greater
- (d) Minimum Rear Yard-Depth: - 10 metres or 1/2 the height of the building, whichever is greater
- (e) Maximum Building Height: - 12 storeys
- (f) Maximum Lot Coverage by Main Building(s): - 25 percent
- (g) Maximum Floor Space Index: - 1.0

SECTION 15.2 RESIDENTIAL APARTMENT B ZONE - R4B

15.2 The land designated R4B on Schedule A to this by-law:

Permitted Purposes

15.2.1 shall only be used for the following purposes:

- (a) *an apartment dwelling;*
- (b) *purposes accessory to the other permitted purpose.*
- (309-84) (c) *an auxiliary group home subject to the requirements and restrictions of section 10.13.*
- (236-93 as amended by OMB order) (d) *group home type 1 subject to the requirements and restrictions and set out in section 10.13.*

Requirements and Restrictions

15.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width
 - Interior Lot: - 30 metres
 - Corner Lot: - 33 metres
- (b) Minimum Front Yard Depth: - 15 metres or 1/2 the height of the building, whichever is greater
- (c) Minimum Interior Side Yard Width: - 15 metres or 1/2 the height of the building, whichever is greater
- (d) Minimum Exterior Side Yard Width: - 15 metres or 1/2 the height of the building, whichever is greater
- (e) Minimum Rear Yard Depth: - 12 metres
- (f) Maximum Building Height: - 22 storeys
- (g) Maximum Lot Coverage by Main Building(s): - 25 percent
- (h) Maximum Floor Space Index: - 1.75
- (i) Minimum Landscaped Open Space: - 60 percent of the lot area

SECTION 15.2 RESIDENTIAL APARTMENT B ZONE - R4B

15.2 The land designated R4B on Schedule A to this by-law:

Permitted Purposes

15.2.1 shall only be used for the following purposes:

- (a) an apartment dwelling;
- (b) purposes accessory to the other permitted purpose.
- (309-84) (c) an auxiliary group home subject to the requirements and restrictions of section 10.13.
- (236-93 as amended by OMB order) (d) group home type 1 subject to the requirements and restrictions and set out in section 10.13.
- (236-93 as amended by OMB order) (e) a group home type 2 subject to the requirements and restrictions and set out in section 10.13.
- (236-93 as amended by OMB order) (f) a lodging house subject to the requirements and restrictions and set out in section 10.16.

Requirements and Restrictions

15.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width
 - Interior Lot: - 30 metres
 - Corner Lot: - 33 metres
- (b) Minimum Front Yard Depth: - 15 metres or 1/2 the height of the building, whichever is greater
- (c) Minimum Interior Side Yard Width: - 15 metres or 1/2 the height of the building, whichever is greater
- (d) Minimum Exterior Side Yard Width: - 15 metres or 1/2 the height of the building, whichever is greater
- (e) Minimum Rear Yard Depth: - 12 metres
- (f) Maximum Building Height: - 22 storeys
- (g) Maximum Lot Coverage by - 25 percent

SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES

20.1 The following provisions shall apply to all commercial zones as shown on Schedule A of this by-law, in addition to the general provisions for all zones contained in section 6.0 of this by-law.

20.2 Accessory Building

Accessory buildings or structures are permitted in any commercial zone subject to the requirements and restrictions of this by-law for the particular zone in which said building or structure is located but shall:

- (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
- (b) be permitted only in an interior side yard or rear yard;
- (c) be set back from any lot line abutting a residential, institutional or Open Space zone, a distance equal to the height of the accessory building, but not less than 1.5 metres.

20.3 Parking Spaces

Parking spaces are required in commercial zones in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Animal Hospital	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Art Gallery or Museum	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Bank, Trust Company or Finance Company	1 parking space for each 15 square metres of gross commercial floor area or portion thereof

	Building supplies sales establishment	1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing, plus 1 parking space for each 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use.
(182-89)	Commercial or Technical School	4 parking spaces for each teaching classroom or equivalent facility or 1 space for each 20 square meters of gross commercial floor area or portion thereof, whichever is greater.
	Funeral parlour	1 parking space for each 13 square metres of gross commercial floor area or portion thereof accessible to the public plus 1 parking space for each funeral parlour vehicle.
	Home furnishings and home improvement retail warehouse	1 parking space for each 62 square metres of gross commercial floor area or portion thereof.
	Hotel or motel	1 parking space for each bedroom plus 1 parking space for each 27 square metres of gross floor area or portion thereof devoted to public use, excluding bedrooms, which includes meeting rooms, conference rooms, conference facilities, dining, lounge and tavern areas but excludes washrooms, lobbies, hallways, elevators and stairways.

Laundromat or dry cleaning and laundry distribution station

1 parking space for each 19 square metres of gross commercial floor area or portion thereof.

Motor vehicle repair shop or motor vehicle body shop

1 parking space for each 18 square metres of gross commercial floor area or portion thereof, of which 50 percent of the required spaces may be tandem parking spaces.

Motor vehicle parts retail outlet or combination motor vehicle parts/accessories/sporting goods/hardware store.

1 parking space for each 12 square metres of gross commercial floor area or portion thereof.

Motor vehicle service station or gas bar

1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

Motor vehicle washing establishment

5 parking spaces plus 10 car waiting spaces.

For each motor vehicle washing establishment there shall be provided a driveway of at least 65.0 metres in length and 3.0 metres in width providing direct access from the street to the entrance of the motor vehicle washing establishment.

Offices:

(1) Physician, dentist or drugless practitioner's office

1 parking space for each 12 square metres of gross commercial floor area or portion thereof.

(2) Real estate office

1 parking space for each 20 square metres of gross commercial floor area or portion thereof.

(3) Other offices	1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
Place of assembly, community club, dance hall, banquet hall, or roller skating rink	1 parking space for each 9 square metres of gross commercial floor area or portion thereof.
Radio or television broadcasting establishment	1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
Recreational Uses:	
(1) Billiard parlour or Pool hall	1 parking space for each 37 square metres of gross commercial floor area or portion thereof.
(2) Bowling alley	4 parking spaces for each lane.
(3) Curling rink	8 parking spaces for each sheet of ice.
(4) Golf driving range	1 parking space for each tee.
(5) Golf course	50 parking spaces for each 9 holes.
(6) Tennis, squash, handball court	4 parking spaces for each court.
(7) Swimming pool	10 parking spaces for every pool.
(8) Accessory uses:	For every building or place containing a bowling alley, tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law.

Religious institution, stadium, auditorium, theatre or cinema	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.
Restaurant, dining room	1 parking space for each 9.6 square metres of gross commercial floor area or portion thereof.
Restaurant, standard	1 parking space for each 6 square metres of gross commercial floor area or portion thereof.
Restaurant, fast food	1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.
Restaurant, fast food with drive-through facility	1 parking space for each 6.0 square metres of gross commercial floor area or portion thereof.
Restaurant, take-out	1 parking space for each 6.6 square metres of gross commercial floor area or portion thereof.
Retail establishment not specifically mentioned in this section.	1 parking space for each 19 square metres of gross commercial floor area or portion thereof.
Shopping centre having a gross leasable commercial floor area of less than 2,000 square metres	1 parking space for each 23 square metres of gross leasable commercial floor area or portion thereof for uses other than restaurants, taverns, and medical offices, plus the parking spaces required for a restaurant, tavern or medical office according to this by-law, if the restaurants, taverns and medical offices occupy more

than 10 percent of the total gross leasable commercial floor area of the buildings designed for tenant occupancy. If the restaurants, taverns and medical offices occupy less than 10 percent of gross leasable commercial floor area of the buildings, 1 parking space for each 23 square metres of gross leasable commercial floor area shall be required for the entire shopping centre.

Shopping centre having a gross leasable commercial floor area of more than 2,000 square metres

1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.

Supermarket

1 parking space for each 17 square metres of gross commercial floor area or portion thereof.

Tavern

1 parking space for each 12 square metres of gross commercial floor area or portion thereof accessible to the public.

All other commercial uses not specifically mentioned in this section

1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

20.4

A fast food restaurant with a drive-through facility shall comply with the following requirements:

- (a) the drive-through facility must be effectively separated from the parking area;
- (b) the stacking lane leading to the pick-up windows must accommodate a minimum of 10 cars;
- (c) the stacking lane must be clearly identified;
- (d) the entrance to a stacking lane must be not less than 6 metres from the street line; and

- (e) the access points to a stacking lane must be located so as to , minimize the impact of the stacking lane on the internal traffic circulation.

(12-89) 20.5

Restaurant Uses in Commercial Zones

Refuse storage for restaurant uses permitted in any commercial zone of this by-law shall be contained in a climate controlled area within a building

(12-89) 20.6

Loading Spaces

No persons shall erect, alter or use any building, structure or land in any commercial zone for any purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following requirements and restrictions:

- (a) Gross leasable commercial floor area of retail commercial uses
in square metres

2350 or less
over 2350 up to 7450
over 7450 up to 14000
over 14000

Number of loading spaces

1 loading space
2 loading spaces
3 loading spaces
3 loading spaces, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 14000 square metres;

- (b) Gross leasable commercial floor area of office uses
in square metres

2350 or less
over 2350 up to 11600
over 11600

Number of loading spaces

no loading spaces required
1 loading space
1 loading space, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 11600 square metres;

- (c) no loading space shall be within the front yard or within the exterior side yard of a lot; and
- (d) each loading space shall have an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane.

(12-89, 236-93 as amended by OMB order)

20.7 Crisis Care Facilities – deleted

20.7 Provisions for a Group Home Type 2 or Supportive Housing Facility

A Group Home Type 2 or a Supportive Housing Facility shall be subject to the following requirements and restrictions:

- (i) a group home type 2 shall be located in a single detached dwelling and a dwelling unit within a mixed use development;
- (ii) the group home type 2 shall occupy the whole of the single detached dwelling;
- (iii) a minimum separation distance of 120 metres shall be maintained between a group home type 2 and any other group home type 2, a supportive lodging house, or a group home type 1;
- (iv) a minimum separate distance of 610 metres shall be maintained between a supportive housing facility and a group home type 1, or a group home type 2, or a supportive lodging house, or another supportive housing facility; and
- (v) group home type 2 shall be subject to compliance with the Group Home Registration By-law.

(236-93 as amended by OMB order)

20.8 Provisions of Lodging Houses

Lodging Houses shall subject to the following requirements and restrictions:

- (i) a lodging house shall be located in a single detached;
- (ii) the lodging house shall occupy the whole or part of the single detached dwelling;
- (iii) a minimum separation distance of 305 metres shall be maintained between a lodging house and another lodging house; and
- (iv) a lodging house and a supportive lodging house shall comply with the requirements of the Lodging House Licensing By-law.

(SECTIONS 21 TO 22 RESERVED)

SECTION 23.1 COMMERCIAL ONE ZONE - C1

23.1 The lands designated C1 on Schedule A to this by-law:

Permitted Purposes

23.1.1 shall only be used for the following purposes:

(a) Commercial

- (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; and
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant.
- (11) an animal hospital.

(171-94)

(b) Non-Commercial

- (1) a religious institution, including an associated place of public assembly; and
- (2) a library.

(236-93 as amended by OMB order)

- (3) a group home type 2 subject to the requirements and restrictions set out in section 20.7.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

23.1.2 shall be subject to the following requirements and restrictions:

- | | | | |
|------------|--|----------|--|
| (a) | Minimum Front Yard Depth: | - | 15 metres |
| (b) | Minimum Interior Side Yard Width: | - | 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 6 metres. |
| (c) | Minimum Exterior Side Yard Width: | - | 6 metres |
| (d) | Minimum Rear Yard Depth: | - | 6 metres except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 9 metres. |
| (e) | Minimum Lot Width: | - | 38 metres |
| (f) | Maximum Building Height: | - | 2 storeys |
| (g) | Minimum Landscaped Open Space: | - | 20 percent of the minimum required front yard area, and |
| | | - | 50 percent of the minimum required exterior side yard area |

(105-88) **SECTION 23.3 COMMERCIAL THREE ZONE - C3**

23.2 The lands designated C3 on Schedule A to this by-law:

Permitted Purposes

23.3.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre;
- (23) a custom workshop;
- (24) a motor vehicle or boat sales establishment;
- (25) a motor vehicle repair shop; and
- (26) a swimming pool sales and service establishment.
- (27) an animal hospital.

(171-94)

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

23.3.2 shall be subject to the following requirements and restrictions:

- | | | |
|-----|-------------------------------------|---|
| (a) | Minimum Front Yard Depth: - | 21.0 metres. |
| (b) | Minimum Interior Side Yard Width: - | 3.0 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 18.0 metres. |
| (c) | Minimum Exterior Side Yard Width: - | 18.0 metres. |
| (d) | Minimum Rear Yard Depth: - | 6.0 metres, except that: <ol style="list-style-type: none"> 1) where the rear yard abuts a Residential or Institutional Zone, 18.0 metres, and 2) where the rear yard abuts a 0.3 metre reserve or a street, 21.0 metres. |
| (e) | Minimum Lot Width: - | 21.0 metres. |
| (f) | Maximum Building Height: - | No restriction. |
| (g) | Minimum Landscaped Open Space: - | 8 percent of the lot area. |

SECTION 24.1 SERVICE COMMERCIAL ONE ZONE - SC1

24.1 The land designated SC on Schedule A to this by-law:

Permitted Purposes

24.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;
- (9) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;
- (12) a community club;
- (13) a health centre;
- (14) a custom workshop; and
- (15) a tavern.
- (16) an animal hospital

(171-94)

(b) Non-Commercial

- (1) a religious institution including an associated place of public assembly;
- (2) a day nursery; and
- (3) a crisis care facility.
- (4) a lodging house subject to the requirements and restrictions set out in section 20.8.

(236-93 as amended by OMB order)

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

24.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15 metres
- (b) Minimum Interior Side Yard Width: - 3 metres, except that in the case where the interior side yard abuts a residential or

institutional zone, the minimum interior side yard width shall be 5 metres.

- | | | | |
|-----|-----------------------------------|---|---|
| (c) | Minimum Exterior Side Yard Width: | - | 5 metres |
| (d) | Minimum Rear Yard Depth: | - | 6 metres, except that in the case where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 9 metres. |
| (e) | Minimum Lot Width: | - | 38 metres |
| (f) | Maximum Building Height: | - | 3 storeys |
| (g) | Minimum Landscaped Open Space: | - | 60 percent of the minimum required front yard area, and
- 60 percent of the minimum required exterior side yard area. |

SECTION 25.1 HIGHWAY COMMERCIAL ONE ZONE - HC1

25.1 The lands designated HC1 on Schedule A to this by-law:

Permitted Purposes

25.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a hotel or motel;
- (2) a motor vehicle or boat sales, rental, leasing, or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (3) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (4) a parking lot;
- (5) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (6) a tavern;
- (7) a taxi or bus station;
- (8) banquet facilities;
- (9) a community club;
- (10) a tool and equipment rental establishment;
- (11) a service station;
- (12) a motor vehicle washing establishment;
- (13) only in conjunction with a service station, a retail establishment having no outside storage, a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.
- (14) an animal hospital

(171-94)

(b) Non-Commercial

- (236-93 as amended by OMB order) (1) a group home type 2, subject to the requirements and restrictions set out in section 20.7.
- (236-93 as amended by OMB order) (2) a lodging house, subject to the requirements and restrictions set out in section 20.8.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

25.1.2 shall, in respect of the purposes permitted by clauses (1) to (10), both inclusive, of section 25.1.1(a), be subject to the following requirements and restrictions:

Requirements and Restrictions**25.1.2.1**

- (a) **Minimum Front Yard Depth:** - 15 metres
- (b) **Minimum Interior Side Yard Width:** - 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 6 metres.
- (c) **Minimum Exterior Side Yard Width:** - 6 metres
- (d) **Minimum Rear Yard Depth:** - 6 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 9 metres.
- (e) **Minimum Lot Width:** - 38 metres
- (f) **Maximum Building Height:** - 3 storeys
- (g) **Minimum Landscaped Open Space:** - 20 percent of the minimum required front yard area, and
- 50 percent of the minimum required exterior side yard area.

25.1.2.2

shall, in respect of the purposes permitted by clauses (11), (12) and (13) of section 25.1.1(a), be subject to the following requirements and restrictions:

- (a) **Minimum Lot Width:** - 45 metres.
- (b) **Minimum Lot Depth:** - 45 metres.
- (c) **Minimum Front Yard Depth:** - 15 metres.
- (d) **Minimum Interior Side Yard Width:** - 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 6 metres.

- (e) **Minimum Exterior Side Yard Width:** - 6 metres.
- (f) **Minimum Rear Yard Depth:** - 6 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 9 metres.
- (g) **Maximum Building Height:** - 2 storeys.
- (h) (1) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
- (9-92) (2) Entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres.
- (3) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the lot.
- (4) For each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- (5) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (6) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering

shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the lot.

- (7) Where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- (8) No underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

SECTION 25.2 HIGHWAY COMMERCIAL TWO ZONE - HC2

25.2 The lands designated HC2 on Schedule A to this by-law:

Permitted Purposes

25.2.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a service station;
- (c) a motor vehicle washing establishment;
- (d) only in conjunction with a gas bar or service station, a retail establishment having no outside storage, a convenience store, a personal service shop, a standard restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.
- (171-94) (e) an animal hospital.

Requirements and Restrictions

25.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 45 metres.
- (b) Minimum Lot Depth: - 45 metres.
- (c) Minimum Front Yard Depth: - 15 metres.
- (d) Minimum Interior Side Yard Width: - 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: - 6 metres.

- (f) Minimum Rear Yard Depth: - 6 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: - 2 storeys.

25.2.3 shall also be subject to the requirements and restrictions of section 25.1.2.2(h).

(SECTION 26 RESERVED)

SECTION 27.1 RECREATION COMMERCIAL - RC

27.1 The lands designated RC on Schedule A to this by-law:

Permitted Purposes

27.1.1 shall only be used for the following purposes:

- (a) a golf course;
- (b) a driving range;
- (c) a fish or game farm or club;
- (d) tent or trailer camping facilities;
- (e) a swimming pool;
- (f) a skating rink;
- (g) a curling rink;
- (h) racquet or handball court;
- (i) lawn bowling greens;
- (j) a residential unit for a caretaker employed on the lot; and
- (k) purposes accessory to the other permitted purposes.

(171-94)

- (h) an animal hospital

Requirements and Restrictions

27.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth - 15 metres.
- (b) Minimum Interior Side Yard Width: - 7.5 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum side yard width shall be 15 metres.
- (c) Minimum Exterior Side Yard Width: - 15 metres.

- (d) Minimum Rear Yard Depth: - 15 metres.
- (e) Minimum Lot Width: - 38 metres.
- (f) Maximum Building Height: - 2 storeys.
- (g) Minimum Landscaped Open Space: - 20 percent of the minimum required front yard area, and
- 50 percent of the minimum required exterior side yard area.

(SECTIONS 28 AND 29 RESERVED)

SECTION 28.1 COMMERCIAL AGRICULTURAL - CA

28.1 The lands designated CA on Schedule A to this by-law:

Permitted Purposes

28.1.1 shall only be used for the following purposes:

- (a) a garden centre sales establishment;
- (b) a farm produce stand; and
- (c) purposes accessory to the other permitted purposes.
- (d) an animal hospital.

(171-94)

Requirements and Restrictions

28.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth - 15 metres.
- (b) Minimum Interior Side Yard Width: - 7.5 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 15 metres.
- (c) Minimum Exterior Side Yard Width: - 15 metres.
- (d) Minimum Rear Yard Depth: - 15 metres.
- (e) Minimum Lot Width: - 38 metres.
- (f) Maximum Building Height: - 2 storeys.
- (g) Minimum Landscaped Open Space: - (1) 20 percent of the minimum front yard area, and
- (2) 50 percent of the minimum exterior side yard area.

(h) **Outdoor storage:**

- (1) No storage of plants shall be permitted outside a building or structure except in a side yard or the rear yard.
- (2) No storage of soil, sand, aggregates, concrete products, wood products, fencing materials or firewood shall be permitted outside a building or structure, except in the rear yard or that portion of a side yard not used as a landscaped open space, with both such areas to be completely screened from streets and from any properties used for residential or institutional purposes by a solid opaque fence having a minimum height of 1.8 metres and a maximum height of 2.4 metres;
- (3) Where solid opaque fence screening is required because of outside storage, the materials and items stored outside shall not exceed the height of the solid opaque fence screening; and
- (4) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

(SECTION 29 RESERVED)

SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

30.1 The following provisions shall apply to all industrial zones as shown on Schedule A to this by-law, in addition to the general provisions for all zones included in section 6.0 of this by-law.

30.2 Environmental Concerns
Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

(a) Accessory buildings or structures used for a purpose other than an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall

- (1) not be used for human habitation;
- (2) not exceed 4.5 metres in height;
- (3) not have a gross floor area in excess of 100 square metres;
- (4) be at least 3 metres from any lot line; and
- (5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

(b) Accessory buildings used for the purpose of an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

30.4 Loading Spaces
Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) Gross industrial floor area of building in square metres	<u>Number of loading spaces</u>
280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	3 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area or part thereof in excess of 14000 square metres.

(b) Each loading space shall:

- (1) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;
- (2) have a minimum vertical clearance of 4.25 metres; and
- (3) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5

Parking Spaces

(a) Parking spaces are required to be provided and maintained on a lot in accordance with the following provisions:

- | | |
|--|---|
| (1) Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation | 1 parking space for each 45 square metres of gross industrial floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses. |
| (2) Motor vehicle repair shop or motor vehicle body shop | 1 parking space for each 18 square metres of gross industrial floor area or portion thereof (50 percent of the required parking spaces may be tandem parking spaces). |
| (3) Warehouse | 1 parking space for each 91 square metres of gross floor area devoted to warehousing, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office use. |
| (4) Mixed use industrial building | 1 parking space for each 45 square metres of gross industrial floor area or portion thereof, except where floor area is used for |

the purpose of a motor vehicle repair shop or motor vehicle body shop, in which case the parking requirements as set out in paragraph (2) above shall be complied with for the appropriate amount of gross industrial floor area.

(5) Non-industrial uses

parking requirements in accordance with section 20.3.

30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

(39-88) 30.7 Commercial Uses in Industrial Zones

The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in section 5.0 of this by-law:

- (1) A bank, trust company or financial institution;
- (2) A dining room restaurant;
- (3) A standard restaurant;
- (182-89) (4) A commercial, technical, or recreational school;
- (5) A banquet hall; and,
- (6) An office, excluding offices for medical, health care, or dental practitioners.

Parking requirements for commercial uses in industrial zones shall be in accordance with section 20.3.

(12-89) 30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

SECTION 31.1 INDUSTRIAL ONE ZONE - M1

31.1 The lands designated M1 on Schedule A to this by-law:

Permitted Purposes

31.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a home furnishings and improvement retail warehouse;
- (3) a recreational facility or structure; and
- (4) a community club.
- (5) an animal hospital.

(171-94)

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 31.1.1(a) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

31.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9 metres**

- (b) **Minimum Rear Yard Depth:** - 7 metres, except where it abuts:
- (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, in which case the minimum requirement is 15 metres.
- (c) **Minimum Exterior Side Yard:** - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) **Minimum Interior Side Yard:** - 4 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9 metres; and
 - (2) a rail line, there is no requirement.
- (e) **Minimum Lot Width:** - 30 metres.
- (f) **Maximum Building Height:** - No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum height is 2 storeys.
- (g) **Minimum Landscaped Open Space:** -
- (1) 30 percent of the minimum required front yard area; and
 - (2) 50 percent of all of the following:
 - (a) minimum required exterior side yard area;
 - (b) minimum required

interior side
yard area
abutting a lot
in a residential
or institutional
zone; and
minimum
required rear
yard area
abutting a
street or lot in
a residential
or institutional
zone.

(c)

(h) Outdoor Storage: - No storage shall be permitted outside a building.

SECTION 32.1 INDUSTRIAL TWO ZONE - M2

32.1 The lands designated M2 on Schedule A to this by-law:

Permitted Purposes

32.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop;
- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot; and
- (6) a freight classification yard.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a building supplies sales establishment;
- (3) a recreational facility or; and
- (4) a community club.
- (5) an animal hospital.

(206-93)

(171-94)

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 32.1.1(a)(1) and 32.1.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

32.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9 metres
- (b) Minimum Rear Yard Depth: - 7 metres, except that where it abuts:
 - (1) a rail line, there is no minimum requirement, and
 - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: - 4 metres, except that where it abuts:
 - (1) an institutional or residential zone, the minimum requirement is 9 metres; and
 - (2) a rail line, there is no requirement.
- (e) Minimum Lot Width: - 30 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum height is 2 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) 30 percent of the minimum required front yard area; and
 - (2) 50 percent of all of the following:
 - (a) minimum required

exterior side yard area;

(b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(c) minimum required rear yard area abutting a street or lot in a residential or institutional zone.

- (h) Outdoor Storage:**
- (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or to that portion of an exterior side yard not used as landscaped open space; and**
 - (2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.**

SECTION 33.1 INDUSTRIAL THREE ZONE - M3

33.1 The lands designated M3 on Schedule A to this by-law:

Permitted Purposes

33.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) industrial uses involving the storage of goods and materials in the open;
- (3) a printing establishment;
- (4) a warehouse; and
- (5) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or; and
- (3) a community club.
- (4) an animal hospital.

(206-93)

(171-94)

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 33.1.1(a)(1) and 33.1.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions:

33.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9 metres.

- (b) **Minimum Rear Yard Depth:** - 7 metres, except that where it abuts:
- (1) a rail line, there is no minimum requirement, and
 - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (c) **Minimum Exterior Side Yard:** - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) **Minimum Interior Side Yard:** - 4 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9 metres; and
 - (2) a rail line, there is no requirement.
- (e) **Minimum Lot Width:** - 30 metres.
- (f) **Maximum Building Height:** - No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum building height is 2 storeys.
- (g) **Minimum Landscaped Open Space:**
- (1) 30 percent of the minimum required front yard area; and
 - (2) 50 percent of all of the following:
 - (a) minimum required exterior side yard area;
 - (b) minimum required interior side

yard area abutting a lot in a residential or institutional zone; and

(c) minimum required rear yard area abutting a street or lot in a residential or institutional zone.

- (h) Outdoor Storage: - (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for residential and institutional purposes by a solid fence having a minimum height of 1.8 metres;
- (2) Where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and
- (3) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 34.1 INDUSTRIAL FOUR ZONE - M4

34.1 The lands designated M4 on Schedule A to this by-law:

Permitted Purposes

34.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure; and
- (3) a community club.
- (4) an animal hospital.

(206-93)

(171-94)

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 34.1.1(a)(1) and 34.1.1(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

34.1.2 shall be subject to the following requirements and restrictions:

- (a) **Minimum Front Yard Depth: - 9 metres**

- (b) **Minimum Rear Yard Depth:** - 7 metres, except where it abuts:
- (1) a rail line, there is no minimum requirement, and
 - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (c) **Minimum Exterior Side Yard:** - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) **Minimum Interior Side Yard:** - 4 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9 metres; and
 - (2) a rail line, there is no requirement.
- (e) **Minimum Lot Width:** - 30 metres.
- (f) **Maximum Building Height:** - No height restriction, except for a building on a lot which abuts a residential zone, the maximum building height is 2 storeys.
- (g) **Minimum Landscaped Open Space:**
- (1) 30 percent of the minimum required front yard area; and
 - (2) 50 percent of all of the following:
 - (a) minimum required exterior side yard area;
 - (b) minimum required interior side yard area

abutting a lot in a residential or institutional zone; and
(c) minimum required rear yard area abutting a street, a 0.3 metre reserve or lot in a residential or institutional zone.

(h) Outdoor Storage: - No storage shall be permitted outside a building.

(19-90) SECTION 35.1 INDUSTRIAL BUSINESS - MBU

35.1 The lands designated MBU on Schedule A to this by-law:

Permitted Purposes

35.1.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a retail establishment;
- (4) a personal service shop;
- (5) a dry cleaning and laundry establishment;
- (6) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (7) a convenience store;
- (8) a community club;
- (9) a recreational facility or structure;
- (10) a hotel or motel;
- (11) a banquet hall, and
- (12) purposes accessory to the other permitted purposes;
- (13) an animal hospital.

(171-94)

Requirements and Restrictions

35.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: - 15 metres.
- (2) Minimum Rear Yard Depth - 7 metres, except that where it abuts:
 - (a) a rail line, utility corridor, a street, a 0.3 metre reserve, or a lot in a residential

zone, the minimum requirement is 15 metres.

- (3) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (4) Minimum Interior Side Yard: - 4 metres except that where it abuts:
 (a) an institutional or residential zone, the minimum requirement is 9 metres, and
 (b) a rail line or utility corridor, the minimum requirement is 15 metres.
- (5) Minimum Lot Width: - 45 metres.
- (6) Maximum Building Height: - 13.7 metres.
- (7) Minimum Lot Area: - 0.4 hectares.
- (8) Maximum Lot Coverage: - 30 percent.
- (9) Maximum Floor Space Index for an office: - 0.5
- (10) Minimum Landscaped Open Space: - (a) 30 percent of the minimum required front yard area
 (b) 50 percent of all of the following:
 (i) minimum required exterior side yard area
 (ii) minimum required interior side yard area abutting a lot in a residential or institutional zone, and
 (iii) minimum required rear yard area

abutting a street, a
0.3 metre reserve or
a lot in s residential
or institutional zone.

- (11) Outdoor Storage: - No storage shall be permitted
outside a building.

(SECTIONS 36-42 RESERVED)

SECTION 43.1 INSTITUTIONAL ONE ZONE - I1

43.1 The lands designated I1 on Schedule A to this by-law:

Permitted Purposes

43.1.1 shall only be used for the following purposes:

(a) Institutional

- (1) a public or private school;
 (2) a religious institution;
 (3) a day nursery.
 (236-93 as amended by OMB order) (4) a group home type 1 or group home type 2 subject to the requirements and restrictions set out in section 10.13.

(b) Non-Institutional

- (1) a park, playground or recreation facility operated by a public authority.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

43.1.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Coverage: - 33.3 percent
 (b) Minimum Front Yard Depth: - 7.5 metres
 (c) Minimum Interior Side Yard Depth: - 7.5 metres or 1/2 the height of the building, whichever is the greater.
 (d) Minimum Exterior Side Yard Depth: - 7.5 metres or 1/2 the height of the building, whichever is the greater.
 (e) Minimum Rear Yard Depth: - 7.5 metres or 1/2 the height of the building, whichever is the greater.

- (f) **Parking:** - **Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law.**

- (g) **Maximum Height:** - **3 storeys**

SECTION 43.2 INSTITUTIONAL TWO ZONE - I2

43.2 The lands designated I2 on Schedule A to this by-law:

Permitted Purposes

43.2.1 shall only be used for the following purposes:

(a) Institutional

- (1) an administrative office or facility of a public authority;
- (2) an arena;
- (3) an art gallery operated by a public authority;
- (4) a cemetery;
- (5) a college or university;
- (6) a community centre;
- (7) a fairground;
- (8) a hospital, public or private;
- (9) a library;
- (10) a nursing home;
- (11) a reform or penal institution;
- (12) a YMCA, YWCA, or similar use;
- (13) a curling rink.

(b) Non-Institutional

- (1) a park, playground or recreation facility operated by a public authority.

(c) Accessory

- (1) Purposes accessory to the other permitted purposes.

Requirements and Restrictions

43.2.2 shall be subject to the following requirements and restrictions:

- (a) **Maximum Lot Coverage:** - 33.3 percent
- (b) **Minimum Front Yard Depth:** - 7.5 metres
- (c) **Minimum Interior Side Yard Depth:** - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (d) **Minimum Exterior Side Yard Depth:** - 7.5 metres or 1/2 the height of the building,

whichever is the greater.

- (e) **Minimum Rear Yard Depth:** - **7.5 metres or 1/2 the height of the building, whichever is the greater.**
- (f) **Parking:** - **Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law.**
- (g) **Maximum Height:** - **3 storeys**

(129-95) SECTION 44 OPEN SPACE ZONE - OS

44.1 The lands designated OS on Schedule A to this by-law:

Permitted Purposes

(126-85)**(129-95)**

44.1.1 shall only be used for the following purposes:

- (a) an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with, a public authority, including a conservation authority.
- (b) any conservation area or purpose, and
- (c) only in conjunction with an indoor or outdoor recreation facility permitted by section 44.1.1(a), a lounge or restaurant; and
- (d) purposes accessory to other permitted purposes.

Requirements and Restrictions

44.1.2 shall be subject to the following regulations and restrictions:

- (a) Maximum Lot Coverage: 33.3 percent
- (b) Minimum Yard Setback: 7.5 metres or ½ of the height of the building whichever is the greater
- (c) Parking: parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law
- (d) A lounge or restaurant permitted by section 44.1.1(c) shall not exceed 15 per cent of the gross floor area on the site and shall not be located within 30 metres of a residentially zoned property.

SECTION 45.1 FLOODPLAIN - F

45.1 The lands designated F on Schedule A to this by-law:

Permitted Purposes

45.1.1 shall only be used for the following purposes:

- (a) flood and erosion control;**
- (b) conservation area or purpose;**
- (c) public park;**
- (d) golf course.**

Requirements and Restrictions

(222-90) 45.1.2 shall be subject to the following requirements and restrictions:

- (a) No person shall, within any floodplain zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control;**
- (b) Notwithstanding section 45.1.2(a), where such structures are of heritage interest and value, buildings may be altered or adaptively re-used in a manner in keeping with their distinguishing features and with regard for public safety.**

SECTION 46.1 AGRICULTURAL - A

46.1 The lands designated A on Schedule A to this by-law:

Permitted Purposes

46.1.1 shall only be used for the following purposes:

(a) Agricultural

- (1) agricultural purposes;
- (2) an animal hospital;
- (3) a kennel.

(b) Non-Agricultural

- (1) a single-family detached dwelling;
- (236-93 as amended by OMB order) (2) a group home type 1 or a group home type 2 subject to the requirements and restrictions as set out in section 10.13;
- (3) a cemetery;
- (4) a home occupation;
- (5) purposes accessory to the other permitted purposes.
- (309-84) (6) an auxiliary group home, but only in areas not designated Industrial in the Official Plan.

Requirements and Restrictions

46.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- For a lot created prior to January 1, 1982 - 0.8 hectares
- For a lot created after January 1, 1982 - 30 hectares

(b) For a lot having an area of 5 hectares or less:

- (1) Minimum Lot Width: - 45 metres
- (2) Minimum Front Yard Depth: - 12 metres
- (3) Minimum Side Yard Depth: - 7.6 metres
- (4) Minimum Rear Yard Depth: - 15 metres
- (265-85) (5) Maximum height of buildings other than those used for agricultural uses or purposes accessory thereto - 10.5 metres

- (6) **Minimum Ground Floor Area for Main Floor Building:**
- | | | |
|----------------------|---|-------------------|
| One Storey | - | 170 square metres |
| More than One Storey | - | 115 square metres |

(c) **For a lot having an area greater than 5 hectares:**

- | | | |
|-------------------------------|---|------------|
| (1) Minimum Lot Width: | - | 150 metres |
| (2) Minimum Front Yard Depth: | - | 22 metres |
| (3) Minimum Side Yard Width: | - | 15 metres |
| (4) Minimum Rear Yard Depth: | - | 15 metres |

(265-85)

- | | | |
|---|---|-------------------|
| (5) Maximum height of buildings other than those used for agricultural uses or purposes accessory thereto | - | 10.5 metres |
| (6) Minimum Ground Floor Area For Main Building: | | |
| One Storey: | - | 170 square metres |
| More than One Storey: | - | 115 square metres |

(d) **Where a lot is used for other than agricultural purposes:**
Minimum Landscaped Open Space: - 70 percent of the required front yard area

(e) **Any buildings, structures, enclosures or yards used in connection with a kennel shall not be located closer than 152 metres to a residential unit on an abutting or adjacent property, or, where there is no dwelling unit on an adjacent or abutting lot, a kennel shall be located at least 152 metres away from the abutting or adjacent property line;**

(f) **On a lot having an area of 2 hectares or less, accessory buildings shall be subject to the requirements and restrictions of section 10.3 of this by-law;**

(g) **On a lot having an area greater than 2 hectares in size, accessory buildings shall be subject to the following requirements and restrictions:**

- | | |
|------|--|
| (i) | not be located in a front yard; |
| (ii) | not be closer than 3 metres to the nearest lot line. |

(h) **On a lot having an area greater than 2 hectares, detached garages and carports shall be subject to the requirements and restrictions of section 10.3(a) of this by-law;**

- (i) **Attached garages or carports shall be subject to the provisions of section 10.5 of this by-law.**

SECTION 46.2 AGRICULTURAL PARKWAY BELT - AP

46.2 The lands designated AP on Schedule A to this by-law:

Permitted Purposes

46.2.1 shall only be used for the following purposes:

(a) **Agricultural**

- (1) agricultural purposes;
- (2) an animal hospital;
- (3) a kennel.

(b) **Non-Agricultural**

- (1) a single-family detached dwelling, but only in conjunction with an agricultural purpose;
- (2) a home occupation;
- (3) purposes accessory to the other permitted purposes.

Regulations and Restrictions

46.2.2 shall be subject to the following regulations and restrictions:

(a) **Minimum Lot Area:**

- | | | |
|---|---|--------------|
| For a lot created <u>prior to</u> January 1, 1982 | - | 0.8 hectares |
| For a lot created <u>after</u> January 1, 1982 | - | 30 hectares |

(b) **For a lot having an area of 5 hectares or less:**

- (1) **Minimum Lot Width:** - 45 metres
- (2) **Minimum Front Yard Depth:** - 12 metres
- (3) **Minimum Side Yard Depth:** - 7.6 metres
- (4) **Minimum Rear Yard Depth:** - 15 metres
- (5) **Maximum height of buildings other than those used for agricultural uses or purposes accessory thereto** - 10.5 metres
- (6) **Minimum Ground Floor Area for Main Floor Building:**

One Storey	-	170 square metres
More than One Storey	-	115 square metres
- (7) **Maximum Lot Coverage:** - 10 percent

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(265-85)

- (c) For a lot having an area greater than 5 hectares:
- (1) Minimum Lot Width: - 150 metres
 - (2) Minimum Front Yard Depth: - 22 metres
 - (3) Minimum Side Yard Width: - 15 metres
 - (4) Minimum Rear Yard Depth: - 15 metres
 - (5) Maximum height of buildings other than those used for agricultural uses or purposes accessory thereto - 10.5 metres
 - (6) Minimum Ground Floor Area For Main Building:
 - One Storey: - 170 square metres
 - More than One Storey: - 115 square metres
 - (7) Maximum Lot Coverage: - 10 percent
- (d) Where a lot is used for other than agricultural purposes:
- Minimum Landscaped Open Space: - 70 percent of the required front yard area
- (e) Any buildings, structures, enclosures or yards used in connection with a kennel shall not be located closer than 152 metres to a residential unit on an abutting or adjacent property, or, where there is no dwelling unit on an adjacent or abutting lot, a kennel shall be located at least 152 metres away from the abutting or adjacent property line;
- (f) On a lot having an area of 2 hectares or less, accessory buildings shall be subject to the requirements and restrictions of section 10.3 of this by-law;
- (g) On a lot having an area greater than 2 hectares in size, accessory buildings shall be subject to the following requirements and restrictions:
- (i) not be located in a front yard;
 - (ii) not be closer than 3 metres to the nearest lot line.
- (h) On a lot having an area greater than 2 hectares, detached garages and carports shall be subject to the requirements and restrictions of section 10.3(a) of this by-law;
- (i) Attached garages or carports shall be subject to the provisions of section 10.5 of this by-law.

SPECIAL PROVISIONS

552. The lands designated I2-SECTION 552 on SCHEDULE A (Sheets 6, 7 and 12) to this by-law:

552.1 shall only be used for the following purposes:

- (1) an administrative office or facility of a public authority; and
- (2) purposes accessory to the other permitted purposes.

552.2 shall be subject to the requirements and restrictions relating to the I2 zone.

(212-88) **553.1** The land designated HC1-Section 553 on Sheet 11 of Schedule A to this by-law:

553.1.1 shall only be used for:

- (a) a retail store;
- (b) a gas bar;
- (c) a motor vehicle repair shop;
- (d) a service station, and
- (e) purposes accessory to the other permitted purposes.

553.1.2 shall be subject to the following requirements and restrictions:

- (a) attendant-operated gasoline fuelling facilities shall be provided;
- (b) the maximum gross commercial floor area of all buildings and structures shall not exceed 7890 square metres;
- (c) the maximum gross commercial floor area of a retail store and its associated office, storage, or warehouse area shall not exceed 6190 square metres;
- (d) parking shall be provided on the basis of 1 parking space for each 17.5 square metres of gross commercial floor area or portion thereof;
- (e) all garbage and refuse containers shall be enclosed;

(f) the maximum height of all buildings and structures shall not exceed 2 storeys, and

(g) no outside storage of goods or materials shall be permitted.

553.1.3 shall also be subject to the requirements and restrictions relating to the HCI zone and all the general provisions of this by-law that are not in conflict with those set out in section 553.1.2.

553.2 For the purposes of section 553,

RETAIL STORE shall mean a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, or stored on the premises in quantities sufficient only to service such store.

(300-89) 554.1 The lands designated M1-SECTION 554 on Sheet 10 of Schedule A to this by-law:

554.1.1 shall only be used for the following purposes:

- (1) a resource recovery facility, and
- (2) purposes accessory to the other permitted purpose.

554.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area 5.0 hectares;
- (2) minimum front yard depth 15.0 metres;
- (3) minimum side yard width 15.0 metres;
- (4) minimum rear yard depth 10.0 metres;
- (5) all buildings and structures shall be set back a minimum distance of 7.5 metres from the top of bank;
- (6) all buildings and structures shall be set back 13.72 metres from the Highway 407 right-of-way;
- (7) no outside storage shall be permitted;

(8) maximum gross floor area shall not exceed 7450 square metres, and

(9) a minimum of 26 parking spaces shall be provided.

554.1.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 554.1.2.

554.2 For the purposes of section 554,

RESOURCE RECOVERY FACILITY shall mean a building where energy will be generated and supplied in the form of steam or electrical energy through the incineration of solid, domestic, commercial and non-hazardous industrial waste.

555. The lands designated SC1-SECTION 555 on SCHEDULE A (Sheet 10) to this by-law:

555.1 shall only be used for the following purposes:

- (1) a retail establishment;
- (2) a bank, trust company or finance company;
- (3) a dining room restaurant, a standard restaurant or a take-out restaurant, not including an adult entertainment parlour;
- (4) an office;
- (5) an undertaking establishment;
- (6) a club, whether fraternal or operated for profit;
- (7) a shop for repair or manufacturing of small goods and wares;
- (8) a dry cleaning, laundry and dyeing establishment;
- (9) a barber shop;
- (10) a beauty parlour;
- (11) a variety shop;
- (12) a printing establishment;

- (13) an operation of the municipal, regional, provincial and federal government;
- (14) purposes accessory to the other permitted purposes.

555.2 shall be subject to the following requirements and restrictions:

- (1) The gross floor area for all buildings or structures shall not exceed 6,665 square metres;
- (2) Maximum height for any building: - One storey
- (3) Minimum front yard depth: - 23 metres
- (4) Minimum side yard depth: - 16 metres
- (5) Minimum rear yard depth: - 21 metres
- (6) Minimum lot width: - 120 metres
- (7) Minimum lot area: - 27,100 square metres
- (8) Minimum number of parking spaces: - 400
- (9) Minimum area for each parking space: - 16.5 square metres
- (10) Minimum number of loading spaces: - 2
- (11) Landscaped open space at least 3 metres in width shall be provided and maintained along and abutting all lot boundaries except where the driveways are located.

(235-88) **556.** The lands designated SC-Section 556 on Sheet 9 of Schedule A to this
(294-93) by-law

(134-94) **556. 1** shall only be used for the following purposes:

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(a) either:

- (1) an office, excluding the offices of medical, dental or other drugless practitioners;
- (2) a gas bar;
- (3) a retail establishment having no outside storage, but excluding a supermarket, a garden centre sales establishment, and a department store;
- (4) a take out restaurant with no drive through facilities;

- (5) a personal service shop;
 - (6) a dry cleaning establishment;
 - (7) a community club;
 - (8) a dining room restaurant;
 - (9) a standard restaurant with no drive through facilities;
 - (10) a banquet hall;
 - (11) a motel;
 - (12) an outdoor patio, only in conjunction with, or accessory to, a dining room restaurant;
 - (13) a bank, trust company or other financial institution;
 - (14) a convenience store;
 - (15) a motor vehicle washing establishment;
 - (16) a motor vehicle service station, or a combination motor vehicle service station/parts retail outlet, not having outside storage and not including a motor vehicle body shop; and
 - (17) purposes accessory to other permitted purposes;
- (b) or:
- (1) a motor vehicle sales establishment which shall not be permitted after December 18, 1998;
 - (2) a standard restaurant with no drive through facilities;
 - (3) a dining room restaurant;
 - (4) a take-out restaurant;
 - (5) an office, excluding the offices of medical, dental or other drugless practitioners; and
 - (6) purposes accessory to other permitted purposes;
- (c) but not for purposes permitted by Section 556.1
(a) in conjunction with those purposes permitted by Section 556.1 'b)."

556.2 shall be subject to the following requirements and restrictions:

- (a) in respect of permitted purposes in Sections 556.1(a) and 556.1 (b) (2) to (6):
- (1) the gross floor area for office uses shall not exceed 3,695 square metres;
 - (2) the total gross commercial floor area for all dining room restaurants and banquet halls shall not exceed 650 square metres;
 - (3) the maximum gross commercial floor area for retail uses shall not exceed 4,000 square metres;
 - (4) the gross commercial floor area for a motel shall not exceed 4,000 square metres;

- (5) a minimum 3 metre wide landscape open space strip shall be provided along the property limits abutting any road right-of-way, except for approved driveway locations;
- (6) access locations and building envelopes shall be as shown on Schedule C -Section 556 to this by-law;
- (7) no adult entertainment parlour or adult video store shall be permitted;
- (8) all restaurant refuse shall be stored in a climate controlled room within the building;
- (9) for each motor vehicle washing establishment, 10 waiting spaces shall be provided and shall be arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment;
- (10) the minimum size of a waiting space shall be 2.75 metres by 6 metres;
- (11) no outside storage of goods or materials shall be permitted; and
- (12) a motor vehicle service station or combination motor vehicle service station/parts retail outlet shall be located within 20 metres of a gas bar.

(b) in respect of the purposes permitted in Section 556.1 (b)(1):

- (1) the maximum area devoted to a motor vehicle sales establishment shall be 640 square metres;
- (2) the maximum gross floor area for any building or structure associated with a motor vehicle sales establishment shall be 20 square metres;
- (3) a minimum distance between the motor vehicle sales establishment area and lot lines shall be as follows:
 - (i) front lot line - 3 metres;
 - (ii) west side Lot Line - 100 metres;
 - (iii) east side lot line - 90 metres; and
- (4) a minimum of 5 parking spaces shall be provided on site in an area separate from that portion of the site used for the sale of motor vehicles."

556.3 shall also be subject to the requirements and restrictions of the SC Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 556.2.

557. The lands designated 12-SECTION 557 on SCHEDULE A (Sheet 6) to this by-law:

557.1 shall only be used for the following purposes:

- (1) a community college;
- (2) only in conjunction with a community college, a day care centre; and
- (3) purposes accessory to the other permitted purposes.

557.2 shall be subject to the requirements and restrictions relating to the I2 Zone.

558. The lands designated M4-SECTION 558 on SCHEDULE A (Sheet 10) to this by-law:

558.1 shall only be used for the following purposes:

(1) Industrial:

- (a) manufacturing or processing of goods and products;
- (b) assembly of goods and products;
- (c) storage and warehousing of goods and products;
- (d) shops for the manufacturing, processing, servicing or repair of small goods and wares;
- (e) industrial dry cleaning, laundry or dyeing establishment;
- (f) printing establishments;
- (g) film processing; and
- (h) bakery, grocery or food processing.

(2) Other:

- (a) a bank or financial institution;
- (b) a dining room restaurant with banquet facilities;
- (c) offices; and
- (d) any operation of a public authority.

(3) Accessory:

- (a) where the goods and products are furniture, house furnishings or appliances, sales of the goods and products manufactured on the premises only;
- (b) where goods and products other than those mentioned in clause (a) are involved, sales of such goods and products; and
- (c) administration offices.

558.2 shall be subject to the following requirements and restrictions:

- (1) For each use, of which any part is used for industrial purposes, at least 65% of the gross floor area must be used for industrial purposes and only up to 35% of the gross floor area may be used for accessory purposes.

- (2) (a) A bank or financial institution shall be located within the building area of Building A, as shown on SCHEDULE C - SECTION 558; and
 - (b) The gross floor area of a bank or financial institution shall not exceed 418 square metres.

- (3) (a) A dining room restaurant with banquet facilities shall be located within the building area of Building C as shown on SCHEDULE C - SECTION 558; and
 - (b) The gross floor area of a dining room restaurant with banquet facilities shall not exceed 943 square metres.

- (4) (a) Offices permitted by section 558.1(2)(c) may only be located on the upper floor of the buildings; and
 - (b) The gross floor area of all offices in all buildings as permitted by section 558.1(2), shall not exceed 1350 square metres.

- (5) (a) The minimum setbacks, minimum distances between buildings, and minimum amount of landscaped open space shall be as shown on SCHEDULE C - SECTION 558; and
 - (b) The maximum building area shall not exceed that shown on SCHEDULE C - SECTION 558.

- (6) Minimum parking facilities shall be provided as follows:
 - (a) for a dining room restaurant with banquet facilities: one parking space for each 9 square metres of the floor area devoted to patron use;
 - (b) for offices, a bank or any use by a public authority, or for accessory purposes: one parking space for each 30 square metres of the gross floor area; and
 - (c) for any industrial use: one parking space for each 93 square metres of gross floor area.

- (7) For an industrial use, a minimum of one loading space for every 560 square metres of gross floor area used for industrial and accessory purposes or one loading space for each industrial use, whichever is the greater, shall be provided.

558.3 shall also be subject to the requirements and restrictions relating to an M4 zone which are not in conflict with the ones set out in section 558.2.

558.4 For the purposes of section 558,

GROSS FLOOR AREA shall mean the aggregate of the area of all floors at or above established grade, measured between the exterior walls of a building, and excluding any floor area at or above grade used only for building maintenance.

559. The lands designated M1-SECTION 559 on SCHEDULE A (Sheet 11) to this by-law:

(1) shall only be used for the following purposes:

(a) Industrial:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) a parking lot;
- (3) a printing establishment; and
- (4) a warehouse.

(b) Non-Industrial:

- (1) a home furnishings and home improvement retail warehouse;
- (2) an industrial clothing retail warehouse;
- (3) a dining room restaurant, standard restaurant or take-out restaurant;
- (4) a bank;
- (5) an office;
- (6) a radio or television broadcasting and transmission establishment;
- (7) a retail outlet operated in connection with a purpose permitted by sections 559(1)(a)(1) and (3), provided that the total gross floor area used for such retail purpose is not more than 15 percent of the total gross floor area used for the industrial purpose; and
- (8) a private club.

(c) Accessory:

- (1) an accessory building, provided that it is not used for human habitation;
- (2) an educational use accessory to a permitted industrial use; and
- (3) purposes accessory to the other permitted purposes.

(2) shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 14 metres
- (b) Minimum Rear Yard Depth: - 12 metres
- (c) Minimum Exterior Side Yard Width: - 15 metres
- (d) Minimum Interior Side Yard Width: - 4 metres
- (e) Minimum Lot Width: - 24 metres
- (f) Minimum Parking Requirements:
 - (1) Industrial uses (excluding motor vehicle repair shop) - 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.
 - (2) Industrial clothing retail warehouse - 1 parking space for each 28 square metres of gross commercial floor area or portion thereof.
 - (3) Office of a physician, or drugless practitioner - 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
 - (4) Parking for all other permitted purposes shall be provided in accordance with the requirements and restrictions of sections 20.3 and 30.5.

559.2 For the purposes of section 559,

PRIVATE CLUB shall mean a building or place operated by an athletic, cultural, social or recreational organization operating on a non-profit basis and includes the premises of a fraternal organization.

INDUSTRIAL CLOTHING RETAIL WAREHOUSE shall mean a building or part thereof where uniforms or clothing worn at work by manufacturing, construction and service industrial workers is stored or kept for sale and where no leisure or sports clothing or clothing traditionally worn at work by white collar workers is stored or kept for sale.

560. The lands designated HC1-SECTION 560 on SCHEDULE A (Sheet 11) to this by-law:

560.1 shall only be used for the following purposes:

- (1) motor vehicle sales establishment;
- (2) motor vehicle repair shop;
- (3) motor vehicle body shop.

560.2 shall be subject to the following requirements and restrictions:

- (1) all front, rear and side yard depths and widths shall be as shown on SCHEDULE C-SECTION 560;
- (2) all buildings shall be located within the area shown as "Building Area" on SCHEDULE C -SECTION 560;
- (3) landscaped open space shall be provided and maintained in the areas shown on SCHEDULE C-SECTION 560.

561. The lands designated A-SECTION 561 on SCHEDULE A (Sheet 3) to this by-law:

561.1 shall only be used for the following purposes:

- (1) garden centre sales establishment; and
- (2) the purposes permitted in an A zone by section 46.1.

- 561.2** shall be subject to the following requirements and restrictions:
- (1) a garden centre sales establishment
 - (a) shall be located on the part of the property abutting Steeles Avenue;
 - (b) shall not occupy more than 1.4 hectares of the property; and
 - (c) shall not occupy a part of the property having a lot width greater than 300 metres.
- 561.3** shall also be subject to the requirements and restrictions relating to the A zone which are not in conflict with the ones set out in section 561.2.
- 562.1** The lands designated I2-SECTION 562 on SCHEDULE A (Sheet 4) to this by-law:
- 562.1.1** shall only be used for a cemetery.
 - 562.1.2** shall be subject to the requirements and restrictions relating to the I2 zone.
- 562.2** For the purposes section 562,
- CEMETERY** shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act, and shall include accessory uses such as maintenance and storage buildings, greenhouses, a caretaker's residence, administrative offices and chapels.
- 563.1** The lands designated R4B-SECTION 563.1 on SCHEDULE A (Sheet 5) to this by-law:
- 563.1.1** shall only be used for the following purposes:
 - (1) two senior citizen residences;
 - (2) administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;
 - (3) purposes accessory to a senior citizen residence;
 - (4) a bank; and
 - (5) a gift shop.

563.1.2 shall be subject to the following requirements and restrictions:

- (1) no more than a total of 206 senior citizen dwelling units shall be permitted;
- (2) no more than 63 units of the permitted 206 units shall be 2 bedroom units;
- (3) one senior citizen residence shall be no more than six storeys, and the other no more than seven storeys, in height;
- (4) minimum front and rear yard depth: - 18 metres
- (5) minimum side yard width: - half of the building height
- (6) minimum distance between buildings: - 25 metres
- (8) minimum of 50% of the lot area shall be landscaped open space;
- (9) waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls;
- (10) the total gross commercial floor area in all buildings may not exceed 100 square metres;
- (11) the total gross floor area in all buildings used for the purposes permitted by sections 563.1.1(2), (4), and (5) may not exceed 400 square metres.

(11-85) **563.2** The land designated RM4 - SECTION 563.2 on Schedule A to this by-law:

563.2.1 shall only be used for the following purposes:

- (1) senior citizen residence;
- (2) nursing home;
- (3) in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;
- (4) other purposes accessory to a senior citizen residence or a nursing home;

- (5) a bank, or
- (6) a gift shop.

563.2.2 shall be subject to the following requirements and restrictions:

- (1) not more than a total of 324 senior citizen dwelling units shall be permitted;
- (2) not more than 100 units of the permitted 324 units shall be 2 bedroom units;
- (3) not more than 120 beds shall be permitted in the nursing home;
- (4) as shown on Schedule C-Section 563.2 to this by-law,
 - (a) the senior citizen dwelling units shall be in a senior citizen residences located within Building Areas 1, 3 and 4;
 - (b) the nursing home shall be located within Building 5, and
 - (c) all buildings shall be located within Building Areas 1,2,3,4, and 5.
- (5) the maximum height for buildings within the building areas shown on Schedule C-Section 563.2 shall be:
 - (a) 6 storeys for Building Area 1;
 - (b) 2 storeys for Building Areas 2 and 5;
 - (c) 7 storeys for Building Area 3, and
 - (d) 13 storeys for Building Area 4.
- (6) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C-Section 563.2;
- (7) a minimum of 50% of the lot area shall be landscaped open space;
- (8) waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;
- (9) at least 268 parking spaces shall be provided;
- (10) the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres, and
- (11) not more than a total of 650 auditorium seats shall be permitted.

564. The lands designated HC1-SECTION 564 on SCHEDULE A (Sheet 9) to this by-law:

564.1 shall only be used for the following purposes:

- (1) a service station;
- (2) a motor vehicle washing establishment; and
- (3) purposes accessory to the other permitted purposes.

564.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Street Setback: - 36.5 metres from the centre line of Dixie Road.
- 32 metres from the centre line of Steeles Avenue.

564.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 564.2.

565. The lands designated HC1-SECTION 565 on SCHEDULE A (Sheet 6) to this by-law:

565.1 shall only be used for the following purposes:

- (1) a service station; and
- (2) a motor vehicle washing establishment.

565.2 shall be subject to the following requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 565;
- (b) all buildings shall be located within the areas shown as "Building Area" on SCHEDULE C - SECTION 565;
- (c) all canopies shall be located within the areas shown as "Canopy" on SCHEDULE C - SECTION 565; and
- (d) landscaped open space shall be provided in the areas shown as "Landscaped Open Space" on SCHEDULE C - SECTION 565.

565.3 shall also be subject to the requirements and restrictions in section 25.1.2.2 which are not in conflict with the ones set out in section 565.2.

566. The lands designated HC1-SECTION 566 on SCHEDULE A (Sheet 6) to this by-law:

566.1 shall only be used for the following purposes:

- (1) a service station; and
- (2) a standard restaurant (including soda fountain, snack bar or lunch counter) connected with and forming an integral part of a service station.

566.2 shall be subject to the following requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 566;
- (b) all buildings shall be located within the areas shown as "Building Area" on SCHEDULE C - SECTION 566;
- (c) all paved areas shall be located within the areas shown as "Paved Areas" on SCHEDULE C - SECTION 566; and
- (d) landscaped open space shall be provided and maintained in the areas known as "Landscaped Open Space" on SCHEDULE C - SECTION 566.

566.3 shall also be subject to the requirements and restrictions of section 25.1.2.2 which are not in conflict with the ones set out in section 566.2.

567. The lands designated CA-SECTION 567 on SCHEDULE A (Sheet 2) to this by-law:

567.1 shall only be used for the following purposes:

- (1) garden centre sales establishment;
- (2) sale of farm implements, including the sale and service of tractors, lawn mowers, and other similar power equipment; and
- (3) the sale and storage of fertilizer and farm control chemicals.

567.2 shall be subject to the following requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 567;
- (b) a farm implement sales building shall be permitted in the area shown as "Area for farm implement sales building" on SCHEDULE C - SECTION 567;
- (c) parking spaces shall be provided as and where shown on SCHEDULE C - SECTION 567;
- (d) earth storage shall be confined to the area outlined for this purpose on SCHEDULE C - SECTION 567; and
- (e) landscaped open space shall be provided in areas shown as "Landscaped Areas" on SCHEDULE C - SECTION 567.

568. The land designated as M1-SECTION 568 on SCHEDULE A (Sheet 10) to this by-law:

568.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices and other purposes accessory to the purposes permitted by section 568.1 (1);
- (3) offices other than offices for a health care practitioner or a realtor.

568.2 shall be subject to the following requirements and restrictions:

- (1) the gross floor area used for all offices permitted by section 568.1(3) shall not exceed 590 square metres;
- (2) the gross floor area used for accessory offices permitted by section 568.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (3) the gross floor area used for all accessory purposes shall not exceed 25% of the gross floor area;

- (4) minimum parking facilities shall be provided as follows:
- (a) for purposes permitted by section 568.1(1), one parking space for every 91 square metres of gross floor area;
 - (b) for purposes permitted by section 568.1(2), one parking space for every 19 square metres of gross floor area;
 - (c) for purposes permitted by section 568.1(3), one parking space for every 31 square metres of gross floor area.
- (5) except for the area of driveways, landscaped open space at least 3 metres in width in the front yard and 6 metres in width in the exterior side yard shall be provided and maintained.

568.3 shall also be subject to the requirements and restrictions relating to an M1 zone which are not in conflict with the ones set out in section 568.2.

569.1 The lands designated as M1-SECTION 569 on SCHEDULE A (Sheet 10) and identified as Area 1 on SCHEDULE C-SECTION 569 to this by-law:

569.1.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices, and other purposes accessory to the purposes permitted by section 569.1.1(1);
- (3) offices other than offices for health care practitioners or realtors.
- (4) motor vehicle repair; and,
- (5) motor vehicle accessories installation.

(90-99)

569.1.2 shall be subject to the following requirements and restrictions:

- (1) the gross floor area used for all accessory purposes shall not exceed 25% of the total gross floor area;
- (2) the gross floor area used for any accessory offices permitted by section 569.1.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (3) the gross floor area used for all offices permitted by section 569.1.1(3) shall not exceed 700 square metres;
- (4) minimum parking facilities shall be provided as follows:
 - (a) for the purposes permitted by section 569.1.1(1), one parking space for every 45 square metres of gross floor area;
 - (b) for the purposes permitted by section 569.1.1(2), one parking space for every 19 square metres of gross floor area;

- (90-99) (c) for the purposes permitted by section 569.1.1(3), one parking space for every 31 square metres of gross floor area.
- (90-99) (d) for the purposes permitted by Sections 569.1.1(4) and (5), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).
- (5) Landscaped open space, at least 7 metres in width, shall be provided and maintained in the rear yard, as shown on SCHEDULE C - SECTION 569.
- (90-99) (6) retail sales associated with the purposes permitted by Sections 569.1.1(4) and (5) shall not exceed 25% of the total gross floor area;
- (7) outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.
- 569.1.3 shall also be subject to the requirements and restrictions relating to an M1 zone which are not in conflict with the ones set out in section 569.1.2.
- 569.2 The lands designated M1-SECTION 569 on SCHEDULE A (Sheet 10) and identified as Area 2 on SCHEDULE C-SECTION 569 to this by-law:
- 569.2.1 shall only be used for the following purposes:
- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices, and other purposes, accessory to the purposes permitted by section 569.2.1(1).
- (90-99) (3) motor vehicle repair; and,
- (4) motor vehicle accessories installation.
- 569.2.2 shall be subject to the following requirements and restrictions:
- (1) the gross floor area used for any accessory purpose permitted by section 569.2.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (2) minimum parking facilities shall be provided as follows:
- (a) for purposes permitted by section 569.2.1(1), one parking space for every 91 square metres of gross floor area;
- (b) for purposes permitted by section 569.2.1(2), one parking space for every 19 square metres of gross floor area.
- (90-99) (c) for the purposes permitted by Sections 569.2.1(3) and (4), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).

- (3) except for the area of driveways, landscaped open space at least 3 metres in width shall be provided and maintained in the front yard as shown on SCHEDULE C - SECTION 569.
 - (90-99) (4) retail sales associated with the purposes permitted by Sections 569.2.1(3) and (4) shall not exceed 10% of the gross floor area.
 - (5) outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.
- 569.2.3 shall also be subject to the requirements and restrictions relating to an M1 zone which are not in conflict with the ones set out in section 569.2.2.
570. The lands designated R1D-SECTION 570 on SCHEDULE A (Sheet 7) to this by-law:
- 570.1 shall only be used for the purposes permitted in the R1D zone by section 12.4.1.
- 570.2 shall be subject to the following requirement and restriction:
- (1) Maximum Building Height: - 8 metres
- 570.3 shall also be subject to the requirements and restrictions relating to an R1D zone which are not in conflict with the ones set out in section 570.2.
571. The lands designated R1B(P)-SECTION 571 on SCHEDULE A (Sheet 7) to this by-law:
- 571.1 shall only be used for the purposes permitted in the R1B zone by section 12.2.1.
- 571.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
 - Interior Lot - - 525 square metres
 - Corner Lot - - 630 square metres
 - (2) Minimum Lot Depth: - 35 metres
 - (3) Minimum Interior Side Yard Width: - 1.2 metres
- 571.3 shall also be subject to the requirements and restrictions relating to an R1B zone which are not in conflict with the ones set out in section 571.2.

- 572.** The lands designated R1C-SECTION 572 on SCHEDULE A (Sheet 7) to this by-law:
- 572.1** shall only be used for the purposes permitted in the R1C zone by section 12.3.1.
- 572.2** shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
- | | | |
|----------------|---|-------------------|
| Interior Lot - | - | 405 square metres |
| Corner Lot - | - | 495 square metres |
- (2) Minimum Lot Width:
- | | | |
|----------------|---|-------------|
| Interior Lot - | - | 13.5 metres |
| Corner Lot - | - | 16.5 metres |
- (3) Minimum Interior Side Yard Width: - 1.2 metres
- 572.3** shall also be subject to the requirements and restrictions relating to an R1C zone which are not in conflict with the ones set out in section 572.2.
- 573.** The lands designated as R1C-SECTION 573 on SCHEDULE A (Sheet 7) to this by-law:
- 573.1** shall only be used for the purposes permitted in the R1C zone by section 12.3.1.
- 573.2** shall be subject to the following requirement and restriction:
- (1) Minimum Interior Side Yard Width: - 1.2 metres
- 573.3** shall also be subject to the requirements and restrictions relating to an R1C zone which are not in conflict with the ones set out in section 573.2.
- 574.** The lands designated as R4A-SECTION 574 on SCHEDULE A (Sheet 7) to this by-law:
- 574.1** shall only be used for the purposes permitted in the R4A zone by section 15.1.1.

574.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: - 4 storeys**
- (2) Maximum Lot Coverage: - 25 percent**
- (3) Minimum Landscaped Open Space: - 50 percent of the lot area.**

574.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 574.2.

575. (DELETED BY BY-LAW 328-85)

576. The lands designated R4A(P)-SECTION 576 on SCHEDULE A (Sheet 7) to this by-law:

576.1 shall only be used for the following purposes:

- (1) one apartment dwelling only;**
- (2) townhouse dwellings; and**
- (3) purposes accessory to the other permitted purposes.**

576.2.1 shall, in respect of lands used for an apartment dwelling, be subject to the following requirements and restrictions:

- (a) Maximum Density: - 100 units per hectare**
- (b) Maximum Lot Coverage: - 25 percent**
- (c) Maximum Building Height: - 18 storeys**
- (d) the minimum distance between a lot line and an apartment dwelling shall be 10 metres or 1/2 the height of the apartment dwelling, whichever is the greater**
- (e) the minimum distance between an apartment dwelling and a townhouse dwelling shall be half of the sum of the height of the apartment dwelling and the height of the townhouse dwelling**
- (f) minimum landscaped open space: - 50 percent**

576.2.2 shall, in respect of lands used for townhouse dwellings, be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units: - 50 units per hectare
- (b) maximum coverage: - 25 percent
- (c) minimum street line setback shall be 9 metres
- (d) the minimum distance of a townhouse dwelling from a privately owned roadway shall be 4.6 metres, provided that the front of any garage or carport shall be at least 6 metres from a privately owned roadway
- (e) minimum landscaped open space: - 40 percent
- (f) maximum building height: - 3 storeys
- (g) the minimum distance between the townhouse dwellings shall be as follows:
 - (1) between two exterior walls which contain no windows to habitable rooms: - 3 metres
 - (2) between two exterior walls of which only one contains windows to habitable rooms: - 7.6 metres
 - (3) between two exterior walls, both of which contain windows to habitable rooms: - 15 metres
 - (4) where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.

576.2.3 shall also be subject to the following requirement and restriction:

- (a) the maximum number of dwelling units shall be 208 dwelling units.

576.3 shall be subject to the requirements and restrictions relating to an R4A zone which are not in conflict with the ones set out in section 576.2.

577. (DELETED BY BY-LAW 19-87)

578. (DELETED BY BY-LAW 19-87)

579. The lands designated C1-SECTION 579 on SCHEDULE A (Sheet 7) to this by-law:

(203-86) 579.1 shall only be used for the following purposes:

- (1) an office;**
- (2) a bank, or a trust company or financial institution;**
- (3) a dining room restaurant;**
- (4) a variety store;**
- (5) a tobacco shop;**
- (6) a gift shop;**
- (7) a day nursery;**
- (8) a personal service shop;**
- (9) a drug store;**
- (10) a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials;**
- (11) a standard restaurant;**
- (12) an optical sales outlet;**
- (13) purposes accessory to the other permitted purposes.**

579.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Buildings: - 3**
- (b) Minimum Lot Area: - 2.1 hectare**
- (c) Minimum Front Yard Depth: - 10.0 metres**

- (d) Minimum Interior or Exterior Side Yard Width: - 10.0 metres, except that where the interior or exterior side yard abuts a residential or institutional zone, the minimum interior or exterior side yard width shall be 15 metres.
- (e) Minimum Rear Yard Depth: - 10.0 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 15 metres.
- (f) Minimum Lot Width: - 90 metres
- (g) Maximum Building Height: - 12 storeys
- (h) Maximum Lot Coverage: - 25 percent
- (i) Maximum Floor Space Index: - 0.75
- (j) Minimum Landscaped Open Space: - 25 percent of the lot area
- (k) any building or part thereof that is over 2 storeys in height shall be located at least 30 metres from a residential lot line
- (203-86) (l) the uses permitted by sections 579.1(2), 579.1(3), 579.1(4) and 579.1(11) shall not exceed a maximum gross commercial floor area of 1,300.6 square metres.
- (203-86) (m) the use permitted by section 579.1(9) shall not exceed a maximum gross commercial floor area of 464.5 square metres.
- (203-86) (n) the number of parking spaces required by section 20.3 may be reduced to the number obtained from performing the following calculations and using Table 579.1:
 - (i) calculate the number of parking spaces required by section 20.3 for each use of the site;
 - (ii) multiply each number in a row beside a use in Table 579.1 by the number of parking spaces required by section 20.3 for that particular use;
 - (iii) total each column, and

- (iv) the highest number in Total row is the minimum to which the number of parking spaces may be reduced.

TABLE 579.1

Land Use	Morning	Noon	Afternoon	Evening
Office	1.0	0.9	0.95	0.10
Restaurant	0.2	1.0	0.3	1.0
Other	0.8	0.65	1.00	1.00
TOTAL				

(204-97) **580.** The lands designated M3-SECTION 580 on Sheet 11 of Schedule A to this by-law:

580.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, distributing,, and servicing of goods and materials within an enclosed building, but excluding a motor vehicle repair shop and motor vehicle body shop as a principal or accessory use;
- (2) a warehouse;
- (3) a parking lot;
- (4) an associated educational purpose;
- (5) an associated office; and,
- (6) purposes accessory to the other permitted purposes.

580.2 shall be subject to the following requirements and restrictions:

- (1) minimum setback from Highway 407: 13.7 metres;
- (2) a minimum 3.0 metre wide landscaped open space area shall be provided along the Highway 407 right-of-way;
- (3) minimum lot width: 0 metres; and
- (4) section 6.6 of this by-law shall not apply.

580.3 shall also be subject to the requirements and restrictions relating to the M3 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 580.2.

581. The lands designated OS-Section 581 on SCHEDULE A (Sheet 15) to this by-law:

581.1 shall only be used for the purposes permitted in the OS zone by section 44.1.1.

581.2 shall be subject to the following requirement and restriction:

(a) Maximum lot coverage: 10 percent.

581.3 shall also be subject to the requirements and restrictions of the OS zone which are not in conflict with those set out in section 581.2.

582. The lands designated M1-SECTION 582 on SCHEDULE A (Sheet 11) to this by-law:

582.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) a parking lot;
- (3) a printing establishment; and
- (4) a warehouse.

(b) Non-Industrial

- (1) a dining room restaurant, standard restaurant or take-out restaurant;
- (2) a dry cleaning and laundry distribution station;
- (3) a printing or copying establishment;
- (4) a retail establishment having no outside storage;
- (5) a banquet facility; and
- (6) offices other than an office for any health care practitioner or realtor.

(c) Accessory

- (1) an accessory building, provided that it is not used for human habitation;
- (2) an educational purpose accessory to a permitted industrial purposes; and

(3) purposes accessory to the other permitted purposes.

582.2 shall be subject to the requirements and restrictions relating to the M1 zone, and the ones set out in section 20.0.

(82-85) **582.1** The lands designated HC2 - SECTION 583 on Schedule A to this by-law

582.1.1 shall only be used for the following purposes:

- (a) gas bar;
- (b) only in conjunction with a gas bar, a retail establishment having no outside storage;
- (c) purposes accessory to the other permitted purposes.

582.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width - 60.5 metres
- (b) minimum lot depth - 60.5 metres
- (c) maximum height of building - 1 storey
- (d) maximum gross floor area for a building other than for a garbage and refuse enclosure - 93 square metres
- (e) minimum landscaped open space:
 - front yard - 20 percent of the required yard area and a minimum depth of 3 metres
 - exterior side yard - 50 percent of the required yard area and a minimum depth of 3 metres
 - other yards - no minimum requirement
- (f) garbage and refuse containers shall be located in a totally enclosed area or structure.

582.1.3 shall also be subject to the requirements and restrictions relating to the HC2 zone which are not in conflict with the ones set out in section 582.1.2.

- (11-85) **584** The lands designated M1-SECTION 584 on Schedule A to this by-law:
 (303-85)
- 584-1** shall only be used for the following purposes:
- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
 - (2) one dining room restaurant;
 - (3) one community club, and
 - (4) purposes accessory to the other permitted purposes.
- 584.2** shall be subject to the following requirements and restrictions:
- (1) the gross commercial floor area used for a dining room restaurant shall not exceed 364 square metres;
 - (2) the gross commercial floor area used for a community club shall not exceed 360 square metres;
 - (3) minimum parking facilities shall be provided as follows:
 - (a) for the purposes permitted by section 584.1(1), one space for every 45 square metres of gross commercial floor area or portion thereof;
 - (b) for a dining room restaurant, one space for every 9.6 square metres of gross commercial floor area or portion thereof;
 - (c) for a community club, one space for every 9 square metres of gross commercial floor area or portion thereof;
 - (4) an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.
- 584.3** shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 584.2.
- 585** (DELETED BY BY-LAW 150-89)

(246-84) **586.1** The lands designated HC2 - SECTION 586 on Schedule A to this by-law:

586.1.1 shall only be used for the following purposes:

- (a) one of either a standard restaurant or a dining room restaurant;
- (b) offices, other than offices for a physician, dentist, drugless practitioner or real estate agent;
- (c) motor vehicle repair shop;
- (d) only in conjunction with the purposes permitted by clauses (a), (b) or (c), a gas bar;
- (e) purposes accessory to the other permitted purposes.

586.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width - 45 metres
- (b) maximum lot depth - 76 metres
- (c) maximum height of buildings - 1 storey
- (d) maximum gross floor area for building - 650 square meters
- (e) maximum gross commercial floor area for all office purposes - 135 square metres, or 20 percent of the gross commercial floor area, whichever is the lesser.
- (f) landscaped open scape - in the front yard, a minimum of 20 percent of the required front yard area with a minimum depth of 3 metres.
- (g) garbage and refuse containers shall be located within a totally enclosed area or structure.

586.1.3 shall also be subject to the requirements and restrictions relating to the HC2 zone which are not in conflict with the ones set out in section 586.1.2.

- (11-85) **587.** The lands designated RH-Section 587 on Schedule A to this by-law:
- 587.1** shall only be used for the following purposes:
- (1) a single family detached dwelling;
 - (2) a group home;
 - (3) a home occupation;
 - (4) the keeping and training of horses;
 - (5) a horse riding school or riding camp, and
 - (6) purposes accessory to the other permitted purposes.
- 587.2** shall be subject to the following requirements and restrictions:
- (a) The buildings shown as "Existing Concrete Block Building", "Arena" and "Existing Dwelling" may only be located within the areas so identified on Schedule C - Section 587.
- 587.3** shall also be subject to the requirements and restrictions of the RH zone which are not in conflict with the ones of section 587.2.
- (11-85) **588.** The lands designated RH - Section 588 on Schedule A to this by-law:
- 588.1** shall only be used for the purposes permitted in the RH zone.
- 588.2** shall be subject to the following requirements and restrictions:
- (a) minimum centre line setback: 19 metres
 - (b) minimum width for northerly side yard: 3 metres
- 588.3** shall also be subject to the requirements and restrictions of the RH zone which are not in conflict with the ones of section 588.2.
- (11-85) **589.** The lands designated SC1 - SECTION 589 on Schedule to this by-law:
- 589.1** shall only be used for the following purposes:
- (1) a garden centre sales establishment;
 - (2) a sporting goods sales establishment;

- (3) offices, and
- (4) purposes accessory to the other permitted purposes.

589.2 shall be subject to the following requirements and restrictions:

- (1) maximum building height: 7.5 metres
- (2) maximum gross commercial floor area: 930 square metres
- (3) minimum lot width: 90 metres
- (4) minimum front yard setback from the centre line of Dixie Road: 50 metres
- (5) minimum side yard width: 10 metres, but the combined total width of both side yards shall not be less than 60 metres
- (6) minimum landscaped open space: 50 percent of the lot area, including a strip at least 10 metres wide along the front lot line, except where the driveway is located
- (7) minimum building setback from the top-of-bank as defined by the Metropolitan Toronto and Region Conservation Authority: 10 metres

(250-85) 590.1 The lands designated R1B-SECTION 590 in Schedule A to this by-law:

590.1.1 shall only be used for the purposes permitted by section 12.2.1.

590.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width: 25 metres
- (b) minimum centre line setback: 32 metres

(244-86) (c) minimum interior side yard width: 1.2 metres

590.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 590.1.2.

- (191-85) **591.1** The lands designated R1B-SECTION 591 on Schedule A to this by-law:
- 591.1.1** shall only be used for the purposes permitted by section 12.2.1
- (60-86) **591.1.2** shall be subject to the following requirements and restrictions:
- (1) Minimum lot area
- | | | |
|--------------|---|-------------------|
| Interior Lot | - | 420 square metres |
| Corner Lot | - | 500 square metres |
- (2) Minimum lot width
- | | | |
|--------------|---|-----------|
| Interior Lot | - | 14 metres |
| Corner Lot | - | 17 metres |
- (3) Minimum interior side yard width - 1.2 metres
- 591.1.3** shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 591.1.2.
- 592.1** The lands designated RID-SECTION 592 on Schedule A to this by-law:
- 592.1.1** shall only be used for the purposes permitted by section 12.4.1
- 592.1.2** shall be subject to the following requirements and restrictions:
- (a) minimum interior side yard width
- 1.2 metres on one side, and 0.6 metres on the other side,
provided that:
- (i) the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres
- (ii) the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width.
- (iii) the minimum distance between two detached dwellings shall not be less than 1.2 metres
- (iv) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall
- (v) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres

592.1.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 592.2.

(191-85) 593.1 The lands designated C1 - SECTION 593 on Schedule A to this by-law:

593.1.1 shall only be used for the following purposes:

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

593.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum front yard depth: 21 metres

- (b) minimum interior side: 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 18 metres
- (c) minimum exterior side yard width: 18 metres
- (d) minimum rear yard depth: 6 metres, except that:
 - (1) where the rear yard abuts a residential or institutional zone, 18 metres
 - (2) where rear yard abuts a 0.3 metre reserve or a street, 21 metres
- (e) maximum building height: 1 storey
- (f) minimum landscaped open space
 - (i) 10 percent of the lot area
 - (ii) minimum width abutting a residential zone - 3 metres
 - (iii) minimum width abutting a road allowance - 3 metres
- (g) A masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- (h) Minimum distance separation between a restaurant and a residential zone - 50 metres
- (i) Garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- (j) Garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
- (k) An adult entertainment parlour shall not be permitted
- (l) No amusement devices shall be permitted
- (m) No outside storage or display of goods shall be permitted

- 593.1.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 593.1.2.
- (191-85) 594.1 The lands designated as HC2 - SECTION 594 on Schedule A to this by-law:
- 594.1.1 shall only be used for the following purposes:
- (a) gas bar;
 - (b) purposes accessory to the other permitted purposes.
- 594.1.2 shall be subject to the following requirements and restrictions:
- (a) maximum building height - 1 storey
- 594.1.3 shall also be subject to the requirements and restrictions relating to the HC2 zone which are not in conflict with the ones set out in section 594.1.2.
- (237-85) 595. The lands designated R1B-SECTION 595 on Schedule A to this by-law:
- 595.1 shall only be used for the purposes permitted by section 12.2.1
- 595.2 shall be subject to the following requirements and restrictions:
- (a) minimum lot area

interior lot	-	540 square metres
corner lot	-	585 square metres
 - (b) minimum lot width

interior lot	-	18 metres
corner lot	-	19.5 metres
- 595.3 shall also be subject to requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 595.2.
- (237-85) 596.1 The lands designated R1C-SECTION 596 on Schedule A to this by-law:
- 596.1.1 shall only be used for the purposes permitted by section 12.3.1

596.1.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area

interior lot	-	390 square metres
corner lot	-	453 square metres

(b) minimum lot width

interior lot	-	13 metres
corner lot	-	15.1 metres

(c) minimum lot depth:

- (i) 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
- (ii) 30 metres in all other cases

(d) minimum interior side yard width

1.2 metres on one side and 0.9 metres on the other side
provided that :

- (i) the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres
- (ii) the minimum distance between two detached dwellings shall not be less than 2.1 metres
- (iii) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

596.1.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 596.1.2

596.2 For the purposes of section 596,

REAR LOT LINE shall mean the lot line furthest from the front lot line.

(235-85) **597.** The lands designated R1C-SECTION 597 on Schedule A to this by-law:

597.1 shall only be used for the purposes permitted by section 12.3.1

597.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area

- interior lot - 370 square metres
- corner lot - 430 square metres

(b) minimum lot width

- interior lot - 12 metres
- corner lot - 14.1 metres

(c) minimum interior side yard width

1.2 metres on one side, and 0.9 metres on the other side, provided that:

- (i) the width of the side yard abutting a walkway shall always be at least 1.2 metres
- (ii) the minimum distance between two detached dwellings shall not be less than 2 metres
- (iii) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

597.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 597.2

(235-85) 598. The lands designated R1D-SECTION 598 on Schedule A to this by-law:

(237-85)

598.1 shall only be used for the purposes permitted by section 12.4.1

598.2 shall be subject to the following requirements and restrictions

(a) minimum lot area

- interior lot - 270 square metres
- corner lot - 333 square metres

(b) minimum lot width

- interior lot - 9 metres
- corner lot - 11.1 metres

598.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 598.2

- (237-85) **599.** The lands designated R4A - SECTION 599 on Schedule A to this by-law:
- 599.1 shall only be used for the purposes permitted by section 15.1.1
- 599.2 shall be subject to the following requirements and restrictions:
- (a) minimum front yard depth for
 - (i) main building - 20 metres
 - (ii) gatehouse - 6 metres
 - (b) minimum rear yard depth - 13.72 metres or 1/2 the height of the building, whichever is greater
 - (c) maximum building height - 18 storeys
 - (d) maximum density - 100 units per hectare
 - (e) minimum distance between an underground garage and a lot line
 - (i) front lot line and side lot line - 3 metres
 - (ii) rear lot line - 13.72 metres
 - (f) minimum distance between an underground garage ramp and a lot line
 - (i) front lot line and side lot line - 9 metres
 - (ii) rear lot line - 13.72 metres
- 599.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 599.2.
- (235-85) **600.** The lands designated as R1C - SECTION 600 on Schedule A to this by-law:
- 600.1 shall only be used for the purposes permitted by section 12.3.1
- 600.2 shall be subject to the following requirements and restrictions:
- (a) minimum lot area - 600 square metres

(b) minimum lot width - 24 metres

(c) minimum lot depth - 24 metres

600.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 600.2.

(93-88) 604. The lands designated M1-SECTION 604 on Schedule A to this by-law:

604.1 shall only be used for the purposes permitted by section 31.1.1 of this by-law.

604.2 shall be subject to the following requirements and restriction:

(1) a landscaped open space area, a minimum of 3 metres in width, shall be provided along the rear lot line.

604.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 604.2.

(328-85) 605.1 The lands designated R4A - SECTION 605 on Schedule A to this by-law:

605.1.1 shall only be used for

(1) the purposes permitted in the R4A zone by section 15.1;

(2) a gatehouse.

605.1.2 shall be subject to the following requirements and restrictions:

(1) minimum lot area: 1.7 hectares

(2) minimum front yard depth: 30 metres

(3) minimum side yard width: 30 metres

(4) minimum rear yard depth: 30 metres

(5) maximum density: 113.15 units per hectare or 198 dwelling units, whichever is the greater

(6) maximum building height: 20 storeys

- (7) maximum lot coverage: 20%
- (8) minimum landscaped open space: 60%
- (9) minimum street line setback for underground garage structure: 3 metres
- (10) minimum distance between a ramp and a side or rear lot line: 6 metres
- (11) minimum number of parking spaces: as determined in accordance with section 10.9, of which a maximum of 51 spaces may be tandem parking spaces.
- (12) a gatehouse
 - (a) may not exceed one storey in height
 - (b) may not be used for human habitation, and
 - (c) shall be at least 8 metres from any lot line.

605.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 605.1.2.

(184-86) 606.1 The lands designated C1 - SECTION 606 on Schedule A to this by-law:

606.1.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a travel agency;
- (4) a gift shop or card shop;
- (5) an insurance agency;
- (6) an interior design or art gallery;
- (7) a photographic studio;
- (8) a hairdresser or beauty salon;

- (9) a pharmacy or medical supply shop;
- (10) a dispensing optician; and
- (11) a tobacco shop.

606.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: - 9500 square metres
- (b) maximum height of buildings:
 - for main building: - 6 storeys
 - for podium structure for parking purposes: - 2.4 metres above the finished grade
- (c) maximum gross floor area for all buildings: - 8400 square metres
- (d) maximum gross floor area for a tobacco shop: - 80 square metres
- (e) maximum gross floor area for a pharmacy or medical supply store: - 120 square metres
- (f) minimum front yard depth: - 9 metres
- (g) minimum rear yard depth:
 - for main building: - 50 metres
 - for podium structure for parking purposes: - 3.0 metres
- (h) minimum side yard width:
 - (1) for main building: - no one side yard shall be less than 9 metres
 - the combined width of both side yards shall not be less than 40 metres
 - (2) for podium structure for parking purposes: 2 metres
- (i) minimum lot width: - 85 metres

- (j) minimum landscaped open space:
 - (1) a minimum of 50% of the required front yard,
 - (2) a strip with a minimum width of 3 metres along the rear lot line, and
 - (3) a minimum 20% of the area of the entire parcel.

- (k) maximum coverage by main building: - 17%

- (l) the number of parking spaces required by section 20.3 may be reduced to the number obtained from performing the following calculations and using Table 606.1:
 - 1. calculate the number of parking spaces required by section 20.3 for each use of the site;
 - 2. multiply each number in the row beside a proposed use in Table 606.1 by the number of parking spaces required by section 20.3 for that particular use;
 - 3. total each column; and
 - 4. the highest number in Total row is the minimum to which the number of parking spaces may be reduced.

**TABLE 606.1
PEAK PERIOD PERCENTAGES**

Land Use	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Medical Office	100	90	95	30
Realtor Office	100	90	100	50
Other Uses	80	65	100	100
TOTAL				

- (m) the exterior of the main building shall be primarily precast concrete and glass

606.1.3 shall also be subject to those requirements and restrictions of the C1 zone which are not in conflict with the ones set out in section 606.1.2.

(53-86) 607. The lands designated R1B-SECTION 607 on Schedule A to this by-law:

607.1 shall only be used for the purposes permitted by section 12.2.1:

607.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

interior lot	-	540 square metres
corner lot	-	630 square metres

(2) Minimum lot width

interior lot	-	18 metres
corner lot	-	21.0 metres

607.3 shall also be subject to requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 607.2.

(53-86) 608.1 The lands designated R1C-SECTION 608 on Schedule A to this by-law:

608.1.1 shall only be used for the purposes permitted by section 12.3.1:

608.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

interior lot	-	420 square metres
corner lot	-	510 square metres

(2) Minimum lot width

interior lot	-	13 metres
corner lot	-	16 metres

(3) Minimum interior side yard width - 1.2 metres

608.1.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 608.2.

608.2 For the purposes of section 608,

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

(53-86) 609. The lands designated C1-SECTION 609 on Schedule A to this by-law:

609.1 shall only be used for the purposes permitted by section 23.1.1:

609.2 shall be subject to the following requirements and restrictions:

- (1) Maximum building height - 1 storey
- (2) Minimum landscaped open space
 - (a) 15 percent of the lot area,
 - (b) 20 percent of the minimum required front yard area, minimum width abutting a residential zone - 3 metres, and
 - (d) minimum width abutting a road allowance or a 0.3 metre reserve - 3 metres.
 - (c) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone,
 - (d) minimum distance separation between a restaurant and a residential zone - 50 metres,
 - (e) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building,
 - (f) garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone,
 - (g) no amusement devices shall be permitted, and
 - (h) no outside storage or display of goods shall be permitted.

609.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 609.2.

(72-86)

(176-95)

611.

DELETED

(72-86)

612.

The lands designated I1 - SECTION 612 on Schedule A to this by-law:

612.1

shall only be used for:

- (1) a religious institution;
- (2) a day nursery; and,
- (3) purposes accessory to the other permitted purposes.

612.2

shall be subject to the requirements and restrictions relating to the Institutional One (I1) zone.

- (72-86) **613.** The lands designated I1-SECTION 613 on Schedule A to this by-law:
- 613.1** shall only be used for:
- (1) a public or private school; and,
 - (2) purposes accessory to the other permitted purposes.
- 613.2** shall be subject to the requirements and restrictions relating to the Institutional One (I1) zone.
- (265-91) **614.1** The lands designated M4 - Section 614 on Sheet 14 of Schedule A to this by-law:
- 614.1.1** shall only be used for the following purposes:
- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
 - (2) an office;
 - (3) a research and development facility;
 - (4) a recreation facility or structure;
 - (5) a day nursery;
 - (6) a retail outlet operated in conjunction with a particular purpose permitted by section 614.1.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
 - (7) purposes accessory to the other permitted purposes.
- 614.1.2** shall be subject to the following requirements and restrictions:
- (1) Minimum Setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
 - (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;

- (3) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (4) Minimum Lot Width: 60.0 metres;
- (5) Minimum Lot Area: 7.6 hectares;
- (6) Maximum Lot Coverage: 45 percent;
- (7) Maximum Building Height: 13.7 metres;
- (8) Maximum Floor Space Index for an office: 0.5;
- (9) Minimum Landscaped Open Space:
 - (a) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - (b) a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- (10) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building.

614.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 614.1.2.

614.2 For the purposes of this section:

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

(109-86) 615.1 The lands designated M1-Section 615 on Schedule A to this by-law:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods,, foods or materials within an enclosed building but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- (2) offices;

- (3) warehouse;
- (4) health and fitness club;
- (5) golf course;
- (6) community club, and
- (7) purposes accessory to the other permitted purposes.

615.1.2 shall be subject to the following requirements and restrictions:

- (1) Maximum gross floor area - 50% of the total lot area
- (2) Minimum front yard depth - 15 metres
- (3) Minimum lot area - 5.0 hectares
- (4) Minimum exterior side yard width
 - abutting Steeles Avenue - 46 metres
 - abutting any other road - 15 metres
- (5) Maximum lot coverage by all buildings and structures - 25% of the lot area
- (6) Maximum building height - 13.7 metres
- (7) Minimum landscaped open space
 - 60 percent of the minimum required front yard area
 - 60 percent of the minimum required exterior side yard
- (8) All buildings and structures shall be set back a minimum of 55 metres from the boundary of any lot zoned or used for residential purposes;
- (9) No buildings or structures shall be located on the lands shown as Landscaped Open Space on SCHEDULE C - SECTION 615, and
- (10) No outside storage of goods, materials or machinery shall be permitted.
- (224-86) (11) Minimum interior side yard width - 4 metres, except that where it abuts a railway line or utility corridor, the minimum requirement is 15 metres.

615.2 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 615.1.2.

615.3 For the purposes of section 615, HEALTH AND FITNESS CLUB shall mean a building or place used for sport, recreational and social purposes.

(182-99) 616 The lands designated M1-Section 616 on Schedule "A" to this by-law:

- (109-86) 616.1 shall only be used for the purposes permitted in the M1 Zone
(182-99)
- (182-99) 616.2 shall be subject to the following requirements and restrictions:
- (a) A Minimum Landscaped Open Space Buffer Strip of 10.0 metres shall be provided and maintained abutting lands shown as Landscaped Open Space on SCHEDULE C-SECTION 615;
 - (b) Minimum Exterior Side Yard:
 - abutting Steeles Avenue: 32.0 metres
 - abutting any other road: 15.0 metres
 - (c) Minimum Lot Area: 3.8 hectares
 - (d) No building or structures shall be located on the lands shown as Landscaped Open Space on SCHEDULE C – SECTION 615
 - (e) A landscaped open space strip having a minimum width of 9.0 metres and 4.5 metres shall be provided and maintained abutting Steeles Avenue and Kenview Boulevard respectively, except at approved driveway locations.
- 616.3 shall also be subject to the requirements and restrictions relating to the M1 zone, and all the general provisions of this by-law that are not in conflict with those set out in section 616.2

(295-85) 617. The lands designated HC2 - SECTION 617 on Schedule A to this by-law:

617.1 shall only be used for the following purposes:

- (a) gas bar;
- (b) only in conjunction with a gas bar, a retail establishment having no outside storage;
- (c) purposes accessory to the other permitted purposes.

617.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width - 62 metres
- (b) minimum lot depth - 46 metres

- (c) minimum front yard depth, side yard width and rear yard depth shall be as shown on Schedule C-Section 617
- (d) a building shall be located within the area shown as Building Area on Schedule C-Section 617
- (e) a canopy shall be located within the area shown as Canopy Area on Schedule C-Section 617
- (f) no accessory buildings shall be permitted
- (g) maximum height of building - 1 storey
- (h) maximum gross floor area of a building - 93 square metres
- (i) minimum landscaped open space shall be provided and shall be maintained in the locations as shown on Schedule C-Section 617

617.3 shall also be subject to the requirements and restrictions relating to the HC2 zone which are not in conflict with the ones set out in section 617.2.

(58-86) 618. The lands designated AP-SEC. 618 on Schedule A to this by-law:

618.1 shall only be used for the following purposes:

- (a) the purposes permitted by section 46.2.1
- (b) a driving range
- (c) a miniature golf course
- (d) a putting, chipping or pitching green
- (e) a ball batting facility
- (f) a picnic area
- (g) purposes accessory to the other permitted purposes

618.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: - 7.8 hectares
- (b) minimum lot width: - 50 metres

(c) maximum building height: - one storey

(d) minimum number of
off-street parking spaces: - 62

618.3 shall also be subject to the requirements and restrictions relating to the AP zone which are not in conflict with the ones set out in section 618.2.

(240-86) 619. The land designated M1-SECTION 619 on Sheet 12 of Schedule A to this by-law:

619.1 shall only be used for the purposes permitted by section 31.1.1 of this by-law.

619.2 shall be subject to the following requirements and restrictions:

(a) landscaped open space area shall be provided, with the exception of approved driveways, in the locations and having the minimum widths shown on Schedule C - Section 619, and

(b) no building or structure shall be located within 13.716 metres of the right-of-way of future Highway Number 407.

619.3 shall also be subject to the requirements and restrictions relating to the M1 zone, including all general provisions, which are not in conflict with the ones set out in section 619.2.

(265-86) 620. The lands designated RC-SECTION 620 on Sheet 3 of Schedule A to this by-law:

620.1 shall only be used for:

(1) a golf course

(2) purposes accessory to the other permitted purpose.

620.2 shall be subject to the following requirements and restrictions:

(1) Minimum front yard depth, rear yard depth and side yard width:
25 metres

(2) Minimum setback distance to boundary of F zone: 7.5 metres

(3) Maximum building height:

- (a) for a club house or pro shop: 2 storeys
- (b) for either a maintenance building or an accessory building: 1 storey

620.3 shall also be subject to the requirements and restrictions relating to the RC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 620.2.

(68-86) **622.** The lands designated I2 - SECTION 622 on Schedule A to this by-law:

622.1 shall only be used for:

- (1) a community college,
- (2) only in conjunction with a community college, a day nursery,
- (3) a public or private school, and
- (4) purposes accessory to the other permitted purposes.

622.2 shall be subject to the requirements and restrictions relating to the I2 zone.

(230-86)

(164-97)

624. DELETED

(230-86)
(164-97)

- 625.** The lands designated C1 - SECTION 625 on Sheet 7 of Schedule A hereto:
- 625.1 shall only be used for those purposes permitted in a C1 zone by Section 23.1.1.
- 625.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Interior Side Yard Width: 15.0 metres;
 - (b) Minimum Exterior Side Yard Width: 15.0 metres;
 - (c) Minimum Rear Yard Depth: 4.5 metres;
 - (d) A canopy may project into the minimum required yards to a maximum of 3.0 metres; and,
 - (e) Minimum Landscaped Open Space: 3.0 metres
abutting all public streets and institutional zones, except at approved driveway locations.
- 625.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 625.2.

- (109-86) **626.** The lands designated OS - Section 626 to this by-law:
- 626.1** shall only be used as a buffer area.
- 626.2** shall be subject to the following requirements and restrictions:
- (a) the buffer area shall have a minimum width of 25 metres, and
 - (b) the buffer area shall be landscaped and bermed to screen the adjacent lands used for residential purposes from the lands used for industrial purposes.
- 626.3** shall also be subject to the requirements and restrictions relating to the OS zone which are not in conflict with the ones set out in section 626.2.
- (234-86) **627.** The lands designated HC2-SECTION 627 on Sheet 3 of Schedule A to this by-law:
- 627.1** shall only be used for the following purposes:
- (1) gas bar;
 - (2) convenience store, and
 - (3) purposes accessory to the other permitted purposes.
- 627.2** shall be subject to the following requirements and restrictions:
- (1) Minimum lot width - 75 metres;
 - (2) Minimum lot area - 0.75 hectares;
 - (3) the gross commercial floor area of BUILDING AREA "A" shown on SCHEDULE C - SECTION 627 shall not exceed 112 square metres;
 - (4) the gross floor area devoted to the convenience store shall not exceed 84 square metres;
 - (5) all buildings shall be located within the areas identified as Building Area on SCHEDULE C-SECTION 627;
 - (6) the maximum building height shall not exceed 1 storey;

- (7) landscaped open space shall be provided and maintained within the area identified as Landscaped Open Space on SCHEDULE C - SECTION 627, and
- (8) all garbage and refuse containers shall be totally enclosed and located within BUILDING AREA "B" shown on SCHEDULE C-SECTION 627.

627.3 shall also be subject to the requirements and restrictions relating to the HC2 zone, including the parking space requirements, which are not in conflict with the ones set out in section 627.2.

(220-86)
(174-91)

628. The lands designated C1 - SECTION 628 on Sheet 7 of Schedule A to this by-law:

628.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage, but not including a beer, liquor or wine store, retail establishments selling goods that appeal to erotic tastes, a record store or a novelty store;
- (b) a convenience store, or a variety store;
- (c) a bank, trust company, or financial institution;
- (d) an office;
- (e) a personal service shop excluding a hairdressing salon and a barber shop;
- (f) a service shop;
- (g) a laundromat;
- (h) a dining room restaurant or a standard restaurant, and
- (i) purposes accessory to the other permitted purposes.

628.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: - 0.56 hectares;
- (b) minimum lot width: - 88.0 metres;
- (c) minimum lot depth: - 62.0 metres;

- (d) minimum rear yard depth: - 5.5 metres;
- (e) minimum interior side yard: - 9.0 metres;
- (f) maximum building height: - one storey;
- (g) maximum gross commercial floor area: - 1,219.0 square metres;
- (h) video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- (i) the total gross commercial floor area to be devoted to restaurant uses and medical office uses shall not exceed 122.0 square metres;
- (j) video games and amusement devices shall not be permitted within a variety store;
- (k) an adult entertainment parlour shall not be permitted;
- (l) food related refuse storage and restaurant refuse storage shall be located within a climate controlled area within a building;
- (m) a landscaped open space area, not less than 7.5 metres wide, shall be provided and maintained along the Kennedy Road South frontage, exclusive of the driveway location, and along the hypotenuse of the daylight triangle located at the intersection of Steeles Avenue East and Kennedy Road South;
- (n) a landscaped open space area, not less than 9.0 metres wide, shall be provided and maintained along the Steeles Avenue East flankage, exclusive of the driveway location.
- (o) garbage and refuse storage facilities, including any storage of recyclable materials, shall be enclosed and roofed and located within a building, and
- (p) a solid masonry wall having a minimum height of 1.8 metres shall be provided and maintained along the west and south site limits where abutting a residential zone.

628.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 628.1.2.

628.4 for the purposes of Section 628:

VARIETY STORE shall mean a retail establishment engaged in the business of selling food and convenience goods to the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres.

(287-86) **630.** The lands designated R1C - SECTION 630 on Sheet 6 of Schedule A to this by-law:

630.1 shall only be used for the purposes permitted by section 12.3.1.

630.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

- (a) Interior Lot - 390 square metres
- (b) Corner Lot - 453 square metres

(2) Minimum lot width

- (a) Interior Lot - 12.2 metres
- (b) Corner Lot - 14.3 metres

(3) Minimum interior side yard width - 1.2 metres on one side and 0.9 metres on the other side provided that:

- (a) the width of the side yard abutting a walkway shall always be at least 1.2 metres;
- (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres;
- (c) where the distance between the wall of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

630.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 630.2.

- (287-86) **631.1** The lands designated R1D - SECTION 631 on Sheet 6 of Schedule A to this by-law:
- 631.1.1** shall only be used for the purposes permitted by section 12.4.1.
- 631.1.2** shall be subject to the following requirements and restrictions:
- (1) Minimum lot area:
 - (a) Interior Lot - 270 square metres
 - (b) Corner Lot - 333 square metres
 - (2) Minimum lot width:
 - (a) Interior Lot - 9 metres
 - (b) Corner Lot - 11.1 metres
 - (3) Minimum lot depth
 - (a) 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
 - (b) 30 metres in all other cases
 - (4) Minimum interior side yard width - 1.2 metres on one side and 0.9 metres on the other side provided that:
 - (a) the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres;
 - (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres;
 - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.
- 631.1.3** shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 631.2
- 631.2** For the purposes of section 631,
- REAR LOT LINE** shall mean the lot line opposite to and furthest from the front lot line .

- (287-86) **632.1** The lands designated R3A - Section 632 on Sheet 6 of Schedule A to
(257-88)
- 632.1.1** shall only be used for:
- (a) a townhouse dwelling;
 - (b) a linked duplex dwelling;
 - (c) a linked triplex dwelling, and
 - (d) purposes accessory to the other permitted purposes.
- 632.1.2** shall be subject to the following requirements and restrictions:
- (a) the minimum lot width shall be 20 metres;
 - (b) the minimum lot area per dwelling unit shall be 200 square metres;
 - (c) the number of townhouse dwelling units shall not exceed 18;
 - (d) the number of linked duplex dwelling units shall not exceed 40;
 - (e) the number of linked triplex dwelling units shall not exceed 6;
 - (f) parking shall be provided in accordance with section 10.9.5 of this by-law, in the case of townhouse dwelling units and section 10.9.3(b) of this by-law, in the case of linked duplex or linked triplex dwelling units;
 - (g) each townhouse dwelling unit shall provide 2 parking spaces, one in a private garage attached to the unit and one in a private drive;
 - (h) an underground parking garage shall be provided containing a minimum of 69 parking spaces;
 - (i) all visitor parking spaces shall be located on grade;
 - (j) the maximum height of all structures shall be two storeys, except for that portion of a building containing linked triplex dwelling units which shall be a maximum of 3 storeys;

- (k) no building or structure, including an underground parking garage, shall be located closer to any property boundary than 7.5 metres except for an end wall of a townhouse dwelling containing no windows to a habitable room, which shall be a minimum of 4 metres from any property boundary;
- (l) the maximum number of dwelling units per dwelling shall be 24 except in the case of townhouse dwellings which shall be 6;
- (m) no balcony shall be located on the rear wall of any dwelling, and
- (n) a linked duplex dwelling may be attached to a linked triplex dwelling.

632.1.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law that are not in conflict with those set out in section 632.1.2.

632.2 For the purposes of section 632,

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

DWELLING, LINKED DUPLEX shall mean a building that consists of two or more duplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

DWELLING, LINKED TRIPLEX shall mean a building that consists of two or more triplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

- (287-86) **633.** The lands designated C1 - SECTION 633 on Sheet 6 of Schedule A to this by-law:
- 633.1** shall only be used for the purposes permitted by section 23.1.1.
- 633.2** shall be subject to the following requirements and restrictions:
- (1) Maximum building height - 1 storey
 - (2) Minimum landscaped open space
 - (a) 15 percent of the lot area
 - (b) 20 percent of the minimum required front yard area
 - (c) minimum width abutting a residential zone - 3 metres
 - (d) minimum width abutting a road allowance or a 0.3 metre reserve - 3 metres
 - (3) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
 - (4) minimum distance separation between a restaurant and a residential zone - 50 metres
 - (5) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
 - (6) garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
 - (7) no amusement devices shall be permitted
 - (8) no outside storage or display of goods shall be permitted
- 633.3** shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 633.2.
- (105-88) **634.** The lands designated C3-SECTION 634 on Sheet 6 of Schedule A to this by-law:
- 634.1** shall only be used for the following purposes:
- (a) Commercial

- (1) the purposes permitted by section 23.3.1, excluding sections 23.3.1(a)(11) - a service station, 23.3.1 (a)(15) - an amusement arcade, 23.3.1(a)(24) - a motor vehicle or boat sales establishment and 23.3.1(a)(25) - a motor vehicle repair shop;
- (2) a convenience store;
- (3) a variety store;
- (4) a fast food restaurant; and
- (5) a home furnishings and improvement retail outlet.

(b) Non-Commercial

- (1) a library;
- (2) a religious institution, including an associated place of public assembly; and

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

634.2 shall be subject to the following requirements and restrictions:

- (a) the maximum gross commercial floor area of the permitted purposes, excluding upper storey offices, shall not exceed 14865 square metres;
- (b) the maximum gross commercial floor area of upper storey office uses shall not exceed 5615 square metres;
- (c) the maximum gross commercial floor area of a supermarket shall not exceed 4180 square metres;
- (d) beer and liquor stores shall not be located within 60 metres of the intersection of a road allowance and any driveway access to the site;
- (e) an adult entertainment parlour shall not be permitted;
- (f) amusement devices shall not be permitted;
- (g) a fast food restaurant shall not be situated within a freestanding building of less than 1000 square metres of gross commercial floor area or within a building with a setback of less than 21.0 metres to a street;
- (h) the maximum building height shall not exceed 3 storeys;

- (i) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (j) garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
- (k) the minimum building setback from Ray Lawson Boulevard shall be:
 - (1) 3.0 metres for a freestanding restaurant or building with less than 500 square metres of gross commercial floor area; and
 - (2) 21.0 metres for any other building or structure;
- (l) the minimum building setback from Hurontario Street shall be:
 - (1) 6.0 metres for a freestanding restaurant or building with less than 750 square metres of gross commercial floor area; and
 - (2) 21.0 metres for any other building or structure;
- (m) the minimum rear yard depth abutting an Institutional Zone shall be 9.0 metres;
- (n) the minimum interior side yard width shall be 3.0 metres;
- (o) a loading space may be situated in the front yard abutting Ray Lawson Boulevard provided:
 - (1) the loading space is setback a minimum of 15 metres from the street; and
 - (2) the loading space is fully screened by a solid decorative wall and landscaping;
- (p) a landscaped open space area with a minimum width of 6.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting Hurontario Street:
- (q) a landscaped open space area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting Ray Lawson Boulevard; and

- (r) a landscaped open space area with a minimum depth of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along the rear lot line abutting an Institutional Zone.
- (5-95) (s) Minimum Interior Side Yard Width: 8.0 metres
- 634.3 shall also be subject to the requirements and restrictions relating to the C3 zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 634.2.
- (105-88) 635. The lands designated SC1-SECTION 635 on Sheet 6 of Schedule A to this by-law:
- 635.1 shall only be used for the following purposes:
- (a) Commercial
- (1) an office; and
- (b) Accessory
- (1) purposes accessory to the other permitted purposes.
- 635.2 shall be subject to the following requirements and restrictions:
- (a) the maximum gross commercial floor area shall not exceed 28,630 square metres;
- (b) the maximum building height shall not exceed 10 storeys;
- (c) an underground parking structure shall not be located any closer than 3.0 metres to a lot line;
- (d) the minimum setback from a street for any access ramp to an underground parking structure shall be 15 metres;
- (e) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (f) the minimum distance between buildings shall be equal to half of the sum of the heights of the two applicable buildings;

- (g) the minimum building setback from a street shall be 10 metres;
- (h) the minimum interior side yard width shall be 3.0 metres;
- (i) the minimum rear yard depth shall be 6.0 metres; and
- (j) a landscaped open space area with a minimum depth or width of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street.

635.3 shall also be subject to the requirements and restrictions relating to the SC1 zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 635.2.

(105-88) **636.** The lands designated SC1(H)-SECTION 636 on Sheet 6 of Schedule A to this by-law:

636.1 shall only be used for the following purposes:

- (a) Commercial
 - (1) an office;
- (b) Non-Commercial
 - (1) a religious institution; and
- (c) Accessory
 - (1) purposes accessory to the other permitted purposes.

636.2 shall be subject to the following requirements and restrictions relating to an office permitted by section 636.1(a)(1):

- (a) the maximum gross commercial floor area shall not exceed 2450 square metres;
- (b) the minimum building setback from a street shall be 10 metres;
- (c) the maximum building height shall not exceed 2 storeys;
- (d) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;

- (e) a landscaped open space area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street; and
- (f) a landscaped open space area with a minimum width of 3.0 metres and a 1.8 metres high solid decorative wall, with pedestrian gates, shall be provided and maintained along a lot line abutting an Institutional or Agricultural Zone.

636.2.1 shall also be subject to the requirements and restrictions relating to the SC1 zone and all of the general provisions of this by-law which are not in conflict with those set out in section 636.2.

636.3 shall be subject to the following requirements and restrictions relating to a religious institution permitted by section 636.1(b)(1):

- (a) the minimum building setback from a street shall be 10 metres;
- (b) the minimum interior side yard depth shall be 3.0 metres;
- (c) the minimum rear yard depth shall be 6 metres;
- (d) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (e) a landscaped open space area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street; and
- (f) a landscaped open space area with a minimum width of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along a lot line abutting an Institutional or Agricultural Zone.

636.3.1 shall also be subject to the requirements and restrictions relating to the I1 zone and all of the general provisions of this by-law which are not in conflict with those set out in section 636.3.

(244-86) **641.1** The lands designated R1B(P) SECTION 641 on Sheet 7 of Schedule A to this by-law:

641.1.1 shall only be used for the purposes permitted by section 12.2.1.

- 641.1.2 shall be subject to the following requirements:
- minimum interior side yard width - 1.2 metres
- 641.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the one set out in section 641.1.2.
- (244-86) 642.1 The lands designated R1B - SECTION 642 on Sheet 7 of Schedule A to this by-law:
- 642.1.1 shall only be used for the purposes permitted by section 12.2.1.
- 642.1.2 shall be subject to the following requirement:
- minimum interior side yard width - 1.2 metres
- 642.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with ones set out in section 642.1.2.
- (280-86) 643. The lands designated RE1 - SECTION 643 on Sheet 7 of Schedule A hereto:
- 643.1 shall only be used for:
- (1) the purposes permitted by section 11.1.1(1)
- 643.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot area - 0.338 hectares
- (2) Minimum lot width - 62 metres
- 643.3 shall also be subject to the requirements and restrictions relating to the RE1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 643.2.
- (321-86) 644. The lands designated R1B - SECTION 644 on Schedule A to this by-law:
- 644.1 shall only be used for the purposes permitted by section 12.2.

644.2 shall be subject to the following requirements and restrictions:

(a) Accessory Building and Swimming Pools

- (i) for Lots 1 through 13 inclusive (as shown on Schedule A to this by-law), accessory buildings and swimming pools shall be no closer than 3.0 metres to the boundary of a FLOODPLAIN (F) Zone.

644.3 shall also be subject to the requirements and restrictions relating to the R1B Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 644.2.

(321-86) 645. The lands designated R1C - SECTION 645 on Schedule A to this by-law:

645.1 shall only be used for the purposes permitted by section 12.3.

(a) Minimum Lot Area:

- (i) Interior Lot: - 330 square metres.
(ii) Corner Lot: - 420 square metres.

(b) Minimum Lot Width:

- (i) Interior Lot: - 11.0 metres.
(ii) Corner Lot: - 14.0 metres.

645.3 shall also be subject to the requirements and restrictions relating to the R1C Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 645.2.

(321-86) 646. The lands designated R1C - SECTION 646 on Schedule A to this by-law:

646.1 shall only be used for the purposes permitted by section 12.3.,

646.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (i) Interior Lot: - 320 square metres.
(ii) Corner Lot: - 410 square metres.

(b) Minimum Lot Width:

- (i) Interior Lot: - 10.8 metres.
- (ii) Corner Lot: - 13.8 metres.

(c) Visibility Triangle:

For Lot 54 (as shown on Schedule A to this by-law), the erection of a building or structure, and the planting of vegetation higher than 0.75 metres shall not be permitted within the area shown as "Visibility Triangle" on Schedule A to this by-law.

646.3 shall also be subject to the requirements and restrictions relating to the R1C Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 646.2.

(30-87) 646.1 The lands designated R4A - SECTION 646 on Sheet 6 of Schedule A to this by-law:

646.1.1 shall only be used for the purposes permitted by section 15.1.1.

646.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area: - 0.622 hectares
- (2) minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on SCHEDULE C-SECTION 646.
- (3) maximum density: - 170.5 units per hectare or 106 dwelling units, whichever is the greater.
- (4) maximum building height - 9 storeys.
- (5) maximum lot coverage: - 20%
- (6) maximum floor space - 2.3.
Index:
- (7) an apartment dwelling shall be located within the area shown as Building Area on SCHEDULE C - SECTION 646.
- (8) a canopy shall be located within the area shown as Canopy on SCHEDULE C - SECTION 646.

(9) An underground garage and related accessory structures shall be located a minimum distance from property lines as follows:

- (i) side lot line - 1 metre
- (ii) rear lot line - 1 metre
- (ii) front lot line - 3 metres

(10) an underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.

(11) surface parking facilities shall be provided and maintained in the location shown as Parking on SCHEDULE C - SECTION 646.

(12) a driveway ramp shall be located as shown on SCHEDULE C - SECTION 646.

(13) landscaped open space shall be provided and maintained in the location shown as Landscaped Open Space on SCHEDULE C - SECTION 646.

646.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 646.1.2.

646.2 For the purposes of section 646,

LOT LINE, FRONT shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

(30-87) 647.1 The lands designated I2 - SECTION 646 on Sheet 6 of Schedule A to this by-law:

647.1.1 shall only be used for the following purposes

- (1) nursing home
- (2) retirement home
- (3) purposes accessory to the other permitted purposes.

647.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area: - 0.6457 hectares
- (2) minimum front yard depth: - 30.0 metres

- (3) minimum side yard width: - 14 metres or 1/2 height of the dwelling whichever is greater
- (4) minimum rear yard depth: - 10.0 metres
- (5) maximum density: - 140 beds per hectare
- (6) maximum building height: - 5 storeys
- (7) minimum landscaped open space: - 50%
- (8) parking shall be provided and maintained in accordance with the following requirements:
 - (a) 0.20 spaces per bed
 - (b) 0.25 visitor spaces per bed
plus
 - (c) 1 space per employee of largest shift

647.1.3 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 647.1.2.

647.2 For the purposes of section 647,

LOT LINE, FRONT shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

(297-86) 648.1 The lands designated R3B - SECTION 648 on Sheet 6 of Schedule A to this by-law:

648.1.1 shall only be used for the purposes permitted by section 13.1.1.

648.1.2 shall be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law.

648.2 For the purposes of section 648,

DWELLING UNIT, STREET TOWNHOUSE shall mean a dwelling unit with an attached private garage in a street townhouse dwelling, which dwelling unit and attached private garage is located on its own lot.

DWELLING, STREET TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, and in the case of an interior dwelling unit shall have at least 90% of the above

grade area of the main wall attached to the main wall of the abutting dwelling unit and shall have at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting private garage and in the case of an exterior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit, or at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting attached private garage.

MAIN WALL shall mean the wall on the side lot line between two fully attached dwelling units excluding private garages.

(12-87) **649.** The lands designated M1-Section 649 on Sheet 10 of Schedule A to this by-law:

649.1 shall only be used for the following purposes:

- (1) purposes permitted by section 31.1.1, an
- (2) a law office

649.2 shall be subject to the following requirements and restrictions:

- (1) the law office shall be located within the area shown as Area of Units 11 and 12, Peel Condominium Corporation Number 233 (level 1) on Schedule C - Section 649, and

(215-88) **650.** The lands designated SC1-Section 650 on Sheet 7 of Schedule A to this by-law:

650.1 shall only be used for

- (a) an office;
- (b) a bank, trust company or financial institution;
- (c) a pharmacy or medical supply shop;
- (d) a dispensing optician;
- (e) a printing or copying establishment;
- (f) a dining room restaurant or a standard restaurant, and

(g) purpose accessory to the other permitted purposes.

650.2 shall be subject to the following requirements and restrictions:

- (a) the maximum gross commercial floor area of the structures shall not exceed 5303 square metres;
- (b) the total gross commercial floor area of those uses permitted by Section 651.1(b) to 651.1(g), both inclusive, shall not exceed 10 percent of the total gross commercial floor area of all structures built on the site and shall be located within a structure for which the primary use is for the use permitted in Section 651.1(a);
- (c) the maximum height of all structures shall not exceed 3 storeys;
- (d) no building or structure shall be located closer to County Court Boulevard than 15 metres;
- (e) a minimum of 30 percent of the total site area shall be provided and maintained as Landscaped Open Space;
- (f) Landscaped Open Space shall be provided and maintained, having a minimum width of 4 metres, exclusive of approved driveways, abutting County Court Boulevard and the north boundary of the lands zoned SC1-Section 650 and a minimum width of 3 metres along the west boundary of the lands zoned SC1 - Section 650;
- (g) parking spaces shall be provided in accordance with section 20.3 of this by-law;
- (h) loading spaces shall be provided in accordance with section 20.5 of this by-law;
- (i) all garbage and refuse containers shall be enclosed;
- (j) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (k) an adult entertainment parlour shall not be permitted, and
- (l) no outside storage or display of goods shall be permitted.

650.3 shall also be subject to the requirements and restrictions relating to the SC1 zone and all the general provisions of this by-law that are not in conflict with those set out in section 650.2.

(19-87) **650.** The lands designated R3A - SECTION 650 on Schedule A (Sheet 7) to this by-law:

650.1 shall only be used for the following purposes:

- (a) townhouse dwelling, and
- (b) purposes accessory to the other permitted purposes.

650.2 shall be subject to the following requirements and restrictions:

- (a) Maximum number of dwelling units: - 81
- (b) Minimum lot area: - 2 hectares
- (c) Maximum number of attached dwelling units: - 8
- (d) Maximum coverage: - 35 percent
- (e) Minimum setback from a public road: - 7.5 metres
- (f) Minimum setback from other property limits: - 7.5 metres
- (g) Minimum distance of a townhouse dwelling from a private owned roadway shall be 3 metres, provided that the front of any garage shall be at least 6 metres from a privately owned roadway.
- (h) Minimum landscaped open space - 50 percent
- (i) Maximum building height: - 3 storeys
- (j) The minimum distance between the townhouse dwellings shall be as follows:
 - (1) between two exterior walls which contain no windows to habitable rooms: - 3 metres
 - (2) between two exterior walls of which only one contains windows to habitable rooms: - 7.5 metres
 - (3) between two exterior walls, both of which contain windows to habitable rooms: - 12 metres

(4) where there is a driveway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of such driveway or roadway

(k) No accessory building shall be located within 6 metres of any property limits.

650.3 shall also be subject to all the general provisions of this by-law which are not in conflict with those set out in section 650.2.

(19-87) 651. The lands designated SC1 - SECTION 651 on Sheet Number 7 of Schedule A to this by-law:

651.1 shall only be used for the following purposes:

(a) the purposes permitted under section 24.1.1(a); a commercial school; a swimming pool sales and service establishment; a home furnishings and improvement retail outlet; a fast food restaurant; a social organization; and, purposes accessory to the permitted purposes, only in the locations shown as BUILDING AREAS "A", "B", "C", "E" AND "F" on SCHEDULE C- SECTION 651;

(b) a supermarket with a maximum gross leasable commercial floor area of 1,114 square metres only in the location shown as BUILDING AREAS "A", "B", "F" on SCHEDULE C - SECTION 651;

(c) either a recreational facility not exceeding 2 storeys in height, or office purposes not to exceed 10 storeys in height subject to the provisions of section 651.2(h) to this by-law, only in the location shown as AREA "D" on SCHEDULE C - SECTION 651;

(d) an amusement arcade accessory to the recreation facility permitted under section 651.1(c) to this by-law, having a floor area not to exceed 50 % of the gross floor area of buildings located within AREA "D" on SCHEDULE C - SECTION 651, or, 330 square metres, whichever is the lesser;

(e) purposes accessory to the other permitted purposes.

651.2 shall be subject to the following requirements and restrictions:

(a) Minimum lot area: - 2 hectares;

- (b) Minimum front and rear yard depths, and minimum side yard width shall be as shown on Schedule C - Section 651;
- (c) All buildings shall be located within Building Areas A, B, C, E, and F, and Area D as shown on Schedule C - Section 651;
- (d) All buildings located in Building Area D shall have a minimum setback of 5.0 metres from the nearest property line;
- (e) The maximum building height for buildings contained in Building Areas A, B, C, and E shall not exceed 1 storey;
- (f) The maximum building height for buildings contained in Building Area F shall not exceed 4 storeys;
- (g) Parking requirements for those purposes permitted by section 651.1 shall be calculated in accordance with the parking rate shown in the tables below. The parking space required for each use (derived by dividing the total floor area for each permitted purpose by the parking rate) shall be multiplied by the percent of the peak period for each time period contained below. Each column shall be totalled for weekdays and weekends. The maximum figure obtained from all the periods, shall become the parking requirement.

PERCENT OF PEAK PERIOD
Percent of Peak Period (Weekday)

Land Use	Parking Rate	Morning	Noon	Afternoon	Evening
Uses permitted in an SC1 zone, not specifically listed below	25.0	70	80	100	75
Fast Food Restaurant with Drive-Through	6.0	70	100	100	100
Supermarket	17.0	70	80	100	100
Office	31.0	100	100	100	10
Recreation Facility	12.0	25	25	25	100
<u>Percent of Peak Period (Weekend)</u>					
Uses permitted in an SC1 zone, not specifically listed below	25.0	80	100	100	30
Fast Food Restaurant with Drive-Through	6.0	70	100	100	100
Supermarket	17.0	80	100	100	30
Office	31.0	10	10	10	10
Recreation Facility	12.0	50	50	50	100

- (g) Maximum gross commercial floor area for office uses shall not exceed 11,620 square metres;
- (h) Maximum gross commercial floor area for uses other than offices shall not exceed 5,686 square metres;
- (i) Maximum building coverage: 28 percent;

- (j) All underground parking facilities shall have a minimum distance of 3 metres from any property limits;
- (k) A landscaped open space strip having a minimum width of 3.0 metres shall be provided abutting the property limits except where a driveway is located;
- (l) Adult video stores and adult entertainment parlours shall not be a permitted purpose; and,
- (m) an amusement arcade shall not be permitted except as an accessory use to the recreational facility permitted as set out in section 651.1(d).

651.3 shall also be subject to the requirements and restrictions of the SC1 Zone and all the general provisions of this by-law that are not in conflict with those set out in section 651.2.

(324-86) 652. The lands designated R1B - SECTION 652 on Sheet 7 of Schedule A to this by-law:

652.1 shall only be used for the purposes permitted by section 12.2.1.

652.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width: - 25 metres
- (2) Minimum centre line setback to Steeles Avenue: - 32 metres
- (3) Minimum gross floor area per dwelling unit: - 185.8 square metres
- (4) Minimum interior side yard width:
 - (a) adjacent to another detached dwelling - 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
 - (b) when the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

652.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 652.2.

- (324-86) **653.** The land designated R1B - SECTION 653 on Sheet 7 of Schedule A to this by-law:
- 653.1** shall only be used for the purposes permitted by section 12.2.1.
- 653.2** shall be subject to the following requirements and restrictions:
- (1) Minimum lot width: - 14 metres
 - (2) Minimum gross floor area per dwelling unit: - 185.8 square
 - (3) Minimum interior side yard width:
 - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted
- 653.3** shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of the by-law which are not in conflict with the ones set out in section 653.2.
- (324-86) **654.1** The land designated R1B - SECTION 654 on Sheet 7 of Schedule A to this by-law
- 654.1.1** shall only be used for the purposes permitted by section 12.2.1.
- 654.1.2** shall be subject to the following requirements and restrictions:
- (1) Minimum lot width: - 14 metres
 - (2) Minimum gross floor area per dwelling unit: - 185.8 square
 - (3) Minimum interior side yard width:
 - (a) abutting an OS zone - 1.2 metres
 - (b) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres

- (c) 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

654.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 654.1.2.

654.2 For the purposes of section 654,

REAR, LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

(324-86) 655. The land designated R1B - SECTION 655 on Sheet 7 of Schedule A to this by-law

655.1 shall only be used for the purposes permitted by section 12.2.1

655.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width: - 14 metres

(2) Minimum interior side yard width:

(a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres

(b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

655.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 655.2.

(325-86) 655. The land designated R1B - SECTION 655 on Sheet 7 of Schedule A to this by-law

655.1 shall only be used for the purposes permitted by section 12.2.1

655.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width: - 14 metres

- (2) Minimum interior side yard width:
- (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- 655.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 655.3.
- (324-86) 656. The land designated R1B - SECTION 656 on Sheet 7 of Schedule A to this by-law
- 656.1 shall only be used for the purposes permitted by section 12.2.1
- 656.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width: - 17 metres
 - (2) Minimum interior side yard width:
 - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted
- 656.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 656.2.
- (325-86) 656. The land designated R1B - SECTION 656 on Sheet 7 of Schedule A to this by-law
- 656.1 shall only be used for the purposes permitted by section 12.2.1
- 656.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width: - 17 metres

(2) Minimum interior side yard width:

- (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
- (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

656.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 656.2.

(324-86) 657. The lands designated R1C - SECTION 657 on Sheet 7 of Schedule A to this by-law

657.1 shall be used for the purposes permitted by section 12.3.1

657.2 shall be subject to the following requirements and restrictions:

- (1) Minimum gross floor area
per dwelling unit: - 185.8 square metres

657.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 657.2.

(324-86) 658. The lands designated R1C - SECTION 658 on Sheet 7 of Schedule A to this by-law

658.1 shall be used for the purposes permitted by section 12.3.1

658.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width - 14.0 metres

658.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 658.2.

(324-86) 659.1 The lands designated R1C - SECTION 659 on Sheet 7 of Schedule A to this by-law

659.1.1 shall be used for the purposes permitted by section 12.3.1

659.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width - 13 metres
- (2) Minimum interior side yard width:
 - (a) abutting an OS zone - 1.2 metres
 - (b) adjacent to another detached dwelling - 0.9 metres
with the minimum distance between detached dwellings
not to be less than 2.1 metres
 - (c) where the distance between the walls of two dwellings is
less than 2.4 metres, no door or window below grade will
be permitted in any such wall

659.1.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 659.1.2.

659.2 For the purposes of section 659,

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

(324-86) 660.1 The lands designated R1C - SECTION 660 on Sheet 7 of Schedule A to this by-law

660.1.1 shall be used for the purposes permitted by section 12.3.1

660.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum gross floor area
per dwelling unit - 185.8 square metres

660.1.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 660.1.2.

660.2 For the purposes of section 660,

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

- (324-86) **661** The lands designated R1C - SECTION 661 on Sheet 7 of Schedule A to this by-law
- 661.1 shall be used for the purposes permitted by section 12.3.1
- 661.2 shall be subject to the following requirements and restrictions:
- (1) Minimum interior side yard width:
- (a) abutting a walkway or OS zone - 1.2 metres
- (b) adjacent to another detached dwelling - 0.9 metres
with the minimum distance between detached dwellings not to be less than 2.1 metres
- (c) 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
- 661.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 661.2.
- (324-86) **662.** The lands designated R1C - SECTION 662 on Sheet 7 of Schedule A to this by-law
- 662.1 shall be used for the purposes permitted by section 12.3.1
- 662.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width - 14.0 metres
- (2) Minimum gross floor area
per dwelling unit - 185.8 square metres
- 662.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 662.2.
- (324-86) **663.** The lands designated R1C - SECTION 663 on Sheet 7 of Schedule A to this by-law
- 663.1 shall be used for the purposes permitted by section 12.3.1
- 663.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width - 18 metres

- (2) Minimum lot depth - 27 metres
- (3) Minimum lot area - 480 square metres

663.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 663.2.

(324-86) 664. The lands designated R1D - SECTION 664 on Sheet 7 of Schedule A to this by-law

664.1 shall be used for the purposes permitted by section 12.4.1

664.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width - 11 metres

664.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 664.2.

(33-87) 664. The lands designated M1 - SECTION 664 on Sheet 9 of Schedule A to this by-law.

664.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M1 zone by section 31.1.1;
- (2) a standard restaurant only in conjunction with the manufacturing, cleaning, packaging or processing of foods within an enclosed building.

664.2 shall be subject to the following requirements and restrictions:

- (1) the purpose permitted by section 664.1(2) (standard restaurant) shall not exceed a gross floor area of 130 square metres.
- (2) an adult entertainment parlour shall not be permitted in conjunction with the purpose permitted by section 664.1(2) (standard restaurant).

664.3 shall also be subject to the restrictions and requirements relating to the M1 zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 664.2.

(139-87) **665.** The lands designated CI - SECTION 665 on Sheet 6 of Schedule A to this by-law:

665.1 (1) shall, until February 28, 1990, only be used for the following purpose as a temporary use:

(a) a real estate office.

(2) shall, after February 28, 1990, only be used for the following purpose:

(a) single family residential dwelling.

665.2 shall be subject to the following requirements and restrictions:

(a) the side yard widths, rear yard depth and front yard depth shall be as shown on Schedule C - Section 665;

(b) all buildings shall be located within the area shown as Building Area on Schedule C - Section 665;

(c) the maximum gross commercial floor area of all building shall be 145 square metres;

(d) landscaped open space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C - Section 665;

(e) a minimum of seven parking spaces shall be provided in the locations shown as Parking Area on Schedule C - Section 665, and

(f) no outside storage or display of goods or vehicles shall be permitted.

665.3 shall also be subject to the requirements and restrictions of the CI zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 665.2.

(185-87) **666.** The lands designated AP - SECTION 666 on Sheet 3 of Schedule A to this by-law:

666.1 shall only be used for:

(1) purposes permitted by section 46.2.1

- (2) single-family detached dwelling
- (3) dining room restaurant
- (4) purposes accessory to the other permitted purposes

666.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width: 100 metres
- (2) Minimum lot depth: 145 metres
- (3) Minimum lot area: 1.35 hectares
- (4) Minimum front yard depth: 15 metres
- (5) Minimum side yard width: 7.5 metres
- (6) Minimum setback distance to boundary of F zone for a main building or an accessory building:
 - 6.2 metres.
- (7) Dining room restaurant shall be located only within an existing single-family detached dwelling
- (8) Maximum gross commercial floor area for dining room restaurant:
 - 390 square metres
- (9) Minimum landscaped open space:
 - (a) for either a single-family detached dwelling or a dining room restaurant:
 - 70 per cent of lot area
 - (b) for other permitted purposes:
 - 90 per cent of required front yard area
- (10) Parking spaces shall be provided and maintained for a dining room restaurant on the basis of 1 metres of gross commercial floor area or portion thereof, and

- (II) **Parking facilities required for a dining room restaurant shall not be located closer than 16 metres to the front lot line after widening of Hallstone Road.**
- 666.3** shall also be subject to the requirements and restrictions relating to the AP zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 666.2.
- (244-88) **667.1** The lands designated R1D - SECTION 667 on Sheet 6 of Schedule A to this by-law:
- 667.1.1** shall only be used for the purposes permitted by section 12.4.1
- 667.1.2** shall be subject to the following requirements and restrictions:
- (I) **Minimum lot depth:** the length of the westerly lot boundary shall not be less than 36.0 metres
- (2) **Minimum lot area:** 590 square metres.
- 667.1.3** shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 667.1.2.
- 667.2** For the purposes of section 667,
- Lot 13, shall be considered a corner lot with the lot line abutting the turning circle of the cul-de-sac an exterior side lot line.
- (244-88) **668.** The lands designated R1D - SECTION 668 on Sheet 6 of Schedule A to this by-law:
- 668.1** shall only be used for the purposes permitted by section 12.4.1
- 668.2** shall be subject to the following requirements and restrictions:
- (1) **Minimum lot area:** - 390 square metres
- (2) **Minimum lot width:** - 13.5 metres
- (3) **Minimum lot depth:** - 29 metres
- (4) **Minimum interior side yard width** - 1.2 metres on one side and 0.9 metres on the other side provided that:

- (a) the width of the side yard abutting OS zone shall always be at least 1.2 metres
- (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres
- (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

668.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 668.2.

(244-88) **669.** The lands designated R1D - SECTION 669 on Sheet 6 of Schedule A to this by-law:

669.1 shall only be used for the purposes permitted by section 12.4.1.

699.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 340 square metres
- (2) Minimum lot width: - 12 metres
- (3) Minimum lot depth: - 28 metres
- (4) Minimum interior side yard width - 1.2 metres on one side and 0.9 metres on the other side provided that:
 - (a) the width of the side yard abutting OS zone shall always be at least 1.2 metres
 - (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres
 - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

669.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 669.2.

(28-87) **672.** The lands designated R3A - SECTION 672 on Sheet 5 of Schedule A to this by-law:

672.1 shall only be used for the purposes permitted by section 13.1.1.

672.2 shall be subject to the following requirements and restrictions:

- (1) landscaped open space shall be provided abutting the rear wall of each dwelling unit with a minimum width equal to the width of the dwelling unit and a minimum depth of 7.5 metres.

672.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 672.2.

(250-88) 673. The lands designated R1B — SECTION 673 on Sheet 6 of Schedule A to this by-law:

673.1 shall only be used for the purposes permitted by section 12.2.1.

673.2 shall be subject to the following requirements and restrictions:

- (1) any accessory building or structure, including a swimming pool, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

673.3 shall also be subject to the requirements and restrictions relating to the R1B Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 673.2.

(252-87) 674.1 The lands designated RID - SECTION 674 on Sheet 5 of Schedule A to this by-law:

674.1.1 shall only be used for the purposes permitted by section 12.4.1.

674.1.2 shall be subject to the requirements and restrictions of section 12.4.2.

674.1.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 674.1.2.

674.2 For the purposes of section 674,

LOT LINE, REAR shall mean the lot line furthest and opposite the front lot line.

(252-87) 675.1 The lands designated RID - SECTION 675 on Sheet 5 of Schedule A to this by-law:

675.1.1 shall only be used for the purposes permitted by section 12.4.1.

675.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 425 square metres.
- (2) Minimum lot depth - 21.0 metres.
- (3) Minimum rear yard depth - nil.

675.1.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 675.1.2.

675.2 For the purposes of section 675,

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the intersection of the two side lot lines.

(32-89) **676** The land designated M4 - Section 676 on Sheet 9 of Schedule A to this by-law:

676.1 shall only be used for the purposes permitted by section 34.1.1 of this by-law.

676.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width: - 65 metres;
- (2) Minimum lot area: - 1 hectare
- (3) Minimum exterior side yard:
 - 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres, and
- (4) Minimum landscaped open space area shall be provided and maintained as follows:
 - (a) abutting the Highway Number 410 road allowance or 0.3 metre reserve:
 - 12 metres
 - (b) where a rear yard abuts a Floodplain Zone:
 - 3 metres
 - (c) 30 percent of the minimum required front yard area, and

(d) 50 percent of the minimum required exterior side yard.

- 676.3 shall also be subject to the requirements and restrictions relating the M4 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 676.2.
- (32-89) 677 The land designated M3 - Section 677 on Sheet 9 of Schedule A to this by-law:
- 677.1 shall only be used for the purposes permitted by section 33.1.1 of this by-law.
- 677.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width: - 40 metres.
- 677.3 shall also be subject to the requirements and restrictions relating to the M3 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section - 677.2.
- (236-88) 678 The lands designated M1-SECTION 678 on Sheet 8 of Schedule A to this by-law
- 678.1 shall only be used for the purposes permitted by section 31.1.1 of this by-law
- 678.2 shall be subject to the following requirements and restrictions:
- (1) Maximum Building Height 3 storeys
- 678.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 678.2.
- (236-88) 679 The land designated M1-SECTION 679 on Sheet 8 of Schedule A to this by-law
- 679.1 shall only be used for the purposes permitted by section 31.1.1. of this by-law
- (272-88) 679.2 shall be subject to the following requirements and restrictions:
- (1) Landscaped open space area shall be provided and maintained abutting Highway Number 410 and abutting a Flood Plain zone with a width as follows:

- (a) abutting Highway Number 410 - 12 metres
- (b) abutting a Flood Plain zone - 3 metres

679.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 679.2.

(248-88) 680 The lands designated OS-SECTION 680 on Sheet 8 of Schedule A to this by-law.

680.1 shall only be used for the following purposes:

- (1) an indoor and outdoor recreation facility;
- (2) any conservation area or purpose, and
- (3) purposes accessory to other permitted purposes.

(251-97) 680.2 shall be subject to the following requirements and restrictions:

- (1) maximum lot coverage - 10 per cent;
- (2) minimum front yard depth, rear yard depth and side yard width - 30 metres.

680.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 680.2.

(251-88) 681 The lands designated M1-SECTION 681 on Sheet 8 of Schedule A to this by-law

681.1 shall only be used for the purposes permitted by section 31.1.1 of this by-law

681.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped open space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres
- (2) A setback abutting an Open Space zone of 15.24 metres shall be provided.

681.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 681.2.

(275-88) 682. The lands designated R1C - SECTION 682 on Sheet 6 of Schedule A to this by-law:

682.1 shall only be used for the purposes permitted by section 12.3.1.

682.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

Interior Lot - 11.7 metres

Corner Lot - 13.9 metres

682.3 shall also be subject to the requirements and restrictions relating to the R1C Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 682.2.

(19-90) 683.1 The lands designated M4-Section 683 on Schedule A to this by-law:

683.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 683.1.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and

(9) purposes accessory to the other permitted purposes.

683.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth: - 15 metres
- (2) minimum lot area: - 1.2 hectares
- (3) maximum lot coverage: - 45 percent of the lot area
- (4) minimum lot width: - 60 metres
- (5) the maximum building height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- (6) the maximum floor space index for office use shall not exceed 1.0
- (7) the minimum exterior side yard width shall be 15 metres
- (8) the minimum landscaped open space shall be 20 percent of the minimum required exterior side yard
- (9) the minimum landscaped open space shall be 20 percent of the minimum required front yard depth, except that where it abuts Kenview Boulevard, a minimum landscaped open space strip of 6 metres is required

683.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 683.1.2.

683.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

(19-90) 684 The lands designated MBU-Section 684 on Schedule A to this by-law:

(240-96) 684.1 shall be used for either:

(a) the purposes permitted in section 35.1.1;

or

(b) the purposes permitted in section 34.1.1.

684.2 shall be subject to the following requirements and restrictions:

- (1) the minimum lot area shall be 1.5 hectares
 - (2) the minimum rear yard depth shall be 30.0 metres
 - (3) the minimum exterior side yard depth shall be 24.0 metres
 - (4) a minimum 5 metre wide landscaped open space strip shall be provided where it abuts a utility corridor or rail line
 - (5) a minimum 6 metre wide landscaped open space strip shall be provided abutting the exterior side yard lot line
 - (6) a minimum 12 metre wide landscaped open space strip shall be provided abutting the rear lot line
- (240-96) 684.3 the uses in 684.1(a) shall also be subject to the requirements and restrictions of the MBU zone are not in conflict with those set out in section 684.2.
- (240-96) 684.4 the uses in 684.1(b) shall also be subject to the requirements and restrictions of the M4 zone and the general provisions of this by-law which are not in conflict with those set out in section 684.2.
- (19-90) 685 The lands designated HC2-SECTION 685 on Sheet Number 6 of Schedule A to this by-law:
- 685.1 shall only be used for the following purposes:
- (1) a motor vehicle washing establishment
 - (2) a motor vehicle repair shop
 - (3) purposes accessory to the other permitted purposes
- 685.2 shall be subject to the following requirements and restrictions:
- (1) minimum lot width - 15 metres
 - (2) the minimum front yard depth, minimum side yard width and minimum rear yard depth should be as shown on SCHEDULE C-SECTION 685
 - (3) all buildings and garbage enclosure shall be located within the areas shown as BUILDING AREA and GARBAGE ENCLOSURE on SCHEDULE C - SECTION 685
 - (4) the maximum gross commercial floor area of all buildings and garbage enclosure shall not exceed 650 square metres

- (5) all garbage and refuse containers shall be located within an enclosure
- (6) the maximum height of all buildings and garbage enclosure shall not exceed one storey
- (7) no outside storage of goods or materials shall be permitted
- (8) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 685.

685.3 shall be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 685.2."

(63-90) 686.1 The lands designated HC2-SECTION 686 on Schedule A to this by-law:

686.1.1 shall only be used for the following purposes:

- (1) a gas bar
- (2) purposes accessory to the other permitted purposes

686.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot width: 43 metres
- (2) minimum lot depth: 59 metres
- (3) minimum interior side yard width: 15 metres
- (4) minimum exterior side yard width: 23 metres
- (5) maximum building height: 1 storey
- (6) a minimum 6.0 metre wide landscaped strip shall be provided along the 0.3 metre reserves except at driveway locations
- (7) a minimum 3.0 metre wide continuous landscaped strip shall be provided abutting the interior side yard and rear yard lot lines
- (8) all garbage and refuse containers shall be enclosed

- (9) the maximum gross floor area of the kiosks shall not exceed 47 square metres

686.1.3 shall also be subject to the requirements and restrictions relating the HC2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 686.1.2.

686.2 For the purposes of this section:

Front Yard shall mean a yard extending across the full width of a lot abutting Castlevue Drive between the front lot line and the nearest wall of any building or structure on the lot.

(19-90) 687.1 The lands designated M4-Section 687 on Schedule A to this by-law:

687.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 687.1.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (9) purposes accessory to the other permitted purposes.

687.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth: 15 metres
- (2) minimum lot area: 2.0 hectares

- (3) maximum lot coverage: 45 percent of the lot area
- (4) minimum lot width: 50 metres
- (5) minimum rear yard depth: 15 metres
- (6) the maximum building height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- (7) the maximum floor space index for office use shall not exceed 0.9
- (8) a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line
- (9) the minimum landscaped open space shall be 20 percent of the minimum required front yard depth

687.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 687.1.2.

687.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

(19-90) 688.1 The lands designated M4-Section 688 on Schedule A to this by-law:

688.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;

- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 688.1.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (9) purposes accessory to the other permitted purposes.

688.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth: 15 metres
- (2) minimum lot area: 1.2 hectares
- (3) maximum lot coverage: 45 percent of the lot area
- (4) minimum lot width: 60 metres
- (5) minimum rear yard depth: 15 metres
- (6) the maximum building height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- (7) the maximum floor space index for office use shall not exceed 0.9
- (8) a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line

688.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 688.1.2.

688.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

- (181-90) 689 The lands designated R4B – SECTION 689 on Sheet 5 of Schedule A to this
(130-98) by-law:
- 689.1 shall only be used for the following purposes:
- (1) the purposes permitted by section 15.2.1; and,
 - (2) the following uses are also permitted only in conjunction with an apartment dwelling and only to a maximum of 15% of the total gross floor area of the apartment dwelling:
 - (i) an office, excluding a real estate office;
 - (ii) a bank;
 - (iii) a personal service shop; and,
 - (iv) a convenience store.
- 689.2 shall be subject to the following requirements and restrictions:
- (1) minimum lot width: 100 metres;
 - (2) minimum rear yard depth: 15 metres or ½ the building height, whichever is greater;
 - (3) maximum building height: 18 storeys;
 - (4) a maximum of 300 dwelling units of which 83% of the units shall have a maximum unit size of less than 93 square metres;
 - (5) minimum landscaped open space: 50 percent of the lot area;
 - (6) a minimum of 0.75 parking spaces shall be provided per dwelling unit of which a minimum of 0.25 spaces per unit shall be above ground;
 - (7) a 3.0 metre wide landscaped open space strip shall be provided abutting the lands zoned R1D – Section 592 and along all street frontages except at driveway locations; and,
 - (8) parking spaces shall be setback a minimum distance of 9 metres from the westerly property line.
- 689.3 shall also be subject to the requirements and restrictions relating to the R4B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 689.2
- (181-90) 690 The lands designated SC1-SEC. 690 on Sheet 5 of Schedule A to this by-law:
- 690.1 shall only be used for the following purposes:
- (a) offices, not including real estate offices, and
 - (b) purposes accessory to the permitted purposes.
- 690.2 shall be subject to the following requirements and restrictions:
- (a) the total gross commercial floor area of all structures shall not exceed 4,760 square metres;

- (b) the total gross commercial floor area to be used for the offices of a doctor, dentist or drugless practitioner shall not exceed 2,380 square metres;
- (c) a landscaped open space strip, not less than 5.0 metres in width, shall be provided and maintained along McLaughlin Road South;
- (d) a landscaped open space strip, not less than 8.0 metres in width, shall be provided and maintained along Kingknoll Drive, except in the location of the driveway;
- (e) a landscaped open space strip, not less than 4.5 metres in width, shall be provided and maintained along the hypotenuse of the daylighting triangle located at the corner of McLaughlin Road South and Kingknoll Drive;
- (f) a landscaped strip, not less than 3.0 metres in width, shall be provided and maintained along the southerly boundary of the SC1-SEC. 690 zone;
- (g) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building, and
- (h) any signs shall be of the low intensity, non-illuminated variety.

690.3 shall also be subject to the requirements and restrictions relating to the SC1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 690.2.

- (204-90) **691** The lands designated M1-SECTION 691 on sheet 10 of Schedule A to this By-law
- 691.1** shall be used only for those purposes permitted by section 30.7 and section 31.1.1 of this by-law
- 691.2** shall be subject to the following requirements and restrictions:
- (1) the gross commercial floor area used for a dining room restaurant shall not exceed 364 square metres;
 - (2) the gross commercial floor area used for a community club shall not exceed 360 square metres;
 - (3) an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.

- 691.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all of the general provisions of this by-law, which are not in conflict with the ones set out in Section 691.2.
- (105-91) 692 The lands designated R1B - SEC. 692 on Sheet 5 of Schedule A to this by-law:
- 692.1 shall only be used for the purposes permitted by section 12.2.1.
- 692.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 540 square metres
 - (2) Minimum Lot Width: 18 metres
- 692.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all general provisions of this by-law which are not in conflict with the ones set out in section 692.2.
- (105-91) 693 The lands designated C1-SEC. 693 on Sheet 5 of Schedule A to this by-law:
- 693.1 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 standard restaurant
 - (11) purposes accessory to the other permitted purposes.

693.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 70 metres
- (2) Maximum Lot Area: 0.80 hectares
- (3) Maximum Building Height: 1 storey
- (4) A masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- (5) No outside storage or display of goods shall be permitted.
- (6) All garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building and shall not be located closer than 9 metres to any residential zone
- (7) Minimum landscaped open space shall be provided and maintained as follows:
 - (a) not less than 8 metres in width along the future extension of Mavis Road
 - (b) not less than 3 metres in width along the north and east property lines abutting a residential zone, and along Ray Lawson Boulevard except in the location of a driveway
 - (c) not less than 5 metres in width along the hypotenuse of the daylight triangle located at the corner of the intersection of Ray Lawson Boulevard and the future extension of Mavis Road.

693.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 693.2.

(90-91)
(235-95)

694 The lands designated SC1 - SECTION 694 on Sheet 6 of Schedule A to this by-law:

694.1 shall only be used for the following purposes:

- (a) an office;
- (b) a hotel;

- (c) a bank, trust company or financial institution;
- (d) a retail establishment having no outside storage;
- (e) a personal service shop;
- (f) a dry cleaning and laundry establishment;
- (g) a community club;
- (h) a recreation facility;
- (i) a standard restaurant;
- (j) a dining room restaurant;
- (k) printing and copying establishment;
- (l) health centre; and
- (m) purposes accessory to the other permitted uses.

694.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area - 16,000 square metres;
- (b) maximum gross floor area: 30,935 square metres, provided that 0.21 square metres of either of the uses permitted in section 694.1 (a) and (b) are provided for every 0.09 square metres of those uses permitted in section 694.1 (c) to (m) inclusive.
- (c) minimum front yard depth - 6 metres;
- (d) minimum interior side yard - 15 metres;
- (e) minimum exterior side yard - 10 metres;
- (f) minimum rear yard depth - 18 metres;
- (g) maximum building height:
 - (i) the height of any portion of a building shall not exceed the horizontal distance separating that portion of the building from the rear lot line; and
 - (ii) the height of any portion of a building shall not exceed twice the horizontal distance separating that portion of the building from the interior side lot line.

- (h) minimum landscaped open space:
 - (i) 100 percent of the required front yard depth;
 - (ii) 40 percent of the required interior side yard width;
 - (iii) 100 percent of the required exterior side yard width; and
 - (iv) 16.6 percent of the required rear yard depth.
- (i) All garbage and refuse containers, including those for recyclable materials, shall be enclosed within the main building.
- (j) all garbage and refuse containers for restaurant uses shall be provided within climate controlled area within the building.

694.3

shall be subject to the requirements and restrictions of the SC1 zone, and the general provisions of this by-law. which are not in conflict with those in 694.2."

- (265-91) **695.1** The lands designated M1(H) - SECTION 695 on Sheet 14 of Schedule A to this by-law:
- 695.1.1** shall only be used for the following purposes:
- (1) an office;
 - (2) a research and development facility;
 - (3) a recreational facility or structure;
 - (4) a day nursery;
 - (5) the following uses operated in conjunction with and within the same building as the purpose permitted by section 695.1.1(1), provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building:
 - (a) a bank, trust company or financial institution;
 - (b) a retail establishment;
 - (c) a personal service shop;
 - (d) a dry cleaning and laundry distribution station;
 - (e) a dining room restaurant;
 - (f) a convenience store;
 - (6) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop, and

- (7) purposes accessory to the other permitted purposes.

695.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- (3) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (4) Minimum Lot Width: 100.0 metres;
- (5) Minimum Lot Area: 4.7 hectares;
- (6) Maximum Lot Coverage, excluding a parking lot: 25 percent
- (7) Maximum Building Height: 8 storeys;
- (8) Minimum Landscaped Open Space:
 - (a) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - (b) a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- (9) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- (10) Maximum Floor space Index for an office excluding a parking structure: 1.0;
- (11) The maximum floor space index for an office shall be 0.5 until the "H" designation has been removed;
- (12) The holding "H" symbol shall not be removed until the Council of the Regional Municipality of Peel is satisfied that a comprehensive transportation study has demonstrated that the surrounding road network can accommodate the office development at a floor space index of 1.0;

(13) Any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard; and

(14) An accessory building or structure shall:

- (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
- (b) have a minimum setback of 15.0 metres from any street right-of-way, except Steeles Avenue East where the minimum requirement shall be 150.0 metres and 0 metres from an interior side yard;
- (c) not exceed 2 storeys in height; and
- (d) if used for the purposes of parking motor vehicles, shall not have a gross floor area of less than 500 square metres.

695.1.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 695.1.2.

695.2 for the purposes of this section:

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment."

(180-91) **696** The lands designated MBU-SECTION 696 on Sheet 13 of Schedule A to this by-law:

696.1 shall only be used for the purposes permitted in section 35.1.1

696.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres, except that where it abuts Airport road, the minimum requirement shall be 30.0 metres;
- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts Airport Road, the minimum requirement shall be 30.0 metres;
- (3) Minimum Exterior Side Yard Width: 15.0 metres, except where it abuts Airport road, the minimum requirement shall be 30.0 metres;

(4) Minimum Landscaped Open Space:

- (a) 40 percent of the minimum required front yard depth where it does not abut Airport Road;**
- (b) 40 percent of the minimum required exterior side yard width where it does not abut Airport Road;**
- (c) a continuous 12.0 metre wide area abutting Airport Road;**

696.3 shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 696.2.

**(180-91)
(20-94)**

697.1 The lands designated M1-SECTION 697 on Sheet 13 of Schedule A to this by-law:

697.1.1 shall only be used for the following purposes:

- (1) an office;**
- (2) a research and development facility;**
- (3) a recreational facility or structure;**
- (4) a day nursery;**
- (5) the following uses operated in conjunction with a purpose permitted by section 697.1.1(1), provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building but shall not include a free-standing retail structure:**
 - (a) a bank, trust company or financial institution;**
 - (b) a retail establishment;**
 - (c) a personal service shop;**
 - (d) a dry cleaning and laundry distribution station;**
 - (e) a dining room restaurant;**
 - (f) a convenience store, and**
- (6) purposes accessory to the other permitted purposes.**

697.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres;**
- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential zone**

or institutional zone, the minimum requirement shall be 15.0 metres;

- (3) Minimum Exterior Side Yard Width: 15.0 metres;
- (4) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (5) Minimum Lot Width: 60.0 metres;
- (6) Minimum Lot Area: 1.2 hectares;
- (7) Maximum Lot Coverage, excluding a parking lot: 25 percent;
- (8) Minimum Building Height: 6 storeys;
- (9) Maximum Building Height: 8 Storeys;
- (10) Maximum Floor Space Index for an Office excluding a parking structure: 1.0;
- (11) Minimum Landscaped Open Space:
 - (a) 20 percent of the minimum required front yard depth;
 - (b) 20 percent of the minimum required exterior side yard width;
- (12) Minimum Setback to the Rail Line: 30.0 metres except for purposes permitted by section 697.1.1(3),(4) and any restaurant use, the minimum requirement shall be 120.0 metres;

697.1.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 697.1.2.

697.2 For the purposes of this section:

697.2.1 RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

697.2.2 an accessory building or structure shall:

- (1) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;

- (2) have a minimum setback of 15.0 metres from any street right-of-way, and 0 metres from an interior side yard, and
- (3) an underground building or structure shall have a minimum 3 metre setback from any street right-of-way and 0 metres from an interior side yard.

(180-91) **698.1** The lands designated M1-SECTION 698 on Sheet 13 of Schedule A to this by-law:

698.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
- (3) a home furnishings and improvement retail outlet;
- (4) a recreational facility or structure;
- (5) a community club;
- (6) a garden centre sales establishment;
- (7) a service shop;
- (8) a banquet hall, and
- (9) purposes accessory to the other permitted purposes.

698.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Exterior Side Yard Width: 15.0 metres;
- (3) Minimum Lot Width: 50.0 metres;
- (4) Minimum Lot Area: 0.8 hectares;
- (5) Maximum Lot Coverage: 35 percent;

- (6) Maximum Building height: 13.7 metres;
- (7) Minimum Landscaped Open Space: 20 percent of the following:
 - (a) the minimum required front yard depth, and
 - (b) the minimum required exterior side yard width.
- (8) A retail warehouse shall primarily permit retail and wholesaling of goods and materials to the general public, but shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

698.1.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 698.1.2.

698.2 For the purposes of this section,

RETAIL WAREHOUSE shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 465 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public.

(180-91) 699.1 The lands designated M4-SECTION 699 on Sheet 13 of Schedule A to this by-law:

699.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;
- (3) a research and development facility;
- (4) a recreational facility or structure;
- (5) a day nursery;

- (6) a retail outlet operated in conjunction with a particular purpose permitted by section 699.1.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (7) purposes accessory to the other permitted purposes.

699.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Setback to a Rail Line: 30.0 metres, except for purposes permitted by section 699.1.1(4), (5) and any restaurant or banquet hall use, the minimum requirement shall be 120.0 metres;
- (3) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential zone, the minimum requirement shall be 15.0 metres;
- (4) Minimum Exterior Side Yard Width: 15.0 metre;
- (5) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (6) Minimum Lot Width: 60.0 metres;
- (7) Minimum Lot Area: 1.2 hectares;
- (8) Maximum Lot Coverage: 45 percent;
- (9) Maximum Building Heights: 13.7 metres;
- (10) Maximum Floor Space Index for an Office: 0.5;
- (11) Minimum Landscaped Open Space: 20 percent of the following:
 - (a) the minimum required front yard depth, and
 - (b) the minimum required exterior side yard width.

699.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 699.1.2.

699.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

(211-91) **700.1** The lands designated M4-SECTION 700 on Sheet 8 of Schedule 'A' to this by-law:

700.1.1 shall only be used for:

(a) **Industrial**

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) **Non-Industrial**

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure operated by a public authority; and
- (3) a community club.

(c) **Commercial**

- (1) offices, not including offices for doctors, dentists or drugless practitioners;
- (2) a service shop;
- (3) a bank, trust company, finance company;
- (4) a dry cleaning and laundry distribution station;
- (5) a dining room restaurant, a standard restaurant, a fast food restaurant;
- (6) a printing or copying establishment;
- (7) a garden centre sales establishment;
- (8) a custom workshop;
- (9) a hotel or motel;
- (10) banquet facilities;
- (11) a tool and equipment rental establishment;

- (12) a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
- (13) a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;
- (14) a home furnishings and home improvement retail warehouse; and,
- (15) a retail warehouse.

(d) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 700(a)(1) and 700(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

700.1.2 shall be subject to the following requirements and restrictions:

- (a) the maximum total gross floor area to be devoted to retail warehouse uses, excluding home furnishings and home improvement retail warehouses, shall not exceed 14,167 square metres;
- (b) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- (c) except for driveway locations, landscaped open spaces shall be provided as follows:
 - a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
 - a minimum 9.0 metre wide strip abutting Kennedy Road South;
- (d) the maximum aggregate gross floor area shall not exceed 32,550 square metres for all uses;
- (e) no outside storage of goods or materials or machinery shall be permitted;
- (f) minimum front yard depths: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,

- (g) minimum rear yard depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.

700.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 700.1.2.

700.2 For the purposes of Section 700,

RETAIL WAREHOUSE shall mean a building or structure, or a part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 per cent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

(211-91) 701.1 The lands designated M4-SECTION 701 on Sheet 8 of Schedule 'A' to this by-law:

701.1.1 shall only be used for:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure operated by a public authority; and
- (3) a community club.

(c) Commercial

- (1) offices, not including offices for doctors, dentists or drugless practitioners;
- (2) a service shop
- (3) a bank, trust company, finance company;
- (4) a dry cleaning and laundry distribution station;
- (5) a dining room restaurant, a standard restaurant, a fast food restaurant;
- (6) a printing or copying establishment;
- (7) a garden centre sales establishment;
- (8) a custom workshop;
- (9) a hotel or motel;
- (10) banquet facilities;
- (11) a tool and equipment rental establishment;
- (12) a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
- (13) a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;
- (14) a home furnishings and home improvement retail warehouse;
- (15) only one large retail warehouse, and
- (16) a retail warehouse.

(d) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 701(a)(1) and 701(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use;
- (4) purposes accessory to the other permitted purposes.

701.1.2 shall be subject to the following requirements and restrictions:

- (a) the maximum total gross floor area to be devoted to retail warehouse uses, excluding the large retail warehouse and home furnishings and home improvement retail warehouses, shall not exceed 14,167.0 square metres.
- (b) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- (c) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

- (d) except for driveway locations, landscaped open space shall be provided as follows:
- a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
 - a minimum 12.0 metre wide strip abutting either the Highway Number 410 right-of-way or lands zoned for Open Space purposes;
- (e) the maximum aggregate gross floor area permitted shall not exceed 26,770 square metres for all uses;
- (f) no outside storage of goods, materials or machinery shall be permitted;
- (g) minimum front yard depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres;
- (h) minimum rear yard depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres; and,
- (l) parking for the purposes of the large retail warehouse shall be provided on the basis of a minimum of 1 space per 17.2 square metres of gross floor area.

701.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 701.1.2.

701.2 For the purposes of Section 701,

LARGE RETAIL WAREHOUSE shall mean a building or structure occupied by a single user and having a minimum gross floor area of 9,290 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 per cent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

(24-92) 702. In addition to any other permitted purposes thereon the lands designated M4-Section 700 on Sheet 8 of Schedule 'A' to this by-law and described as Block 1, Registered Plan 43M-947 may be used for the following permitted purposes subject to the following requirements and restrictions.

702.1 Permitted Purposes

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure operated by a public authority; and
- (3) a community club.

(c) Commercial

- (1) offices, not including offices for doctors, dentists or drugless practitioners;
- (2) a service shop;
- (3) a bank, trust company, finance company;
- (4) a dry cleaning and laundry distribution station;
- (5) a dining room restaurant, a standard restaurant, a fast food restaurant;
- (6) a printing or copying establishment;
- (7) a custom workshop;
- (8) a hotel or motel;
- (9) a banquet facilities;
- (10) a tool and equipment rental establishment;
- (11) a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
- (12) a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store; and
- (13) a home furnishings and improvement retail outlet.

(d) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 702(a)(1) and 701(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

702.2**Requirements and Restrictions**

- (a) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- (b) except for driveway locations, landscaped open space shall be provided as follows:
 - a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
 - a minimum 9.0 metre wide strip abutting Kennedy Road South;

- (c) the maximum aggregate gross floor area shall not exceed 33,500 square metres;
- (d) no outside storage of goods, materials or machinery shall be permitted;
- (e) minimum front yard depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,
- (f) minimum rear yard depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (g) the requirements and restrictions relating to the M4 zone and all general provisions of this by-law which are not in conflict with the foregoing requirements and restrictions.

(154-92) **703** The lands designated RH-SECTION 703 on Sheet 4 of Schedule A to this by-law:

703.1 shall only be used for the following purposes:

- (1) the purposes permitted in Section 11.3.1(1);
- (2) only in conjunction with a single-family detached dwelling, one only accessory building with a maximum gross floor area of 461 square metres;
- (3) purposes accessory to the other permitted purposes:

703.2 the purpose permitted by section 703.1(2) shall be subject to the following requirements and restrictions:

- (1) the peaked roof height shall not exceed 7.0 metres;
- (2) the garage door height shall not exceed 4.45 metres;
- (3) street line and lot line setbacks shall be as shown on SCHEDULE C-SECTION 703;
- (4) the accessory building shall be located only within BUILDING AREA A as shown on SCHEDULE C-SECTION 703;
- (5) planted landscaped open space areas shall be provided and maintained in the location and width as shown on SCHEDULE C-SECTION 703;

- (6) outside storage having a maximum area of 112 square metres shall be located within the area shown as OUTSIDE STORAGE AREA on SCHEDULE C-SECTION 703;
- (7) no outside storage shall be permitted until a visual screen, encloses part of the OUTSIDE STORAGE AREA, which visual screen shall comprise a solid wood fence having a height of 2.4 metres, to be located and maintained as shown as VISUAL SCREEN on SCHEDULE C-SECTION 703;
- (8) the height of outside storage shall not exceed the height of the visual screen;
- (9) the building shall not be used for retail, commercial and industrial purposes as defined in this by-law;

703.3 shall also be subject to the requirements and restrictions relating to the RH zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 703.2.

(5-95) 705A The lands designated R4A-Section 705A on Sheet 6 of Schedule A to this by-law

705A.1 shall only be used for the following purposes:

- (a) Residential
 - (i) multiple family dwellings.
- (b) Non-Residential
 - (i) purposes accessory to the other permitted purposes.

705A.2 shall also be subject to the following requirements and restrictions:

- a) Maximum Number of Dwelling Units: 68;
- b) Maximum Building Height - 10.5 metres;
- c) A maximum of eight dwelling units shall be horizontally attached; and

(d) Minimum Number of Parking Spaces:

One Bedroom and Handicap Dwelling Units

Resident spaces	-	1.0
Visitor spaces	-	0.25
Total spaces	-	1.25

Dwelling Units with more than One Bedroom

Resident spaces	-	2.0
Visitor spaces	-	0.25
Total spaces	-	2.25

- (e) Minimum Front Yard Depth - 6.0 metres;
- (f) Minimum Rear yard Depth - 3.0 metres;
- (g) Minimum Exterior Side Yard Depth - 3.0 metres; and,
- (h) Minimum Interior Side Yard Depth - 7.0 metres.

705A.3 Shall be subject to the requirements and restrictions relating to the R4A zone, and all the general provisions of By-law 139-84, which are not in conflict with the ones set out in section 705A.2.

(5-95) **705B** The lands designated R4A - Section 705B on Sheet 6 of Schedule A to this by-law.

705B.1 shall only be used for the following purposes:

- (a) Residential
 - (i) multiple family dwellings.
- (b) Non-Residential
 - (i) purposes accessory to the other permitted purposes.

705B.2 shall also be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 68;

- (b) Maximum Building Height - 10.5 metres;
- (c) a maximum of eight dwelling units shall be horizontally attached; and,
- (d) Minimum Number of Parking Spaces:

One Bedroom and Handicap Dwelling Units

Resident spaces	-	1.0
Visitor spaces	-	0.25
Total spaces	-	1.25

Dwelling Units with more than One Bedroom

Resident spaces	-	2.0
Visitor spaces	-	0.25
Total spaces	-	2.25

- (e) Minimum Front Yard Depth - 3.0 metres;
- (f) Minimum Rear Yard Depth - 7.5 metres; and,
- (g) Minimum Interior Side Yard Depth - 3.0 metres.

705B.3 Shall be subject to the requirements and restrictions relating to the R4A zone, and all the general provisions of By-law 139-84, which are not in conflict with the ones set out in section 705B.2.

(39-93) 706 The lands designated R2B - SECTION 706 on Schedule 'A' to this by-law:

706.1 shall only be used for:

- (a) Residential
 - (1) a semi-detached dwelling.
- (b) Non-Residential
 - (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

- 706.2** shall be subject to the following requirements and restrictions:
- (1) **Minimum Lot Area:**
- Semi-Detached Dwelling**
- Interior Lot - 410 square metres per lot, and 205 square metres per dwelling unit;
- Corner Lot - 500 square metres per lot with 300 square metres for the dwelling unit closest to the flankage lot line;
- (2) **Minimum Lot Width:**
- Semi-Detached Dwelling**
- Interior Lot - 13.7 metres per lot, and 6.8 metres per dwelling unit; and
- Corner Lot - 16.7 metres per lot, with 9.8 metres for the dwelling unit closest to the flankage lot line.
- (3) **Minimum Interior Side Yard Width:**
- 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres.
- 706.3** shall also be subject to the requirements and restrictions relating to the R2B Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Section 706.2.
- (97-93
(297-97) **708.1** The lands designated R3A-Section 708 on Sheet 7 of Schedule A to this by-law:
- 708.1.1** shall only be used for the purposes permitted in the R3A zone by section 13.1.1.
- 708.1.2** shall be subject to the following requirements and restrictions:
- (1) **Minimum Lot Area** – 215 square metres per dwelling unit;
- (2) **Minimum Front Yard Depth** – 5 metres;
- (3) **Minimum Side Yard Width** – 3 metres;
- (4) **Minimum dwelling setback from Hurontario Street South** – 11 metres;
- (5) **Minimum dwelling setback from the northerly property boundary** – 7.6 metres;
- (6) **Minimum dwelling setback from any property zoned R2B-Section 711** – 7.6 metres;

- (7) A maximum of two townhouse dwellings may have 9 dwelling units attached;
- (8) For each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:
 - (a) visitor spaces – 0.25
 - (b) recreation equipment spaces – 0.04;
- (9) A 3 metre wide landscaped area shall be provided along Havelock Drive;
- (10) Minimum Distance Between Buildings
 - (a) between two exterior walls both of which contain windows to habitable rooms – 9 metres
 - (b) notwithstanding clause (a) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls;
- (11) Minimum Landscaped Open Space – 43 percent of the lot area; and
- (12) Maximum Lot Coverage by Main Building(s) – 32 percent of the lot area.

708.1.3 shall also be subject to the requirements and restrictions relating to the R3A zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 708.1.2.”

708.2 For the purpose of section 708.1:

LOT LINE, FRONT shall mean the line that abuts Havelock Drive

(234-95) 710 The lands designated R3A - Section 710 on Sheet 6 of Schedule A to this by-law:

710.1 shall only be used for the purposes permitted in a R3A zone.

710.2 shall be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units - 70;
- (b) minimum front yard depth - 4.5 metres;
- (c) minimum interior side yard - 4.5 metres;
- (d) maximum lot coverage - 36 percent;
- (e) minimum landscaped open space - 38 percent of lot area;
- (f) parking spaces shall be provided as follows:
 - (i) Resident Spaces - 2.00 space per dwelling unit;
 - (ii) Visitor Spaces - 0.25 of a space per dwelling unit;
 - (iii) Recreation Equipment Space - 0.05 of a space per dwelling unit; and
- (g) minimum distance between buildings - no restriction.

- 710.3 shall be subject to the requirements and restrictions of the R3A zone, and the general provisions of this by-law, which are not in conflict with those in 710.2."
- (297-97) 711. The lands designated R2B-SECTION 711 on Sheet 7 of Schedule A to this by-law:
- Permitted Purposes
- 711.1 shall only be used for the following purposes:
- (a) a semi-detached dwelling;
 - (b) a group home; and
 - (c) purposes accessory to the other permitted purposes.
- 711.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area –

Interior Lot – 420 square metres per lot, and 210 square metres per dwelling unit

Corner Lot – 510 square metres per lot, and 300 square metres for the dwelling unit closest to the flankage lot line
 - (2) Minimum Lot Width –

Interior Lot – 14 metres per lot, and 7 metres per dwelling unit

Corner Lot – 17 metres per lot, and 10 metres for the dwelling unit closest to the flankage lot line
 - (3) Minimum Front Yard Depth – 4.5 metres
 - (4) Minimum Interior Side Yard Width – 1.2 metres
 - (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres
- 711.3 shall also be subject to the requirements and restrictions related to the R2B zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 711.2.
- (108-97) 712.1 The lands designated M1 - Section 712 on Sheet 13 of Schedule A to this by-law:
- 712.1.1 Shall only be used for:
- (1) The purposes permitted in an M1 zone;
 - (2) a retail warehouse, excluding a supermarket, grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;
 - (3) a garden centre sales establishment;
 - (4) a service shop;
 - (5) a banquet hall, and
 - (6) purposes accessory to other permitted purposes.
- 712.1.2 The lands shall be subject to the following restrictions and requirements:
- (1) Minimum Front Yard Depth - 15.0 metres;
 - (2) Minimum Exterior Side Yard Width - 15.0 metres;
 - (3) Minimum Lot Width - 50.0 metres;
 - (4) Minimum Lot Area - 0.8 hectares;
 - (5) Maximum Lot Coverage - 35 percent;
 - (6) Maximum Building Height - 13.7 metres;
 - (7) Minimum Landscaped Open Space shall be:
 - (a) 12 metres abutting Airport Road, except at approved access locations; and
 - (b) 3 metres abutting all other roads, except at approved access locations.
 - (8) Minimum setback from a railway right-of-way shall be 15 metres for uses permitted in 712. 1.1 (1) and 3 0 metres for uses permitted in 712.1.1 (2) to (5).

- 712.1.3 The lands shall also be subject to the requirements and restrictions of the M1 zone and all the general provisions of this by-law which are not in conflict with those in 712.1.2.
- 712.2 For the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- (108-97) 713.1 The lands designated M4 - Section 713 on Sheet 13 of Schedule A to this by-law:
- 713.1.1 Shall only be used for:
- (1) the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
 - (2) an office;
 - (3) a research and development facility;
 - (4) a recreational facility or structure;
 - (5) a day nursery;
 - (6) a retail outlet operated in conjunction with a permitted use in 713.1.1(1) provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.
 - (7) purposes accessory to other permitted purposes.
- 713.1.2 Shall be subject to the following restrictions and requirements:
- (1) Minimum Front Yard Depth - 15.0 metres;
 - (2) Minimum Exterior Side Yard Width - 15.0 metres;
 - (3) Minimum Lot Width - 60.0 metres;
 - (4) Minimum Lot Area - 1.2 hectares;
 - (5) Maximum Lot Coverage - 45 percent;
 - (6) Maximum Building Height - 13.7 metres;
 - (7) Minimum Landscaped Open Space shall be:
 - (a) 3 metres abutting local roads, except at approved access locations;
 - (8) Minimum setback from a railway right-of-way shall be 15 metres for uses permitted in 713.1.1(1) and 30 metres for uses permitted in 713.1.1(2) to (6);
 - (9) The maximum gross floor area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.
- 713.1.3 The lands shall also be subject to the requirements and restrictions of the M4 zone and all the general provisions of this by-law which are not in conflict with those in 713.1.2.
- 713.2 For the purpose of this section, a Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials takes place within an enclosed building or structure in an office like setting.
- (168-98) 716 The lands designated M1 - SECTION 716 on Sheet 9 of Schedule A too this by-law:
- 716.1 shall only be used for the purposes permitted in the M1 Zone.
- 716.2 shall be subject to the following requirements and restrictions:
- (1) no storage is permitted outside a building other than an enclosed area not more than 5% of the gross floor area of the main building and such enclosed area shall be located in the rear yard and screened from view of any public street;
 - (2) fencing in the front yard shall be permitted; and,
 - (3) a minimum 3.0 metre wide landscaped open space strip shall be provided along all street frontages except at approved driveway locations.
- 716.3 shall also be subject to the requirements and restrictions relating to the M1 Zone and all general provisions of this by-law which are not in conflict with those set out in Section 716.2.
- (29-99) 717 The lands designated M1 – Section 717 on Sheet 8 of Schedule A to this by-law:

- 717.1** shall only be used for the following purposes:
- (1) uses permitted by an M1 zone with the exception of a distribution centre; a cold storage operation as a principal use or accessory use; and a motor vehicle repair shop;
 - (2) a cold storage associated with a restaurant or banquet hall; and,
 - (3) purposes accessory to other permitted uses.
- 717.2** shall be subject to the following requirements and restrictions:
- (a) a minimum lot frontage of 150 metres shall be provided along First Gulf Boulevard.
 - (b) a minimum lot area of 1.6 hectares.
 - (c) a landscaped open space area having a minimum width of 6.0 metre shall be provided along Kennedy Road.
 - (d) a landscaped open space area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.
 - (e) a landscaped open space area having a minimum width of 3.0 metre shall be provided along the rear property boundary.
 - (f) no loading or overhead truck doors shall face Kennedy Road or First Gulf Boulevard.
- 717.3** for the purpose of Section 717:
- DISTRIBUTION CENTRE** shall mean a facility that has a number of overhead doors (doors larger than 5 m² in size) exceeding the ratio of one overhead door per 150 square metres of gross floor area, and whose primary purpose is the collection of freight for shipment.
- 717.4** shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of By-law 139-84, which are not in conflict with the provisions set out above.
- 718** The lands designated M1 – Section 718 on Sheet 8 of Schedule A to this by-law:
- 718.1** shall only be used for the uses permitted by the M1 zone.
- 718.2** shall be subject to the following requirements and restrictions:
- (a) a landscaped open space area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.
 - (b) a landscaped open space area having a minimum width of 3.0 metre shall be provided along the rear property boundary.
 - (c) no loading or overhead truck doors shall face First Gulf Boulevard.
- 718.3** shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of By-law 139-84, which are not in conflict with the provisions set out above.
- (176-99) 719** The lands designated M3 – SECTION 719 on Sheet 12 of Schedule A to this by-law:
- 719.1** shall only be used for:
- (1) the purposes permitted by the M3 zone;
 - (2) a Waste Transfer Station;
 - (3) a Composting Facility;
 - (4) a Waste Processing Station;
 - (5) only in conjunction with uses (2), (3) and (4), an education centre and a reusable goods sales depot; and
 - (6) purposes accessory to other permitted purposes.
- 719.2** 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) 10 metres from lands zoned Floodplain (F); and
 - (c) in conjunction with a Waste Transfer Station, Waste Processing Station and a Composting Facility - 6 metres along the boundary of the M3 - Section 719 zone, except at approved access locations.
- (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 non-industrial zone shall not apply.
- 719.3 shall also be subject to the requirements and restrictions of the M3 zone and all of the general requirements and restrictions of this by-law which are not in conflict with those in 719.2.
- (170-2000) 721 The lands designated OS – SECTION 721 on Sheet 14 of Schedule A to this by-law:
- 721.1 shall only be used for the following purposes:
- (1) an indoor or outdoor recreation facility;
 - (2) any conservation area or purpose; and,
 - (3) purposes accessory to the other permitted purposes.
- 721.2 shall be subject to the following requirement and restrictions:
- (1) a minimum of 74 parking spaces shall be provided for an 18-hole golf course and the parking may be provided off-site provided all parking spaces are located within 200 metres of the customer entrance to the golf course.
- 721.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 721.2.
- (134-99) 722 The lands designated M4-SECTION 722 on Sheet 9 of Schedule A to this by-law:
- 722.1 shall only be used for:
- (1) either:
 - (a) the purposes permitted by the M4 zone;
 - (2) or:
 - (a) a motel; and
 - (b) purposes accessory to the other permitted purpose;
- 722.2 shall be subject to the following requirements:
- (1) Minimum lot width - 65 metres;
 - (2) Minimum lot area - 1 hectare;
 - (3) Minimum exterior side yard:
 - (a) 6 metres,
 - (b) 12 metres where it abuts a 0.3 metre reserve;
 - (4) Minimum landscaped open space shall be provided as follows:
 - (a) 12 metres abutting the Highway 410 road allowance or 0.3 metre reserve; and
 - (b) 30 percent of the minimum required front yard area and 50 percent of the minimum required exterior side yard area, except at approved access locations.

- 722.3 shall also be subject to the requirements and restrictions of the M4 zone and all the general requirements and restrictions of this by-law which are not in conflict with those in 722.2.
- (176-99) 723 The lands designated AP - Section 723 on Sheet 12 of Schedule A to this by-law:
- 723.1 shall only be used for the following purposes:
- (1) the purposes permitted by the AP zone;
 - (2) a driveway access in conjunction with the uses permitted by an M3 - Section 719 zone; and
 - (3) purposes accessory to other permitted purposes.
- (229-2000) 724 The lands designated M1-SECTION 724 on Sheet 13 of Schedule A to this by-law:
- 724.1 shall only be used for the following purposes:
- (1) the manufacturing, processing, assembling, packaging repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
 - (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
 - (3) an office;
 - (4) a home furnishings and improvement retail outlet;
 - (5) a recreational facility or structure;
 - (6) a community club;
 - (7) a garden centre sales establishment;
 - (8) a service shop;
 - (9) a banquet hall; and,
 - (10) purposes accessory to the other permitted purposes.
- 724.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Front Yard Depth: 9 metres;
 - (2) Minimum Rear Yard Depth:
7 metres except where it abuts
 - a) a rail line the minimum requirement for uses 724.1.1(2) to (9) shall be 30.0 metres;
 - b) a rail line the minimum requirement for uses 724.1.1(1) shall be 15.0 metres; and,
 - c) a spur line, there is no requirement
 - (3) Minimum Exterior Side Yard Width: 9 metres;
 - (4) Minimum Interior Side Yard Width:
4 metres except where it abuts
 - a) a rail line the minimum requirement for uses 724.2.2(2) to (9) shall be 30.0 metres;
 - b) a rail line the minimum requirement for uses 724.2.2(1) shall be 15.0 metres; and,
 - c) a spur line, there is no requirement
 - (5) Minimum Lot Width: 30 metres;
 - (6) Minimum Lot Area: 0.8 hectares;
 - (7) Maximum Lot Coverage: 50 percent;

- (8) Maximum Building Height: 17.5 metres;
- (9) Minimum Landscaped Open Space:
- a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- (10) Maximum Floor Space Index for an office: 0.5
- 724.1.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 724.1.2.
- 724.2 For the purposes of this section:
- RETAIL WAREHOUSE** shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.
- 725 The lands designated MBU – Section 725 on Sheet 13 of Schedule A to this by-law:
- 725.1 shall only be used for the purposes permitted by the MBU zone
- 725.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Front Yard Depth: 9.0 metres
 - (2) Minimum Exterior Side Yard: 9.0 metres
 - (3) Minimum Lot Width: 30 metres
 - (4) Maximum Building Height: 17.5 metres
 - (5) Maximum Lot Coverage: 40 percent
 - (6) Minimum Landscaped Open Space:
 - a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- 725.3 shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 725.2.
- (296-87) 758 The lands designated HC2 - SECTION 758 on Sheet 11 of Schedule A hereto:
- 758.1 shall only be used for:
- (1) a gas bar,
 - (2) a standard restaurant, and
 - (3) purposes accessory to the permitted purposes.
- 758.2 shall be subject to the following requirements and restrictions:
- (1) all buildings shall be located within the areas shown as BUILDING AREAS on Schedule C - SECTION 758;
 - (2) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C - SECTION 758;
 - (3) the gross commercial floor area of all buildings, shall not exceed 103 square metres;
 - (4) the gross commercial floor area devoted to a gas bar kiosk shall not exceed 11 square metres;

- (5) the gross commercial floor area devoted to a standard restaurant shall not exceed 92 square metres;
- (6) the maximum height of all buildings shall not exceed 1 storey;
- (7) an adult entertainment parlour shall not be permitted, and
- (8) all garbage and refuse storage containers shall be enclosed, with the exception of a roof.
- 758.3 shall also be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 758.2.
- (250-87) 777 The lands designated I1-SECTION 777 on Sheet 6 of Schedule A to this by-law:
- 777.1 shall only be used for the purposes permitted by section 43.1.1.
- 777.2 shall be subject to the following requirements and restrictions:
- (1) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (2) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.
- 777.3 shall also be subject to the requirements and restrictions relating to the I1 Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 777.2.
- (250-87) 778 The lands designated R4B - Section 778 on Sheet 6 of Schedule A to this by-law:
- 778.1 shall only be used for the purposes permitted by section 15.2.1.
- 778.2 shall be subject to the following requirements and restrictions:
- (1) apartment dwellings shall only be located within the areas identified on SCHEDULE C - SECTION 778 and 779 as Building area A and Building Area C.
- (2) the building height of individual apartment dwellings located within each building area shall not exceed the following:
- Building Area A - 17 storeys
Building Area C - 23 storeys
- (150-91) (3) the number of dwelling units contained within apartment dwellings located within each building area shall not exceed the following:
- Building Area A - 164 dwelling units
Building Area C - 587 dwelling units
- (4) the ground floor area of individual apartment dwellings located within each building area shall not exceed the following:
- Building Area A - 1580 Square Metres
Building Area C - 1580 Square Metres
- (150-91) (5) the floor space index for the lands zoned R4B - SECTION 778, as shown on SCHEDULE C - SECTION 778 and 779, shall not exceed 2.60,
- (6) the minimum front yard depth, side yard width and rear yard depth for each building area shall be as shown on SCHEDULE C - SECTION 778 AND 779, except that the building setback from the west side of the proposed

street for apartment dwellings located within Building Area C may be 25 metres or 1/2 the height of the applicable apartment dwelling, whichever is the lesser.

- (7) the minimum distance between building areas shall be as shown on SCHEDULE C - SECTION 778 and 779.
- (8) all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- (9) accessory recreation buildings shall only be located within the areas identified on SCHEDULE C-SECTION 778 and 779 as Building Area B and Building Area C.
- (10) the building height of accessory recreation buildings (Building Area B and within Building Area C) shall not exceed 2 storeys.
- (11) the minimum setback from a street for any underground garage ramp shall be 15 metres.
- (12) the minimum setback from a street for any gatehouse shall be 6 metres.
- (13) the minimum setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.
- (14) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (15) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.
- (150-91) (16) landscaped open space area for the lands zoned R4B-SECTION 778, as shown on SCHEDULE C-SECTION 778 and 779, shall be provided and maintained on not less than 60 percent of the area lands, provided that in no case shall the landscaped open space area for an individual apartment dwelling on a lot be less than 50 percent.
- 778.3 shall also be subject to the requirements and restrictions relating to the R4B Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in Section 778.2.
- (250-87) 779 The lands designated R4A(H)-Section 779 on Sheet 6 of Schedule A to this by-law:
- 779.1 shall only be used for the following purposes:
- (a) one single family detached dwelling and purposes accessory thereto,
- or
- (b) one apartment dwelling and purposes accessory thereto,
- but not both purposes.
- 779.1.1(a) the purposes permitted by section 779.1(a) shall only be permitted while the holding category (H) remains in effect;
- (b) the purposes permitted by section 779.1(b) shall only be permitted while the holding category (H) is no longer in effect.

779.2

shall be subject to the following requirements and restrictions:

- (1) an apartment dwelling shall only be located within the area identified on SCHEDULE C-SECTION 778 and 779 as Building Area D.
- (2) the building height of an apartment dwelling located within Building Area D shall not exceed 12 storeys.
- (3) the number of dwelling units contained within an apartment dwelling located within Building Area D shall not exceed 116 units.
- (4) the ground floor area of an apartment dwelling located within Building Area D shall not exceed 1580 square metres.
- (5) the floor space index for the lands zoned R4A-SECTION 779, as shown on SCHEDULE C-SECTION 778 and 779, shall not exceed 1.40.
- (6) the minimum front yard depth, side yard width and rear yard depth for Building Area D shall be as shown on SCHEDULE C-SECTION 778 and 779.
- (7) the minimum distance between apartment dwellings situated within Building Area A, Building Area C and Building Area D shall be as shown on SCHEDULE C-SECTION 778 and 779.
- (8) all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- (9) an accessory recreation building shall only be located within the area identified as Building Area E on SCHEDULE C-SECTION 778 and 779.
- (10) the building height of the accessory recreation building shall not exceed 2 storeys.
- (11) the minimum set back from a street for any underground garage ramp shall be 15 metres.
- (12) the minimum setback from a street for any gatehouse shall be 6 metres.
- (13) the minimum setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.
- (14) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (15) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

779.3.1

the purposes permitted by section 779.1(a) shall also be subject to the requirements and restrictions relating to the R1B Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 779.1.1.

779.3.2

the purposes permitted by section 779.1(b) shall also be subject to the requirements and restrictions relating to the R4A Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 779.1.1 and 779.2.

(209-89)

this by-law:

783.1

shall only be used for the following purposes:

- (1) a retirement home;
- (2) a nursing home;
- (3) only in conjunction with a retirement home:
 - (a) tuck shop;
 - (b) hairdressing salon.
- (4) purposes accessory to other permitted purposes.

783.2

shall be subject to the following requirements and restrictions:

- (1) Minimum lot width - 185 metres;
- (2) Minimum lot depth - 130 metres;
- (3) Minimum setback from centre line of roadway - 35 metres;
- (4) Minimum setback from:
 - (a) Interior lot line - 8.4 metres;
 - (b) Open Space zone - 9.0 metres;
- (5) Maximum building height- 2 storeys;
- (6) Maximum number of buildings - 2
- (7) The maximum gross floor area of all buildings shall not exceed 11,500 square metres;
- (8) The facilities shall permit:
 - (a) if only one building is built,

either,

 - i) a maximum 148 unit retirement home and 40 bed nursing home,
or
 - ii) a maximum 168 unit retirement home and a 0 bed nursing home,
or
 - iii) a maximum 134 unit retirement home and 100 bed nursing home.
 - (b) if two buildings are built,

either,

 - i) a maximum 114 unit retirement home and 140 bed nursing home.

or

- ii) a maximum 134 unit retirement home, and 100 bed nursing home.
- (9) if two buildings are built, the retirement home units and nursing home beds may be distributed between the buildings, provided the number of units or beds does not exceed those shown in section 783.2(8)(b).
 - (10) Minimum number of parking spaces shall be provided as follows:
 - (a) a retirement home: 0.45 spaces for each bed,
 - (b) a nursing home: 0.50 spaces for each bed.
 - (11) All garbage and refuse storage containers shall be located within the buildings;
 - (12) The gross leasable commercial floor area of the tuck shop shall not exceed 40 square metres;
 - (13) The gross leasable commercial floor area of the hairdressing salon shall not exceed 30 square metres;
 - (14) The purposes permitted by section 783.1(3)(a) and (b) shall be restricted to the use of the residents, their guests and employees only.

783.3 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law, which are not in conflict with the provisions set out in Section 783.2.

(287-88) 785.1 The lands designated R1D - Section 785 on Sheet 5 of Schedule A to this by-law:

785.1.1 shall only be used for the purposes permitted by section 12.4.1.

785.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (a) Interior Lot - 180 square metres
 - (b) Corner Lot - 245 square metres
- (2) Minimum Lot width:
 - (a) Interior Lot - 10 metres
 - (b) Corner Lot - 13 metres
- (3) Minimum lot depth - 15 metres
- (4) Minimum interior side yard width:
 - (a) for a side yard flanking an Ontario Hydro - Electric Power Commission electric power line transmission corridor:
 - 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - (b) for all other interior side yards:
 - 0 metres, provided that:
 - (1) the distance between the walls of two dwellings is not less than 1.2 metres;
 - (2) where the distance between the walls of two dwellings is less than 2.4 metres, no window

- below grade or door below grade is permitted in either wall, and
- (3) the total width of side yards on any lot is not less than 1.2 metres.
- (5) Minimum exterior side yard width:
- 3 metres, provided that the distance to the front of the garage is not less than 6 metres.
- (6) Minimum rear yard depth:
- (a) for a rear yard abutting the rear main wall of an attached garage:
- 6 metres,
- (b) for all other rear yards:
- 0 metres provided that:
 - (i) minimum width of the rear yard is not less than 4 metres, and
 - (ii) minimum area of the rear yard is not less than 35 square metres;
- (7) Maximum building height:
- 2 storeys provided that where the dwelling abuts a rear yard with a depth of zero metres to 3.5 metres, the maximum height shall not exceed one storey.
- (8) The rear yard shall be enclosed by a visual screen comprising the walls of dwellings and attached garage and a visual screen fence with a minimum height of 1.8 metres.
- (9) No door, window or other opening shall be permitted in the wall of a dwelling abutting the rear yard of abutting dwellings.
- (10) No accessory buildings shall be permitted.

785.1.3 shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 785.1.2.

785.2 For the purpose of section 785,

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

(287-88) 786 The lands designated R2B - Section 786 on Sheet 5 of Schedule A to this by-law:

786.1 shall only be used for:

- (1) a semi-detached dwelling;
- (2) a quadruplex dwelling, and
- (3) purposes accessory to the other permitted purposes.

786.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

- (a) semi-detached dwelling:
 - (i) Interior Lot - 350 square metres per lot and 175 square metres per dwelling unit.
 - (ii) Corner Lot - 400 square metres per lot and 230 square metres for the dwelling closest to the flankage lot line.
 - (b) quadruplex dwelling:
 - (i) Interior Lot - 800 square metres per lot and 110 square metres per dwelling unit.
 - (ii) Corner Lot - 920 square metres per lot and 260 square metres per dwelling unit closest to the flankage lot line.
- (2) Minimum lot width:
- (a) semi-detached dwelling:
 - (i) Interior Lot - 18 metres and 9 metres per dwelling unit.
 - (b) quadruplex dwelling:
 - (i) Interior Lot - 20 metres and 10 metres for a dwelling unit.
 - (ii) Corner Lot - 23 metres and 13 metres for a dwelling unit closest to the flankage lot line.
- (3) Minimum lot depth:
- (a) semi-detached dwelling:
 - 19 metres
 - (b) quadruplex dwelling:
 - 39 metres
- (4) Minimum front yard depth:
- (a) semi-detached dwelling:
 - 4.5 metres
 - (b) quadruplex dwelling:
 - 15.5 metres
- (5) Minimum rear yard depth - 6 metres
- (6) Minimum interior side yard width:
- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units or dwelling unit coincides with a side lot line, the side yard may be 0 metres.
- (7) Maximum building height - 2 storeys
- (8) Minimum landscaped open space:
- (a) quadruplex dwelling - 10 percent of the front yard
 - (b) each dwelling unit of a quadruplex dwelling unit shall be provided with a minimum landscaped open space area suitable as a private amenity area with an area of not less than 30 square metres.
- (9) Each dwelling unit in a quadruplex dwelling shall be provided with a minimum of 2 parking spaces.

- (10) Uncovered parking spaces are permitted in the front yard of a quadruplex dwelling.

786.1.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law, which are not in conflict with the provisions set out in section 786.2.

786.2 For the purpose of section 786,

PRIVATE AMENITY AREA shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

(150-89) **785** The land designated SC1-Section 785 on Sheet 7 of Schedule A to this by-law:

785.1 shall only be used for the following purposes:

- (1) a bank;
- (2) an office, and
- (3) purposes accessory to other permitted purposes.

785.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth - 15 metres
- 2) Minimum rear Yard Depth - 6 metres
- 3) Minimum Lot width: - 44 metres
- 4) Minimum Lot Depth: - 55 metres
- 5) Minimum Lot area: - 3000 square metres
- 6) Minimum Interior Side Yard Width: - 6 metres
- 7) Minimum Exterior Side Yard Width: - 15 metres
- 8) Maximum Building Height: - 2 storeys
- 9) Maximum Gross Commercial Floor Area: - 810 square metres
- 10) Maximum Coverage: - 20% of Lot area
- 11) Minimum Landscaped Open Space:
 - 60 per cent of the minimum required front yard area, and
 - 60 per cent of the minimum required exterior side yard area.

785.3 shall also be subject to the requirements and restrictions relating to the SC1 Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 785.2.

(150-89) **786** The lands designated SC1-Section 786 on Sheet 7 of Schedule A to this by-law:

786.1 shall be used only for the following purposes:

- a) Bank, trust company or financial institution;
- b) Business or professional offices, other than offices for a health care practitioner;
- c) Dining room restaurant;
- d) Tobacco shop or variety store;
- e) Gift shop or card shop;
- f) Insurance agency;
- g) Travel agency;
- h) Interior design or art gallery;
- i) Photographic studio;
- j) Clothing store;
- k) Hair dresser and beauty salon; and,
- l) Purposes accessory to the other permitted purposes.

786.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: - 15 metres
- 2) Minimum Rear Yard Depth: - 6 metres
- 3) Minimum Lot Width: - 60 metres
- 4) Minimum Interior Side Yard Width: - 6 metres
- 5) Minimum Lot Area: - 7000 square metres
- 6) Maximum Building Height: - 4 storeys
- 7) Maximum Gross Commercial Floor Area: - 5050 square metres
- 8) Maximum Gross Floor Area for a restaurant: - 465 square metres
- 9) Maximum Gross Floor Area for a tobacco shop or a variety store: - 120 square metres
- 10) Minimum Landscaped Open Space: - 60 per cent of the minimum required front yard area, and
- 20% of the Lot area
- 11) Maximum coverage - 20% of Lot Area

786.3 shall also be subject to the requirements and restrictions relating to the SC1 Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 786.2.

(280-89) 787 The land designated R3B-SECTION 787 on Sheet 5 of Schedule A to this by-law:

787.1 shall only be used for the purposes permitted by section 13.2.1

787.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area for Street Townhouse Dwelling,
 - (a) Interior lot, excluding end lot of a townhouse dwelling - 173 square metres.
 - (b) End lot of an interior townhouse dwelling - 235 square metres.
 - (c) Corner Lot - 228 square metres.
- (2) Minimum Lot Width for Street Townhouse Dwelling:
 - (a) Interior lot, excluding end lot of a townhouse dwelling - 5.64 metres
 - (b) End lot of an interior townhouse dwelling - 7.67 metres
 - (c) Corner lot - 7.67 metres
- (3) Minimum Interior Side Yard Width for Street Townhouse Dwelling:

- (a) for an interior dwelling unit, other than an end dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
 - (b) for an end dwelling unit, other than a corner dwelling unit - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- (4) Minimum Exterior Side Yard Width for Street Townhouse Dwelling - 3 metres.
- (5) Minimum Rear Yard Depth - 8.5 metres.
- (6) Maximum Number of Attached Dwelling Units - 4.
- 787.3 Shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law, which are not in conflict with the provisions set out in section 787.2.
- (133-95) 788 The lands designated R2B-SECTION 788 on Schedule A to this by-law:
- 788.1 shall only be used for:
- (1) a quadruplex dwelling unit;
 - (2) purposes accessory to the other permitted purposes.
- 788.2 shall only be subject to the following requirements and restrictions:
- (1) minimum lot area - Parcel A: 433 square metres
 - (2) minimum lot area - Parcel B: 249 square metres;
 - (3) building envelopes, landscaped areas, minimum lot dimensions, and parking areas shall be as shown on Schedule C - Section 788;
 - (4) uncovered parking spaces are permitted in the front yard of a quadruplex dwelling unit;
 - (5) the maximum width of a driveway for a quadruplex dwelling unit shall be 6 metres;
 - (6) no accessory buildings shall be permitted;
 - (7) no swimming pools shall be permitted;
- 788.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law, which are not in conflict with those set out in section 788.2.

(142-94) 790 The lands designated M1-SECTION 790 on Sheet 14 of Schedule A to this by-law:

790.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a retail establishment;
- (4) a personal service shop;
- (5) a dry cleaning and laundry distribution station;
- (6) a dining room restaurant, a standard restaurant or a take-out restaurant;
- (7) a convenience store;
- (8) a recreational facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

790.2 shall be subject to the following requirements and restrictions:

- (1) Minimum setback to Steeles Avenue East: 35.0 metres;
- (2) Minimum setback to Finch Avenue: 30.0 metres;
- (3) Minimum Lot Area: 5.0 hectares;
- (4) Minimum Landscaped Open Space:

a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East and Finch Avenue, excluding driveway locations;
- (5) The area shown identified as OFFICE AREA on Schedule C - Section 790 shall only be used for the purposes permitted by section 790.1(1) and (11);
- (6) The maximum building height shall not exceed 8 storeys;

- (7) The maximum floor space index for an office, excluding a parking structure, shall not exceed 1.0;
- (8) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- (9) Any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard;
- (10) For buildings located within 75.0 metres of Finch Avenue, the distance between each building shall be either less than 3.0 metres or more than 30.0 metres; and,
- (11) Loading and parking shall be provided in accordance with section 20.0.

790.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 790.2.

(142-94) 791.1 The lands designated M4 - SECTION 791 on Sheet 14 of Schedule A to this by-law:

791.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;
- (3) a research and development facility
- (4) a recreational facility or structure;
- (5) a day nursery;
- (6) a retail outlet operated in conjunction with a particular purpose permitted by section 791.1.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- (7) purposes accessory to the other permitted purposes.

791.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum setback to all streets:
15.0 metres, except Finch Avenue where the minimum requirement shall be 30.0 metres;
- (2) Minimum lot width: 60.0 metres;
- (3) Minimum lot area: 1.2 hectares;
- (4) Maximum lot coverage: 45 percent;
- (5) Maximum building height: 13.7 metres;
- (6) Maximum floor space index for an office: 0.5;
- (7) Minimum landscaped open space:
 - (a) 20 percent of the minimum 15.0 metre setback to all streets, other than Finch Avenue, shall be landscaped open space; and
 - (b) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Finch Avenue.
- (8) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,
- (9) Loading and parking shall be provided in accordance with sections 20.0 and 30.0.

791.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 791.1.2.

791.2 For purposes of this section:

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation of or experimentation with goods and materials take place within an enclosed building or structure.

RECREATIONAL FACILITY OR STRUCTURE shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreational facility or structure may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocci court, lawn bowling court,

croquet pitch and shuffleboard court. A recreational facility or structure shall not include a billiard hall or amusement arcade.

(9-95) **792** The lands designated R4A - Section 792 on Sheet 6 of Schedule A to this by-law:

792.1 shall only be used for the following purposes:

- (1) the purposes permitted in the I2 - Section 783.1 zone;
- (2) a residential apartment building;
- (3) purposes accessory to the other permitted purposes.

792.2 shall be subject to the following requirements and restrictions:

- (1) the purposes permitted in Section 792.1(1), shall be subject to the requirements and restrictions of the section 783.2 of this by-law;
- (2) the purposes permitted by section 792.1(2) and section 792.1(3) shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 80 metres.
- (b) Minimum Lot Depth: 50 metres.
- (c) Minimum Interior Side Yard: 8 metres.
- (d) Minimum Front Yard Setback: 25 metres from the centreline of Ray Lawson Boulevard for a residential apartment building.
- (e) Minimum number of parking spaces shall be provided as follows:

For dwelling units 65 square metres or less in size: 1.06 spaces per unit;

For dwelling units greater than 65 square metres in size, parking shall be provided in accordance with section 10.9.3 of this by-law.

- (f) Maximum building height shall be 5 storeys, except within a distance of 35 metres from the most easterly property line, when the maximum building height shall be 7 storeys.
- (g) Minimum Landscaped Open Space: 50 percent of the lot area.

792.3 shall also be subject to the requirements and restrictions of the R4A zone, and the general provisions of this by-law not in conflict with those set out in section 792.2.

(80-95) 793.1 The lands designated R3B - Section 793 on Sheet 6 of Schedule A to this by-law:

793.1.1 shall only be used for the purposes permitted in the R3B zone by section 13.2.1.

793.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot:	130 square metres per dwelling unit
Corner Lot:	183 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot:	5.6 metres per dwelling unit
Corner Lot:	7.8 metres per dwelling unit

(3) Minimum Lot Depth: 23.5 metres

(4) Minimum Front Yard Depth:

4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line

(5) Minimum Interior Side Yard Width:

For a townhouse dwelling - 1.5 metres; and

For a townhouse dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.

(6) Minimum Exterior Side Yard Width: 3 metres

- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) Maximum Building Height: 10.6 metres with a maximum of 3 storeys
- (9) Maximum Lot Coverage by Principal Building: 55 percent
- (10) Minimum Landscaped Open Space:
40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard;
- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (12) 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;
- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

793.1.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law that are not in conflict with those set out in section 793.1.2.

793.2 For the purpose of section 793:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

(80-95) **794.1** The lands designated R3B - Section 794 on Sheet 6 of Schedule A to this by-law:

794.1.1 shall only be used for the purposes permitted in the R3B zone by section 13.2.1.

794.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 140 square metres per dwelling unit
 Corner Lot: 195 square metres per dwelling unit

(2) Minimum Lot width:

Interior Lot: 5.6 metres per dwelling unit
 Corner Lot: 7.8 metres per dwelling unit

(3) Minimum Lot Depth: 25 metres

(4) Minimum Front Yard Depth:

4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line

(5) Minimum Interior Side Yard Width:

For a townhouse dwelling - 1.5 metres; and

For a townhouse dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.

(6) Minimum Exterior Side Yard Width: 3 metres

(7) Minimum Rear Yard Depth: 7.5 metres

(8) Maximum Building Height: 9 metres with a maximum of 2 storeys

(9) Maximum Lot Coverage by Principal Building: 55 percent

(10) Minimum Landscaped Open Space:

40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard;

(11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

(12) 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;

(13) a maximum of 8 dwelling units shall be attached;

(14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and

(15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

794.1.3 shall also be subject to the requirements and restrictions relating R3B zone and all the general provisions of this by-law that are not in conflict with those set out in section 794.1.2.

794.2 For the purpose of section 794:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

(80-95) 795.1 The lands designated R3B - Section 795 on Sheet 6 of Schedule A to this by-law:

795.1.1 shall only be used for the purposes permitted in the R3B zone by section 13.2.1.

795.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 140 square metres per dwelling unit
 Corner Lot: 195 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot: 5.6 metres per dwelling unit
 Corner Lot: 7.8 metres per dwelling unit

(3) Minimum Lot Depth: 25 metres

(4) Minimum Front Yard Depth:

4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

(5) Minimum Interior Side Yard Width:

For a townhouse dwelling - 1.5 metres; and

For a townhouse dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.

(6) Minimum Exterior Side Yard Width: 3 metres

(7) Minimum Rear Yard Depth: 9 metres

(8) Maximum Building Height: 10 metres with a maximum of 3 storeys

(9) Maximum Lot Coverage by Principal Building: 55 percent

(10) Minimum Landscaped Open Space:

40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard;

(11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

- (12) 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;
- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

795.1.3 shall also be subject to the requirements and restrictions relating R3B zone and all the general provisions of this by-law that are not in conflict with those set out in section 795.1.2.

795.2 For the purpose of section 795:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

(80-95) 796 The lands designated R4A - Section 796 on Sheet 6 of Schedule A to this by-law:

796.1 shall only be used for the purposes permitted in the R4A zone by section 15.1.1.

796.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 16 metres
- (2) Minimum Rear Yard Depth: 10 metres
- (3) Maximum Building Height: 13 storeys
- (4) Maximum Floor Space Index: 1.8

(5) Minimum Landscaped Open Space: 50 percent of the lot area

(6) a landscaped area having a minimum width of 3 metres shall be provided abutting any road.

796.3 shall also be subject to the requirements and restrictions relating R4A zone and all the general provisions of this by-law that are not in conflict with those set out in section 796.2.

(132-95) 799 The lands designated SC1-SECTION 799 on Schedule "A" (Sheet 6) to this by-law:

799.1 shall only be used for the following purposes:

- (i) a hotel,
- (ii) an exhibition and trade hall;
- (iii) an office;
- (iv) a retail establishment having no outside storage;
- (v) a personal service shop;
- (vi) a dry cleaning and laundry distribution station;
- (vii) a dining room, take-out or a standard restaurant;
- (viii) a printing or copying establishment;
- (ix) a place of commercial recreation; and,
- (x) purposes accessory to the other permitted purposes.

799.2 shall be subject to the following requirements and restrictions:

- (i) the combined total gross floor area for all purposes permitted under section 799.1(i) through 799.1(x) inclusive shall not exceed 56,500 square metres;
- (ii) the total gross floor area for the hotel, exhibition and trade hall uses permitted by section 799.1(i) and (ii) shall not exceed 31,600 square metres;

- (iii) the maximum building height for the hotel, exhibition and trade hall uses permitted by section 799.1(i) and (ii) shall not exceed 17 storeys;
- (iv) the total gross area for the office purposes permitted by section 799.1(iii) shall not exceed 13,914 square metres;
- (v) the maximum building height for the office purposes permitted by section 799.1(iii) shall not exceed 12 storeys;
- (vi) the total gross floor area for the purposes permitted under section 799.1(iv) to 799.1(x) shall not exceed 10,956 square metres;
- (vii) the uses permitted by section 799.1(iv) to 799.1(ix) shall only be permitted in conjunction with the hotel; exhibition and trade hall; and office purposes permitted by section 799.1(i) to 799.1(iii);
- (viii) maximum floor space index: 3.43;
- (ix) minimum front yard depth: 1.0 metres
- (x) minimum exterior side yard width: 3.0 metres;
- (xi) minimum rear yard depth: 8.0 metres;
- (xii) minimum interior side yard depth: 1.0 metres;
- (xiii) (a) parking requirements shall be calculated using the following schedule:

A	B	C				D
LAND USE	Parking Spaces Required	Percent of Peak Period				Percent Reduction of Total Requirement
		Morning %	Noon %	Afternoon %	Evening %	
OFFICE	1 Space for every 31 square metres of gross commercial floor area	100	90	95	10	0
HOTEL (a) Rooms	1 space for every hotel room	80	70	10	100	0
(b) Common Areas	1 space for every 27 square metres of gross commercial floor area	80	100	50	70	50%
EXHIBITION AREA	1 space for every 9 square metres of gross commercial floor area	60	70	80	100	0
RETAIL	1 space for every 19 square metres of gross commercial floor area	80	70	80	80	50%
RESTAURANT USES	1 space for every 4.6 square metres of gross commercial floor area	10	100	20	10	25%

- (b) the initial step in determining parking is to calculate the parking requirements for each use specified in Column "A", by applying the standards contained in Column "B". The parking requirement for each use is then multiplied by the percent of peak period for each time period specified in Column "C". The parking requirement for each use is then reduced by the percentage factor identified in Column "D".

The maximum figure obtained from all the periods shall become the gross parking requirement for that specific mixed use development. The gross parking requirement is then reduced by a further 10% reflecting the estimate modal split;

- (xiv) the hotel use permitted by section 799.1(i) shall only be permitted within the HOTEL BUILDING AREA shown on SCHEDULE C - SECTION 799;
- (xv) the office use permitted by section 799.1(iii) shall only be permitted within the OFFICE BUILDING AREA shown on SCHEDULE C - SECTION 799;
- (xvi) all other uses permitted by section 799.1(ii); (iv), (v), (vi); (vii); (viii); and, (ix) shall only be permitted within the EXHIBITION/TRADE HALL AND ACCESSORY USE AREA; HOTEL BUILDING AREA and OFFICE BUILDING AREA, shown on SCHEDULE C - SECTION 799;
- (xvii) the maximum building height within the EXHIBITION/TRADE HALL AND ACCESSORY USE AREA shown on SCHEDULE C - SECTION 799 shall be 3 storeys;
- (xviii) an adult entertainment parlour; an amusement arcade; or an adult video store shall not be permitted
- (xix) all garbage and refuse including any containers for the pre-storage or recyclable materials shall be enclosed and screened from public rights-of-way;
- (xx) all garbage containers for restaurant uses shall be contained within a climate controlled area within the building areas outlined on SCHEDULE C - SECTION 799; and,

- (xxi) no outside storage shall be permitted;
- (xxii) LANDSCAPED BUFFER AREAS shall be provided and maintained at the locations outlined on SCHEDULE C - SECTION 799;
- (xxiii) a continuous landscaped open space area, 3.0 metres in width, shall be provided and maintained along the Hurontario Street frontage and northerly property limits, except at DRIVEWAY LOCATIONS as shown on SCHEDULE C - SECTION 799;

799.3 for the purposes of section 799:

FLOOR SPACE INDEX shall mean the figure obtained by dividing the aggregate of the area of all floors in a building or structure, including above ground parking structures, between the exterior walls of such buildings or structures, by the area of the lot to be built upon.

799.4 shall also be subject to all the requirements and restrictions, and general provisions of this by-law which are not in conflict with section 799.2.

(176-95) 800 The lands designated R3A-SECTION 800 on Schedule "A" (Sheet 6) to this by-law:

800.1 shall only be used for purposes permitted in the R3A Zone by section 13.1.1;

800.2 shall be subject to the following requirements and restrictions:

- (i) Minimum Lot Area: 1.69 hectares;
- (ii) Minimum Building Setbacks from Property Limits shall be As Shown on SCHEDULE C-SECTION 800;
- (iii) Maximum Building Setback from Hurontario Street: 6.0 metres
- (iv) Maximum Building Height: 10.5 metres
- (v) Maximum Number of Dwelling Units: 76
- (vi) Maximum Dwelling Unit Width: 5.49 metres;
- (vii) Maximum Lot Coverage by Buildings: 35% of Lot Area.
- (viii) All buildings shall be located within the areas outlined as BUILDING AREAS on SCHEDULE C - SECTION 800;
- (ix) Maximum Number of Dwelling Units Per Dwelling: - Eight (8) except for BUILDING AREA B as outlined on SCHEDULE C - SECTION 800; wherein a maximum of nine (9) dwelling units shall be permitted;
- (x) Parking shall be provided in accordance with the standards for Condominium Townhouses as set out in section 10 to this by-law; and,
- (xi) Minimum Distance Between Buildings shall be as shown on SCHEDULE C - SECTION 800.

800.3 shall also be subject to the requirements and restrictions relating to the R3A Zone and all the general provisions of this by-law which are not in conflict with those set out in section 800.2.

(50-96)

882. The lands designated SC1 - Section 882 on Sheet 11 of Schedule A to this by-law:

882.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outdoor storage;
- (2) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (3) a radio or television broadcasting and transmission establishment;
- (4) a home furnishings and improvement retail warehouse;
- (5) a recreational facility or structure;
- (6) a community club; and
- (7) an animal hospital.

(b) Industrial

- (8) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (9) a printing establishment;
- (10) a warehouse; and
- (11) a parking lot.

(c) Accessory

- (12) an associated educational use;
- (13) an associated office;
- (14) purposes accessory to the other permitted purposes.

882.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth:
9 metres
- (2) Minimum Rear Yard Depth:
7 metres, except where it abuts a street, a 0.3 metre reserve, or a lot in an institutional zone, in which case the minimum requirement is 15 metres.

- (3) **Minimum Exterior Side Yard:**
6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (4) **Minimum Interior Side Yard:**
4 metres, except that where it abuts an institutional zone, the minimum requirement is 9 metres.
- (5) **Maximum Building Height:**
No height restriction
- (6) **Minimum Landscaped Open Space:**
- (a) 30 percent of the minimum required front yard area; and
 - (b) 50 percent of all of the following:
 - (1) minimum required exterior side yard area;
 - (2) minimum required interior side yard area abutting a lot in a residential or institutional zone; and
 - (3) minimum required rear yard area abutting a street or lot in a residential or institutional zone.
- (7) **Outdoor Storage:**
No storage or display of goods shall be permitted.
- (8) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within building containing the restaurant;
- (9) all garbage and refuse storage, other than refuse storage for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building; and
- (10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

882.3 shall also be subject to the requirements and restrictions relating to the **Service Commercial One zone** and all the general provisions this by-law which are not in conflict with the ones set out in section 882.2.

(208-96) 883. The lands designated R2B - Section 883 on Sheet 5 of Schedule A to this by-law:

883.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) a street townhouse dwelling; and
- (3) a purposes accessory to the other permitted purposes..

883.2 shall be subject to the following requirements and restrictions:

- (1) in respect of the permitted purposes in section 883.1(2), the requirements and restrictions of the R3B zone;
- (2) in respect of the permitted purposes in section 883.1(1)
 - (a) Minimum Lot Area:
 - Interior Lot - 410 square metres and 205 square metres per dwelling unit.
 - Corner Lot - 465 square metres and 260 square metres for the dwelling unit closest to the flankage lot line.
 - (b) Minimum Lot Width:
 - Interior Lot - 13.2 metres and 6.6 metres per dwelling unit.
 - Corner Lot - 15 metres and 8.4 metres for the dwelling unit closest to the flankage lot line.
 - (c) Minimum Front Yard Depth – 6.0 metres to a garage, and 4.6 metres to the front wall of the dwelling.
 - (d) Minimum Interior Side Yard – 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
 - (e) Minimum Exterior Side Yard Width – 3.0 metres, except for the lot abutting Moonstone Court which shall have a minimum exterior side yard of 2.5 metres.
 - (f) Maximum Garage Door Width and Minimum Landscaped Open Space
 - (1) A minimum of 60% of the dwelling units shall have a maximum garage door width of 2.75 metres and a minimum front yard landscaped open space of 40%.
 - (2) A maximum of 40% of the dwelling units shall have a maximum garage door width of 4.8 metres and minimum front yard landscaped open space of 30%, provided that no more than 4 dwelling units in a row along a street shall have a garage door width exceeding 2.75 metres.

883.3 Shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions this by-law which are not in conflict with the ones set out in section 883.2.

(229-96) 884 The lands designated R3B-Section 884 on Sheet 6 of Schedule A to this by-law:

884.1 shall only be used for the purposes permitted in an R3B zone by section 13.2.1

884.2 shall be subject to the following requirements and restrictions:

- (a) Minimum lot area
 - Interior Lot - 180 square metres per dwelling unit
 - Corner Lot - 270 square metres per dwelling unit
- (b) Maximum lot coverage - 55 percent
- (c) Minimum landscaped open space - 40 percent of the front yard, except where the side lot line converge towards the front lot line, where the minimum landscaped open space shall be 25 percent of the front yard.
- (58-97) (d) Any building or structure, including any accessory structure or building, swimming pool, tennis court and road, shall not be located, or any grading or placement or removal of fill shall not take place within 5 metres of a Floodplain (F) Zone.

884.3 shall be subject to the requirements and restrictions of the R3B zone, and all the general provisions of the By-law 139-84, as amended, which are not in conflict with the ones set out above."

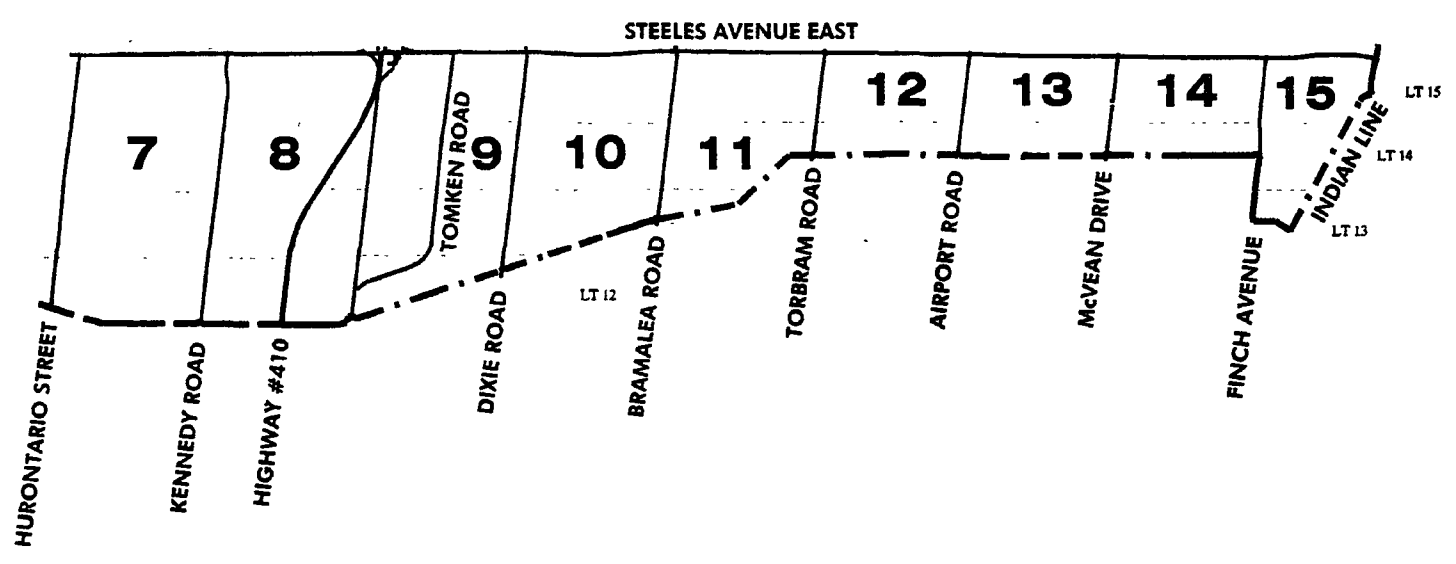
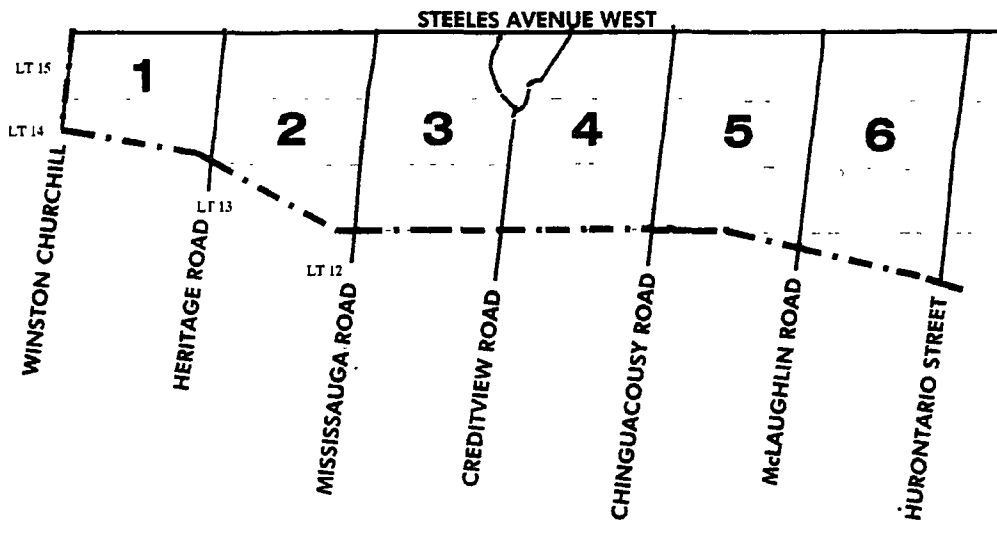
READ a FIRST, SECOND and THIRD TIME and Passed In Open Council, this 11th day of June, 1984.

(ORIGINAL SIGNED)

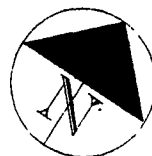
KENNETH G. WHILLANS - MAYOR

(ORIGINAL SIGNED)

RALPH A. EVERETT - CLERK



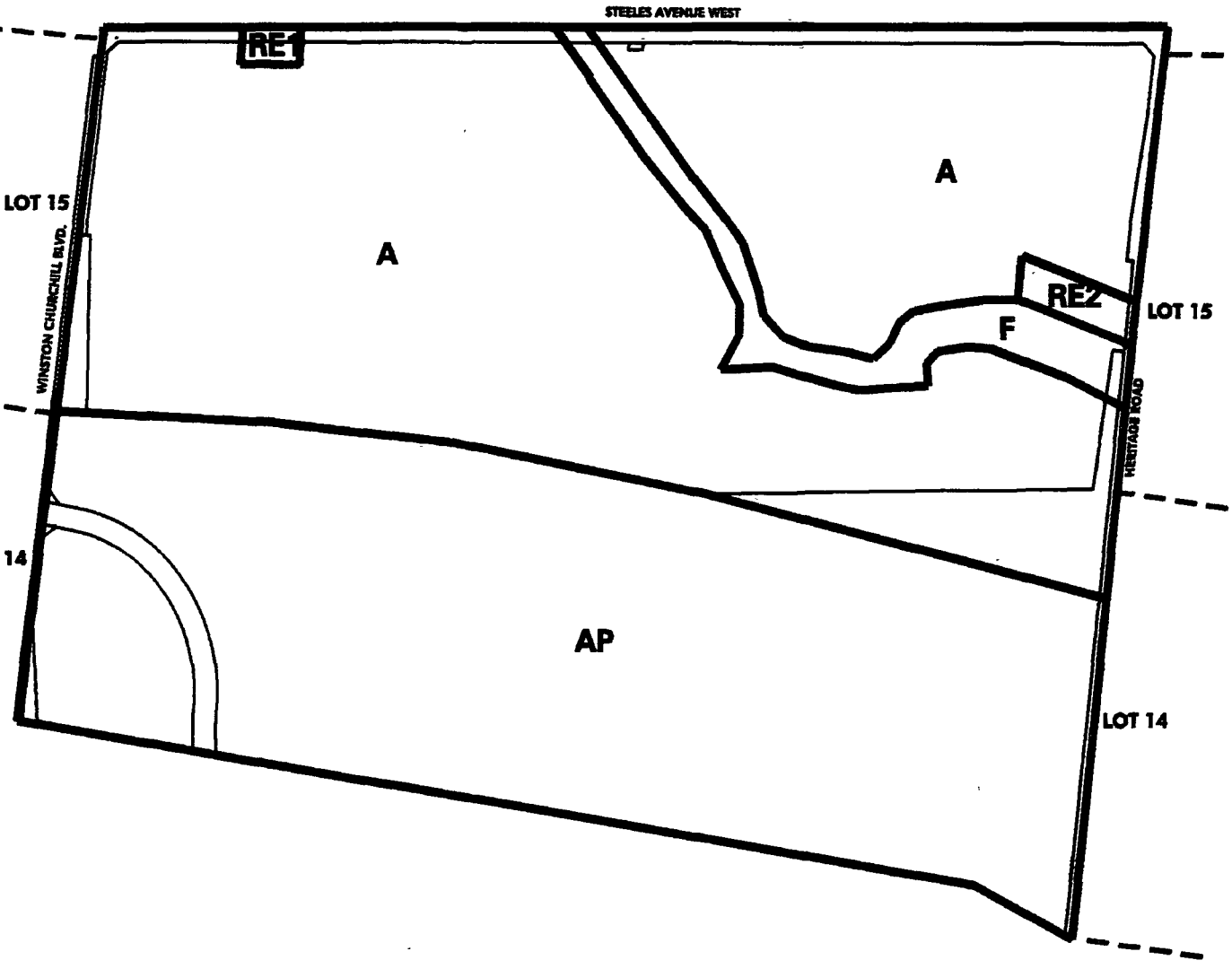
Schedule A KEY PLAN
BY-LAW 139-84



CITY OF BRAMPTON
 Planning and Building

Date: 1995 08 11

Drawn by: CJK



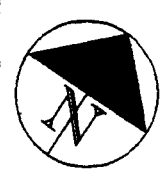
LEGEND

—— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 1
BY-LAW 139-84**

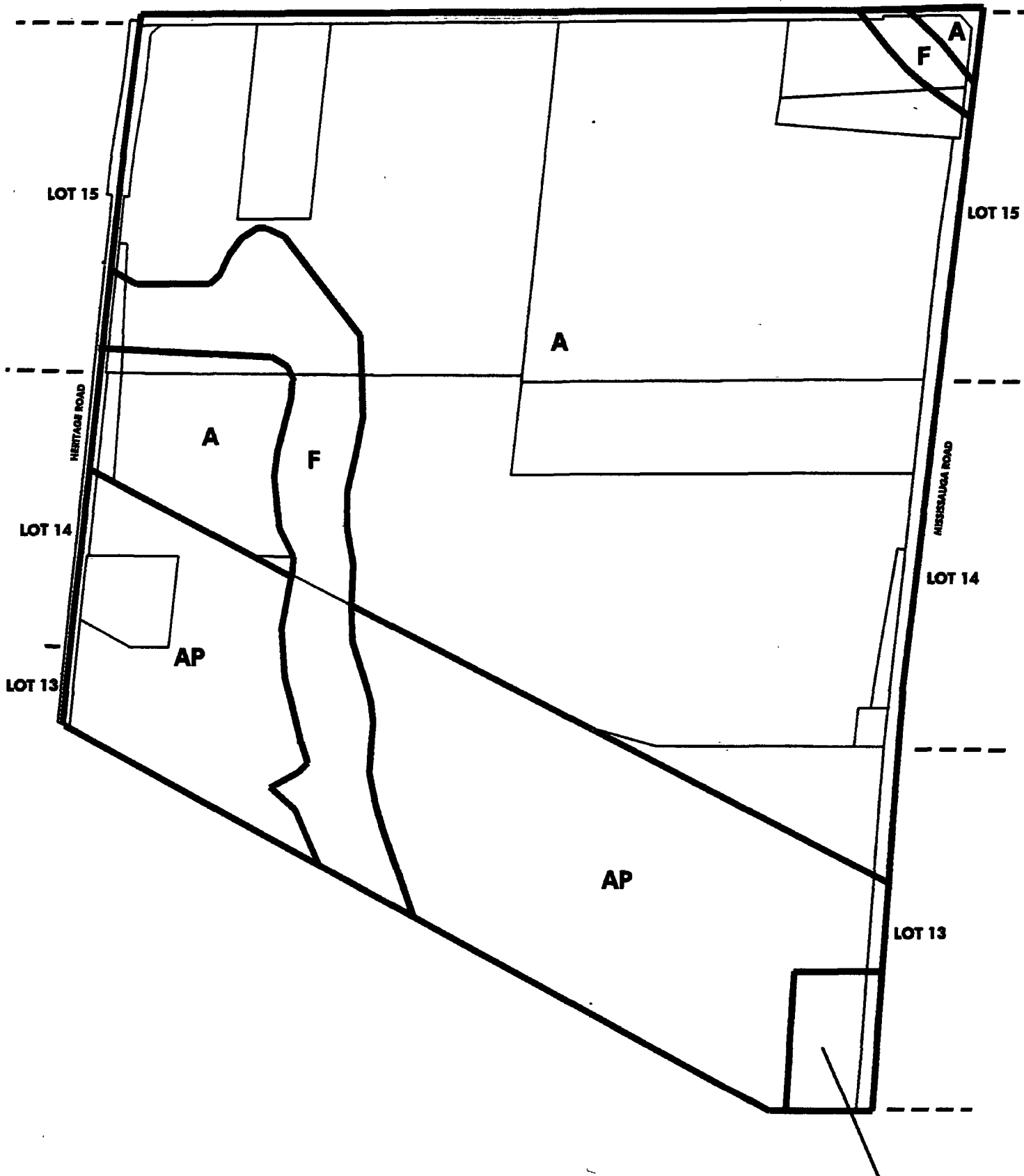


CITY OF BRAMPTON
Planning and Building

Date: 1995 08 14 Drawn by: CJK

CONCESSION 6 W.H.S.

STEELES AVENUE WEST



LOT 15

LOT 15

HERITAGE ROAD

MISSISSAUGA ROAD

LOT 14

LOT 14

LOT 13

LOT 13

CA-SECTION 567

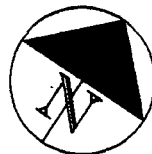
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ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



Schedule A Sheet 2
BY-LAW 139-84

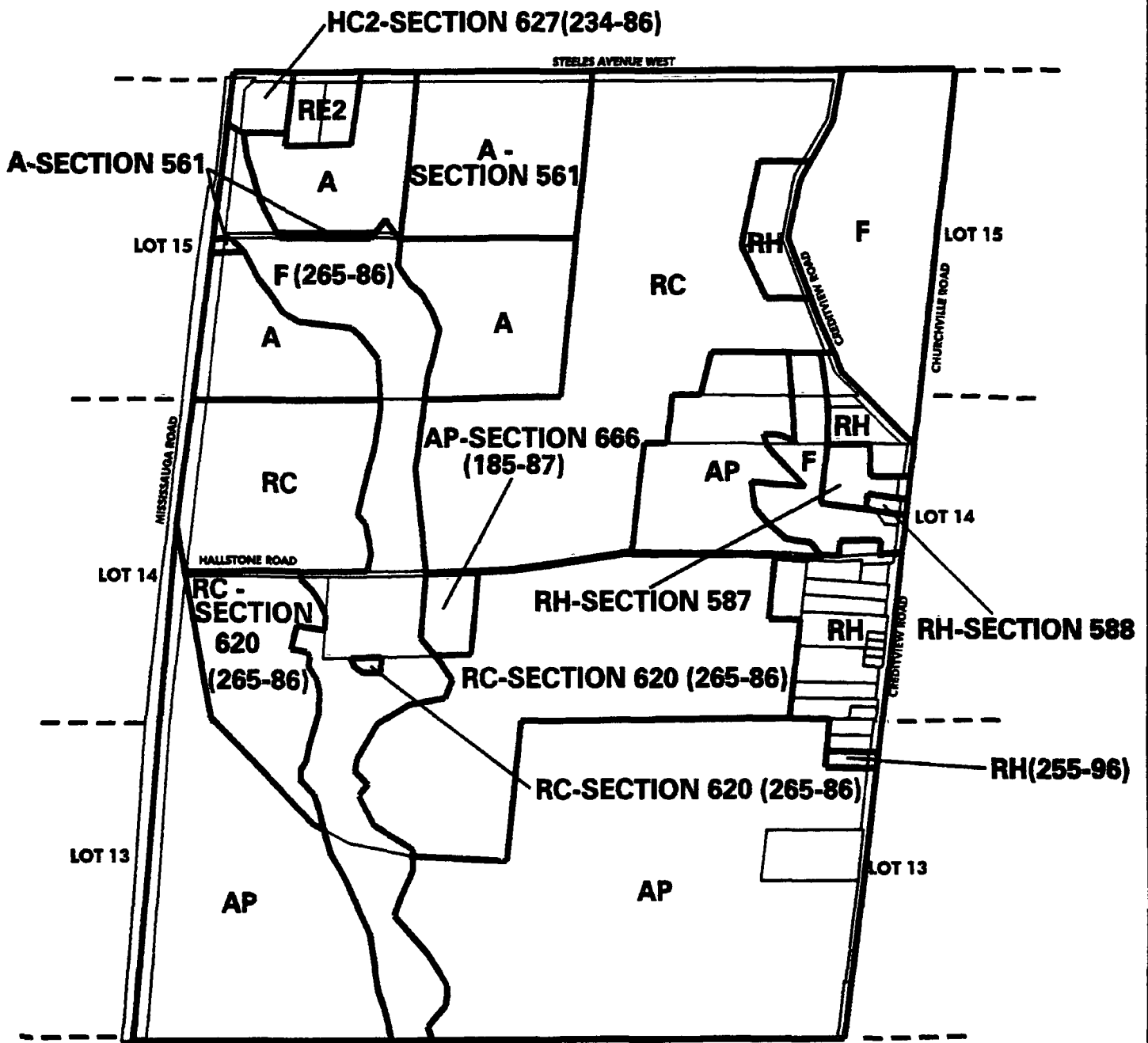


CITY OF BRAMPTON
 Planning and Building

Date: 1995 08 14

Drawn by: CIK

CONCESSION 5 W.H.S.



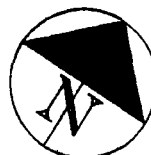
a. JEND

— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 3
BY-LAW 139-84**

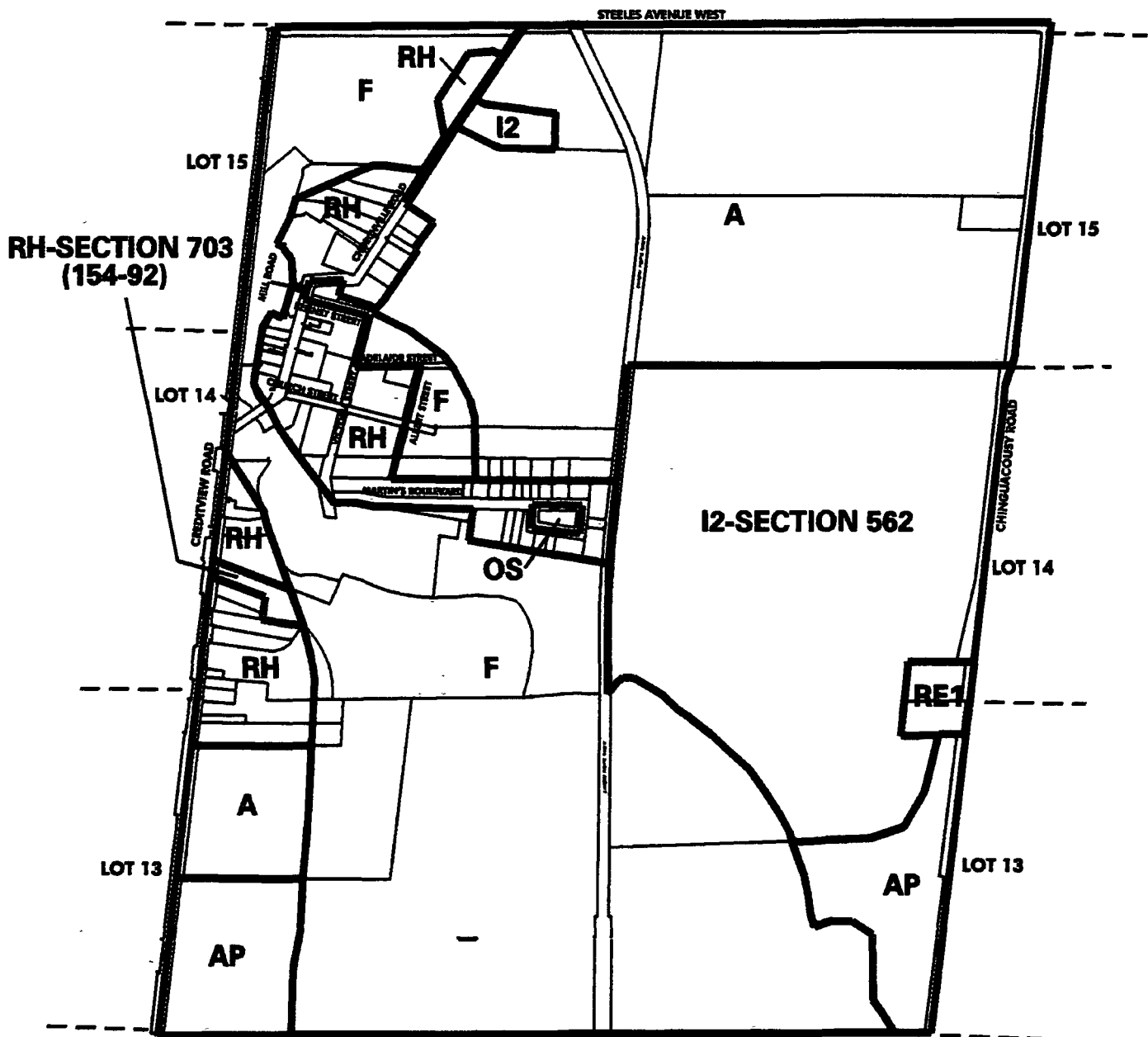


CITY OF BRAMPTON
Planning and Building

Date: 1998 05 13

Drawn by: CJK

CONCESSION 4 W.H.S.



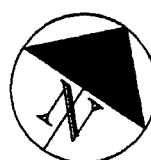
LEGEND

—— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 4
BY-LAW 139-84**

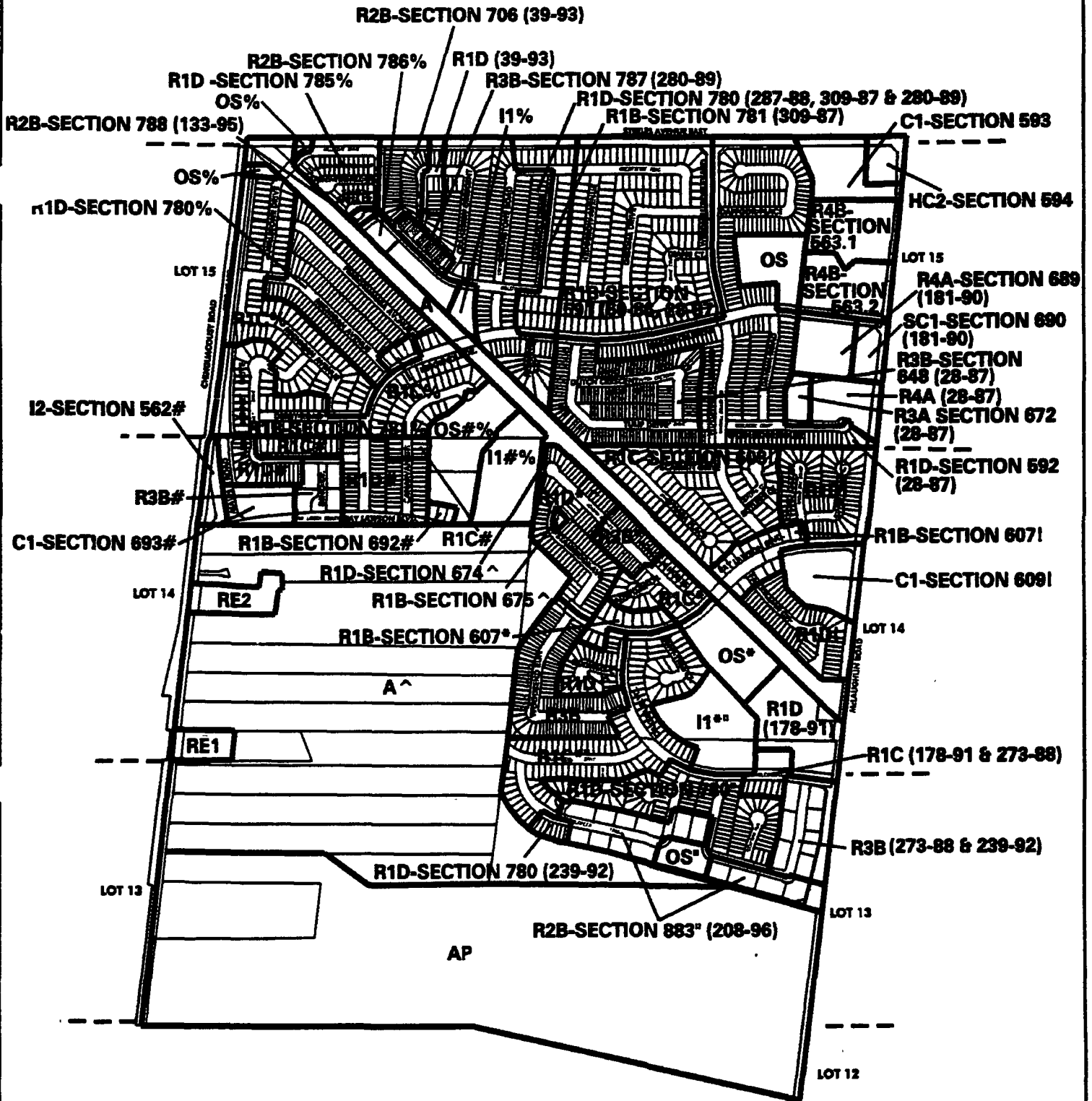


CITY OF BRAMPTON
Planning and Building

Date: 1995 08 15

Drawn by: CJK

CONCESSION 3 W.H.S.



NOTE:

- ! SEE AMENDMENTS 12-98, 53-86, 60-86)
- * SEE AMENDMENT 244-87
- ^ SEE AMENDMENT 252-87
- ° SEE AMENDMENT 273-88
- # SEE AMENDMENT 105-91
- % SEE AMENDMENT 287-88

LEGEND

— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 5
BY-LAW 139-84**

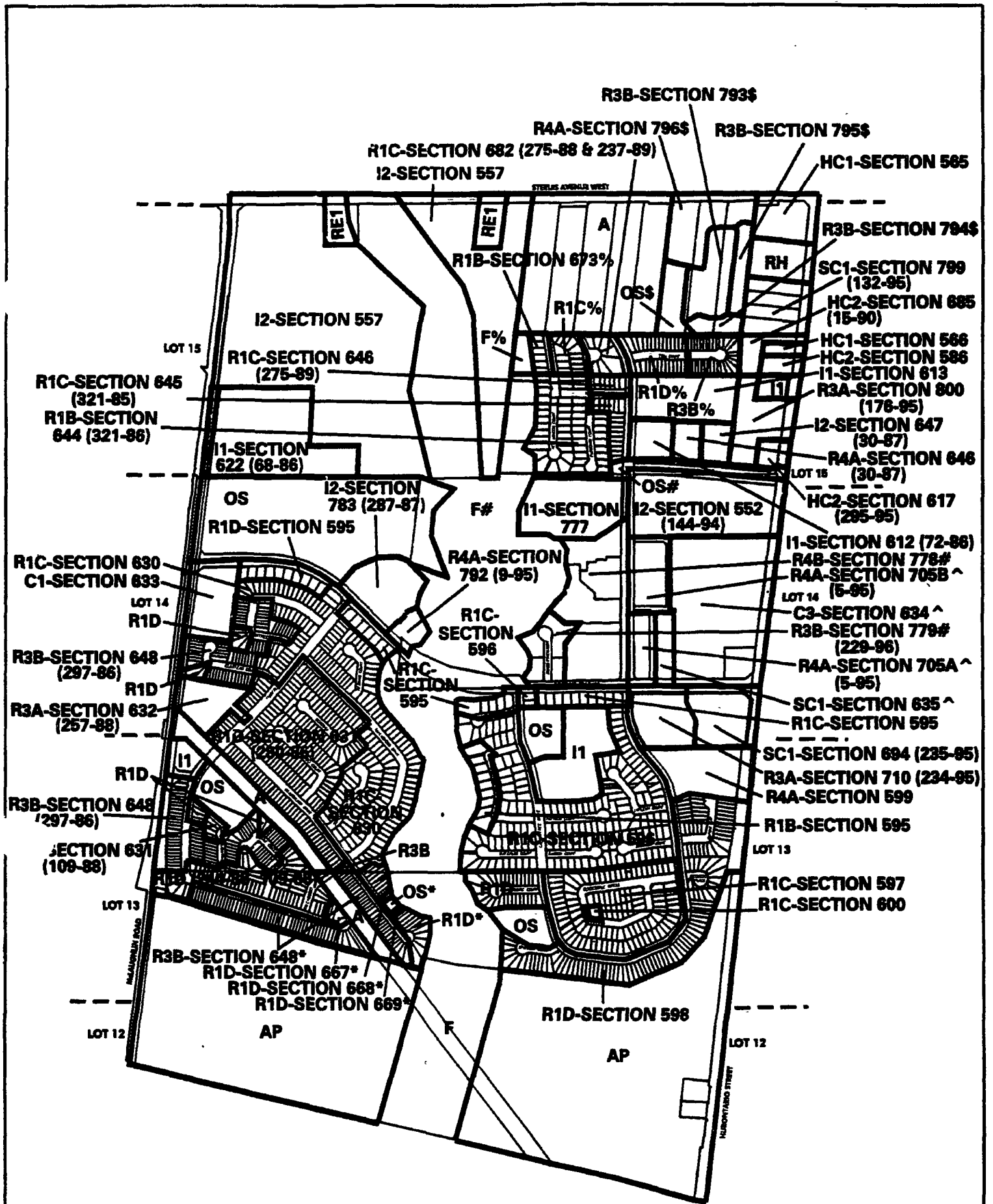


CITY OF BRAMPTON
Planning and Building

Date: 1998 05 13

Drawn by: CJK

CONCESSION 2 W.H.S



LEGEND

- % SEE 250-88
- * SEE 244-88
- ^ SEE 105-88
- # SEE 250-87
- \$ SEE 80-95

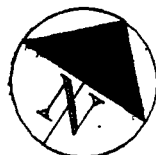
LEGEND

————— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



Schedule A Sheet 6 BY-LAW 139-84

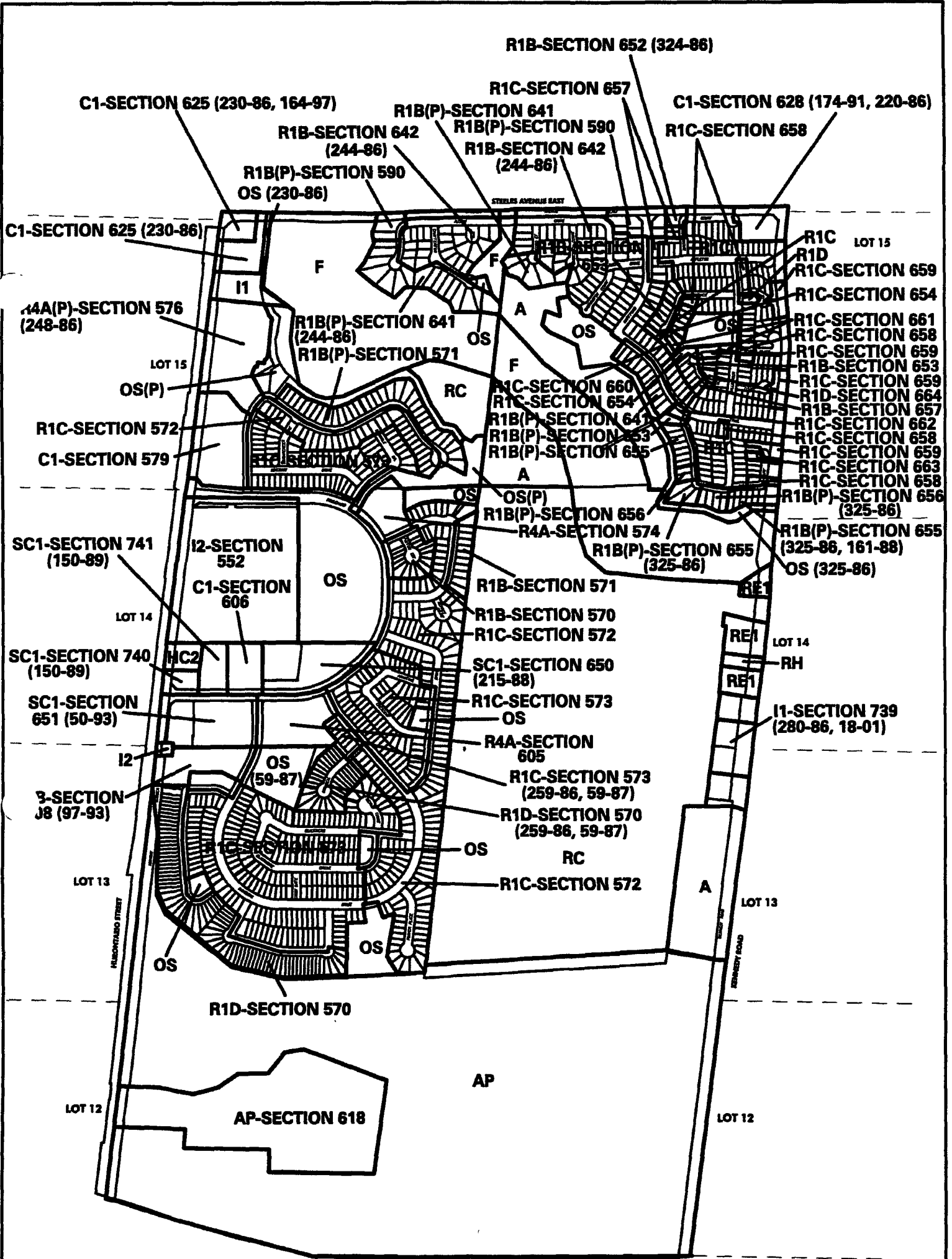


CITY OF BRAMPTON
Planning and Building

Date: 1998 05 13

Drawn by: CJK

CONCESSION 1 W.H.S.



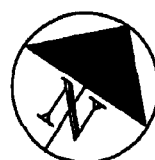
LEGEND

—— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 7
BY-LAW 139-84**

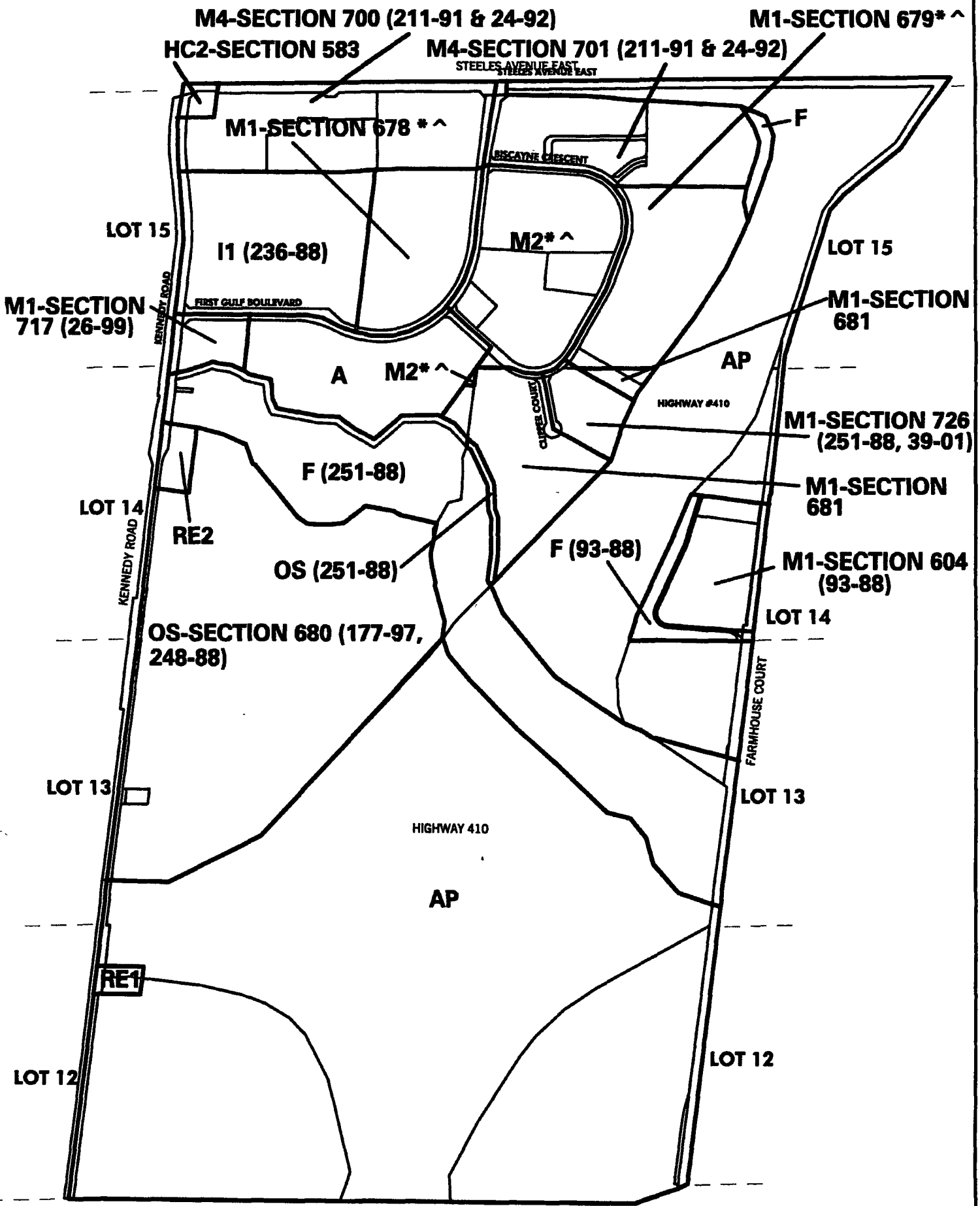


CITY OF BRAMPTON
Planning and Building

Date: 2001 07 11

Drawn by: CJK

CONCESSION 1 E.H.S.



END

ZONE BOUNDARY

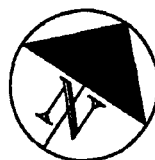
NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84

LEGEND

- * SEE BY-LAW 236-88
- ^ SEE BY-LAW 272-88



**Schedule A Sheet 8
BY-LAW 139-84**

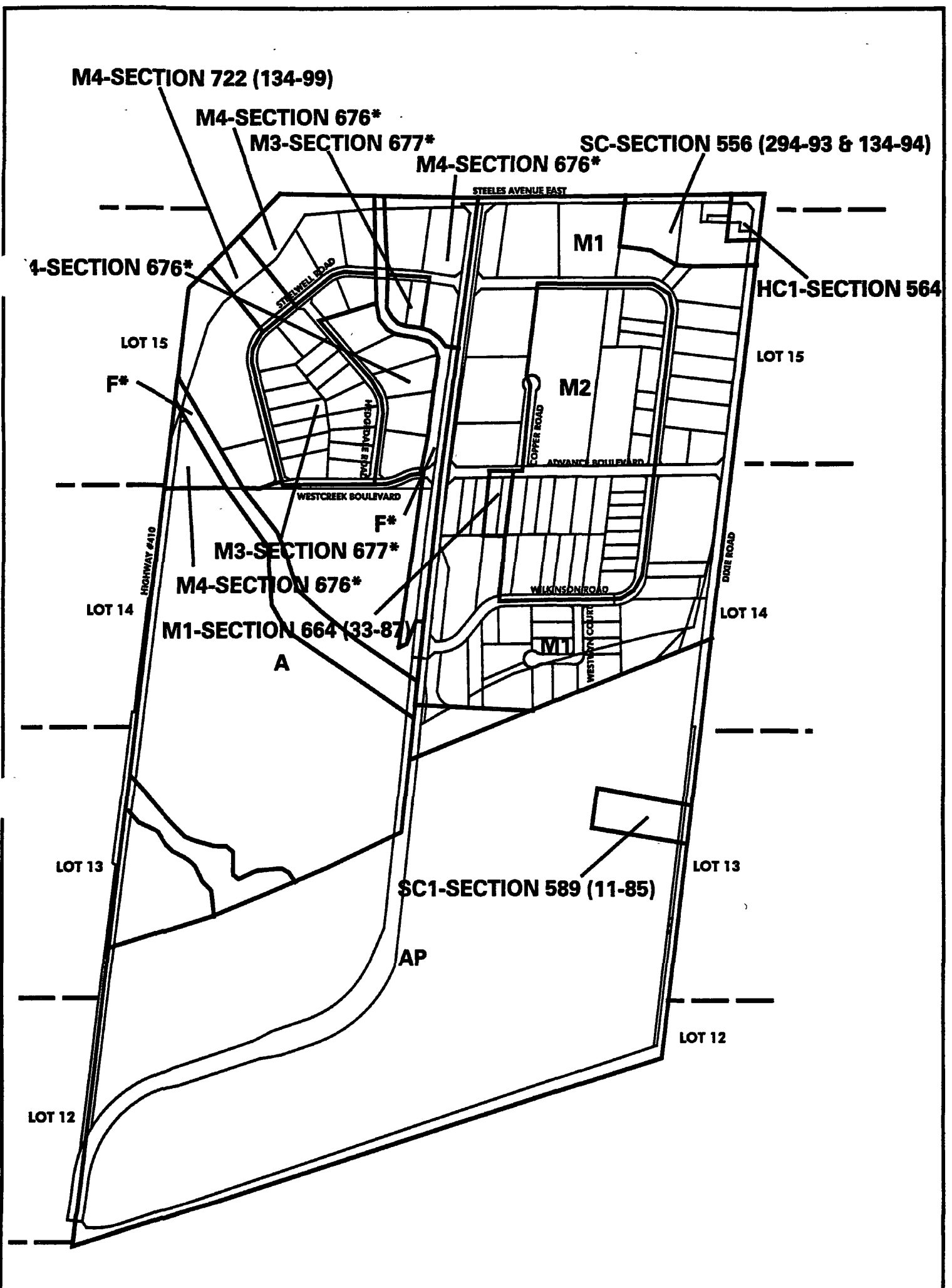


CITY OF BRAMPTON
Planning and Building

Date: 2001 03 21

Drawn by: CJK

CONCESSION 2 E.H.S.



LEGEND

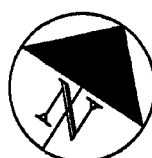
— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84

* SEE BY-LAW 32-89



**Schedule A Sheet 9
BY-LAW 139-84**

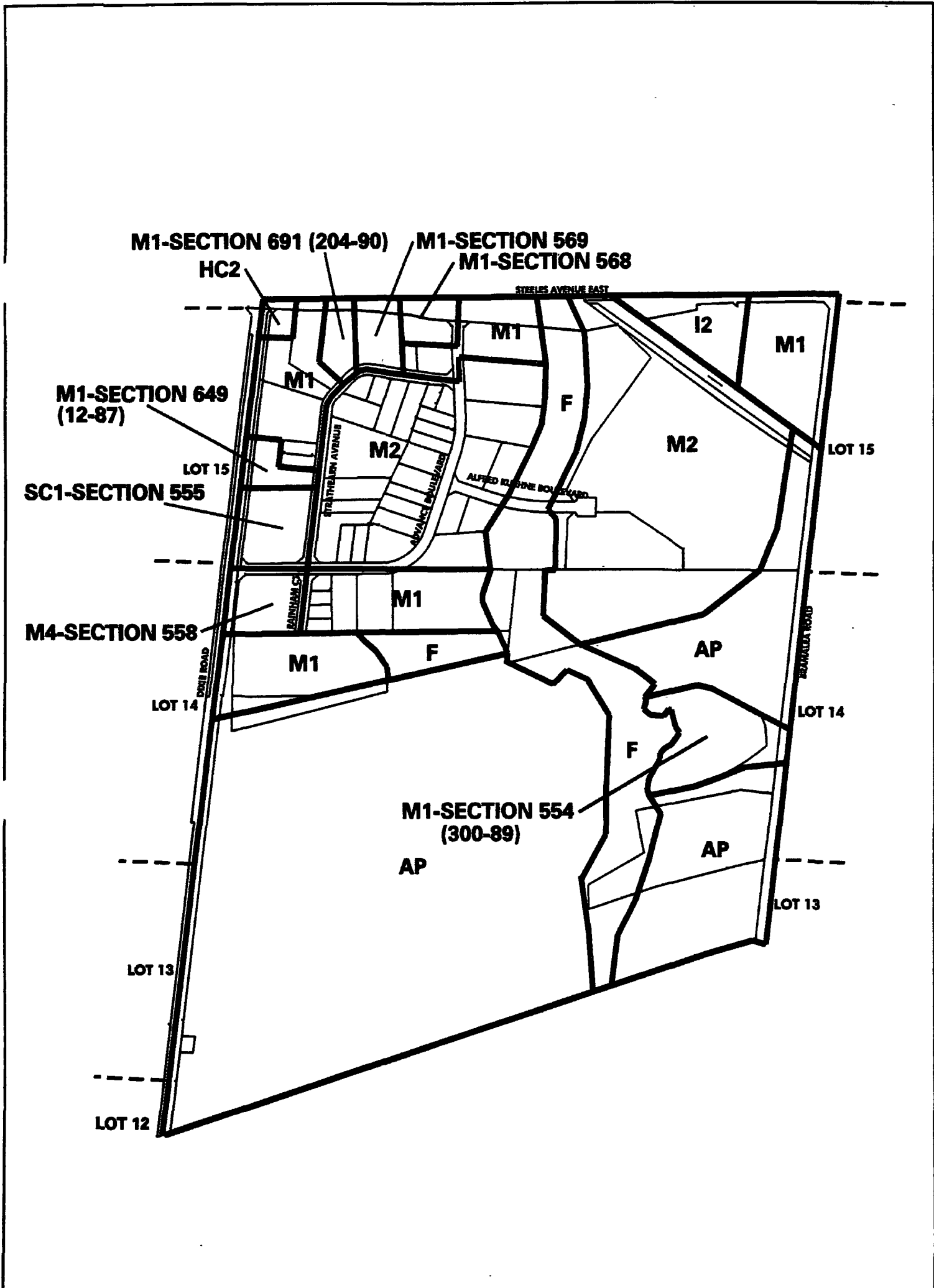


CITY OF BRAMPTON
Planning and Building

Date: 1995 08 21

Drawn by: CJK

CONCESSION 2 E.H.S.



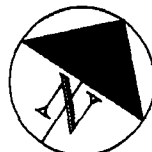
LEGEND

— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 10
BY-LAW 139-84**

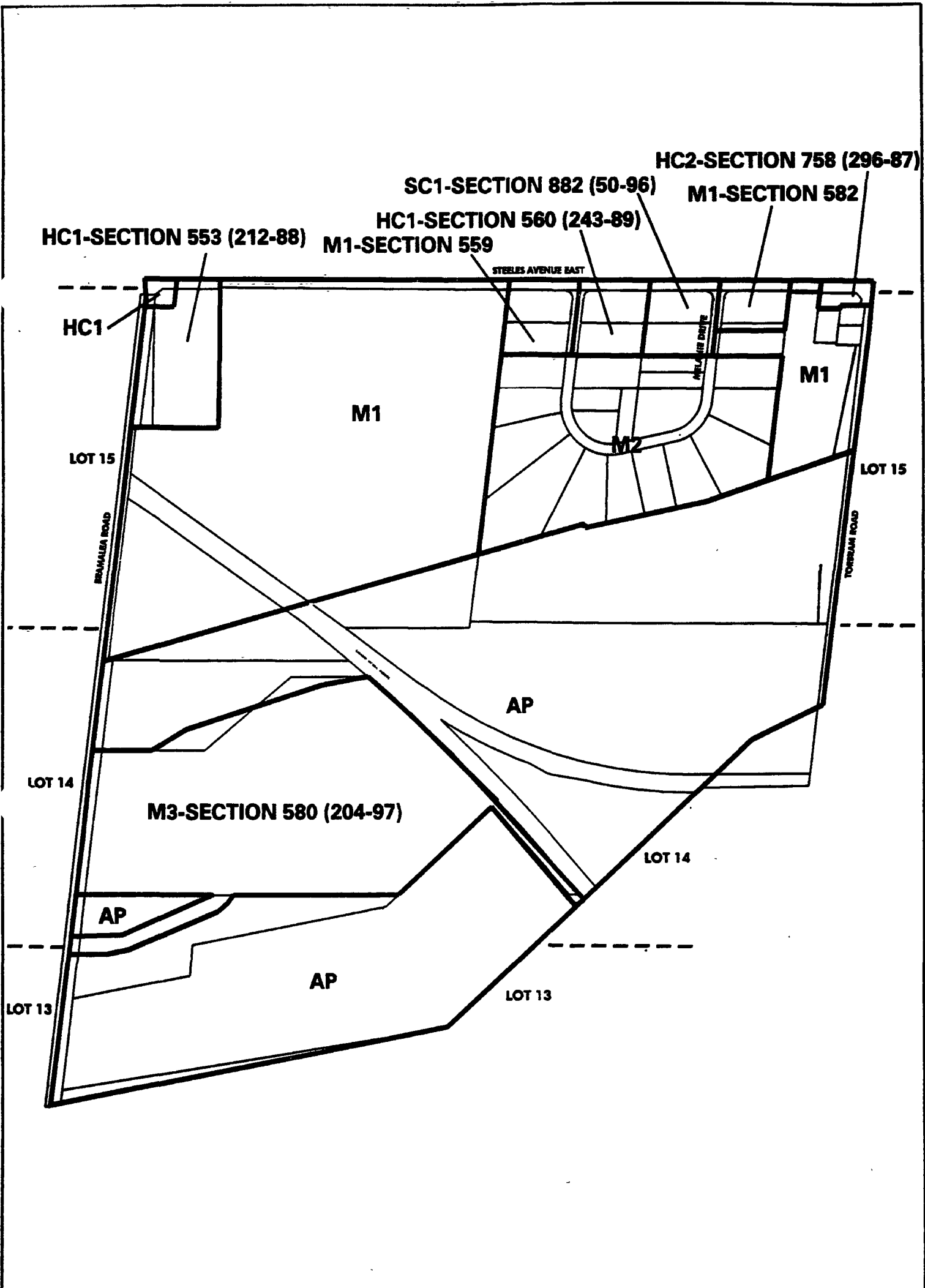


CITY OF BRAMPTON
Planning and Building

Date: 1995 08 22

Drawn by: CJK

CONCESSION 4 E.H.S.



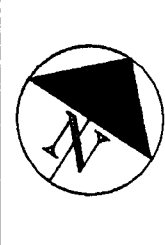
END

— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



Schedule A Sheet 11
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Building
Date: 1998 05 13 Drawn by: CJK
CONCESSION 5 E.H.S.

STEELES AVENUE EAST

M1-SECTION 619
(240-86)

A

AP

LOT 15
TORRBRAM ROAD

AP

F*

I2-SECTION 552

I2

LOT 15
AIRPORT ROAD

LOT 14

M3-SECTION 719*

AP

LOT 14

AP-SECTION 723*

LEGEND

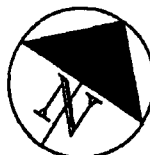
— ZONE BOUNDARY

* SEE 176-99

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW
NUMBERS APPROVED SINCE ZONING BY-LAW 56-83



Schedule A Sheet 12
BY-LAW 139-84

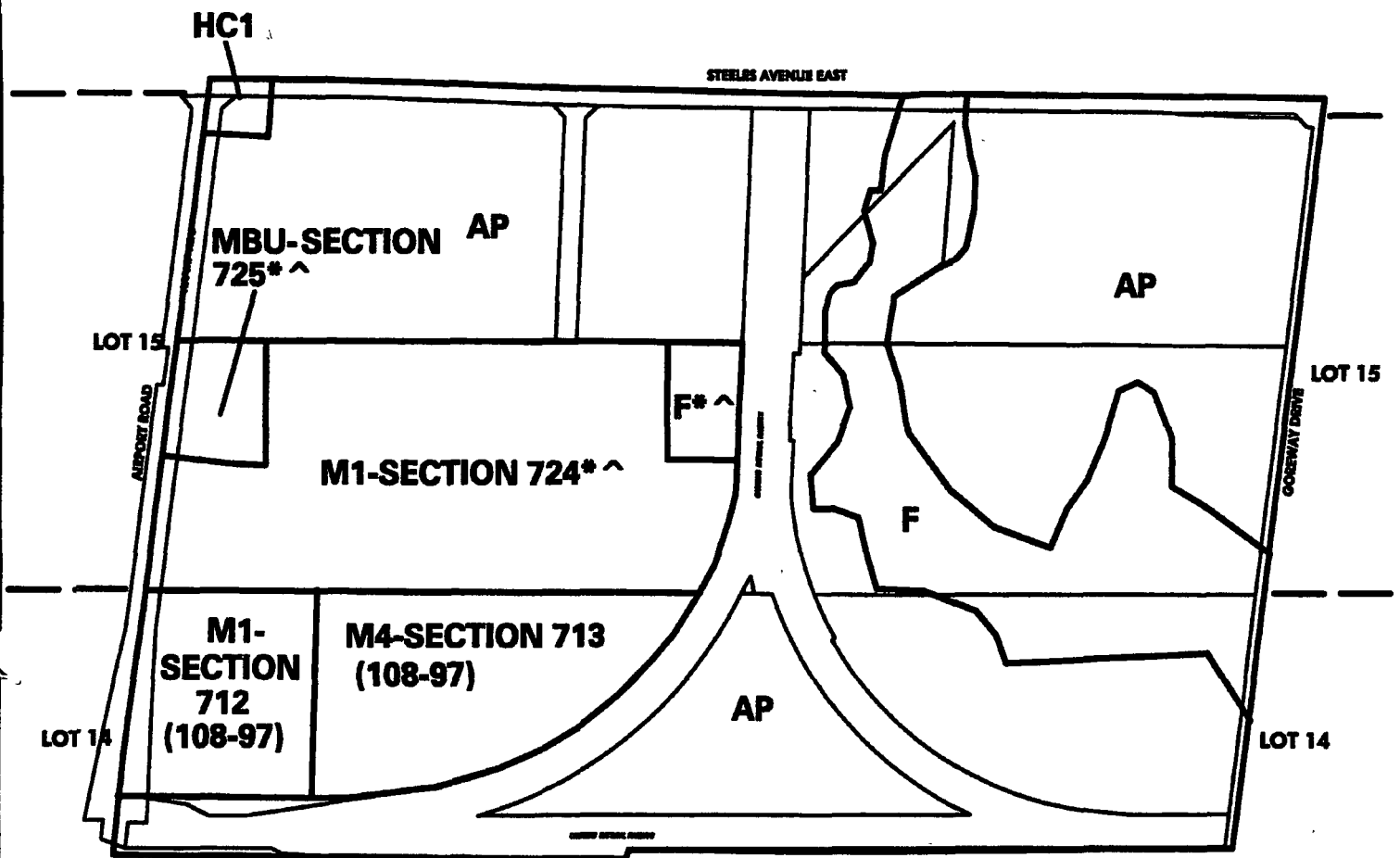


CITY OF BRAMPTON
Planning and Building

Date: 1999 12 14

Drawn by: CJK

CONCESSION 6 E.H.S.



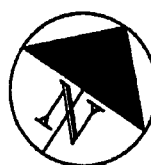
LEGEND

- ZONE BOUNDARY
- * SEE 180-91
- ^ SEE 229-00

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 13
BY-LAW 139-84**

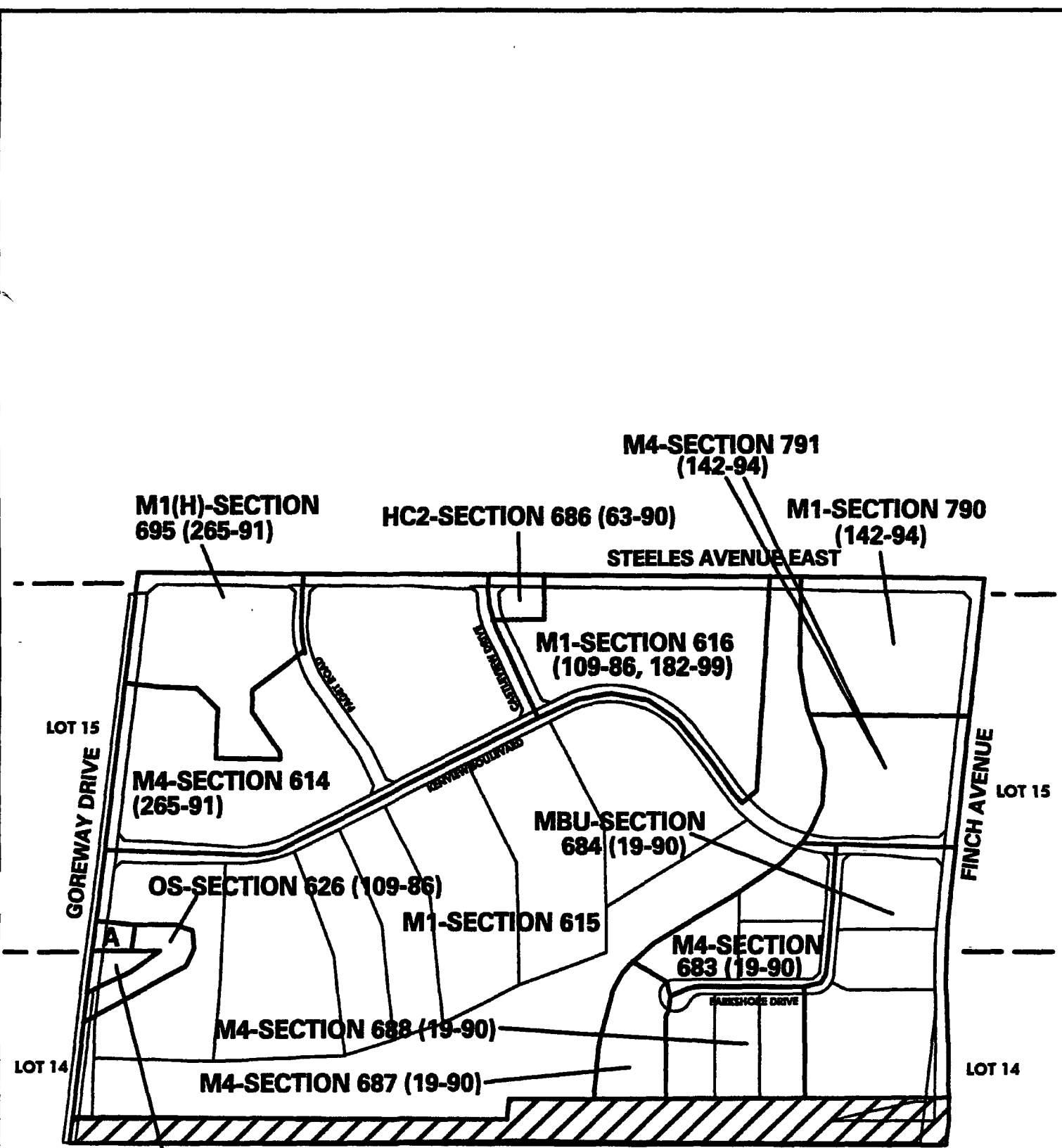


CITY OF BRAMPTON
Planning and Building

Date: 2000 12 04

Drawn by: CJK

CONCESSION 7 E.H.S.



 **LANDS NOT INCLUDED IN THIS BY-LAW**

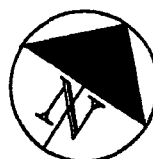
LEGEND

 **ZONE BOUNDARY**

NOTE: NUMBERS IN BRACKETS DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 14
BY-LAW 139-84**

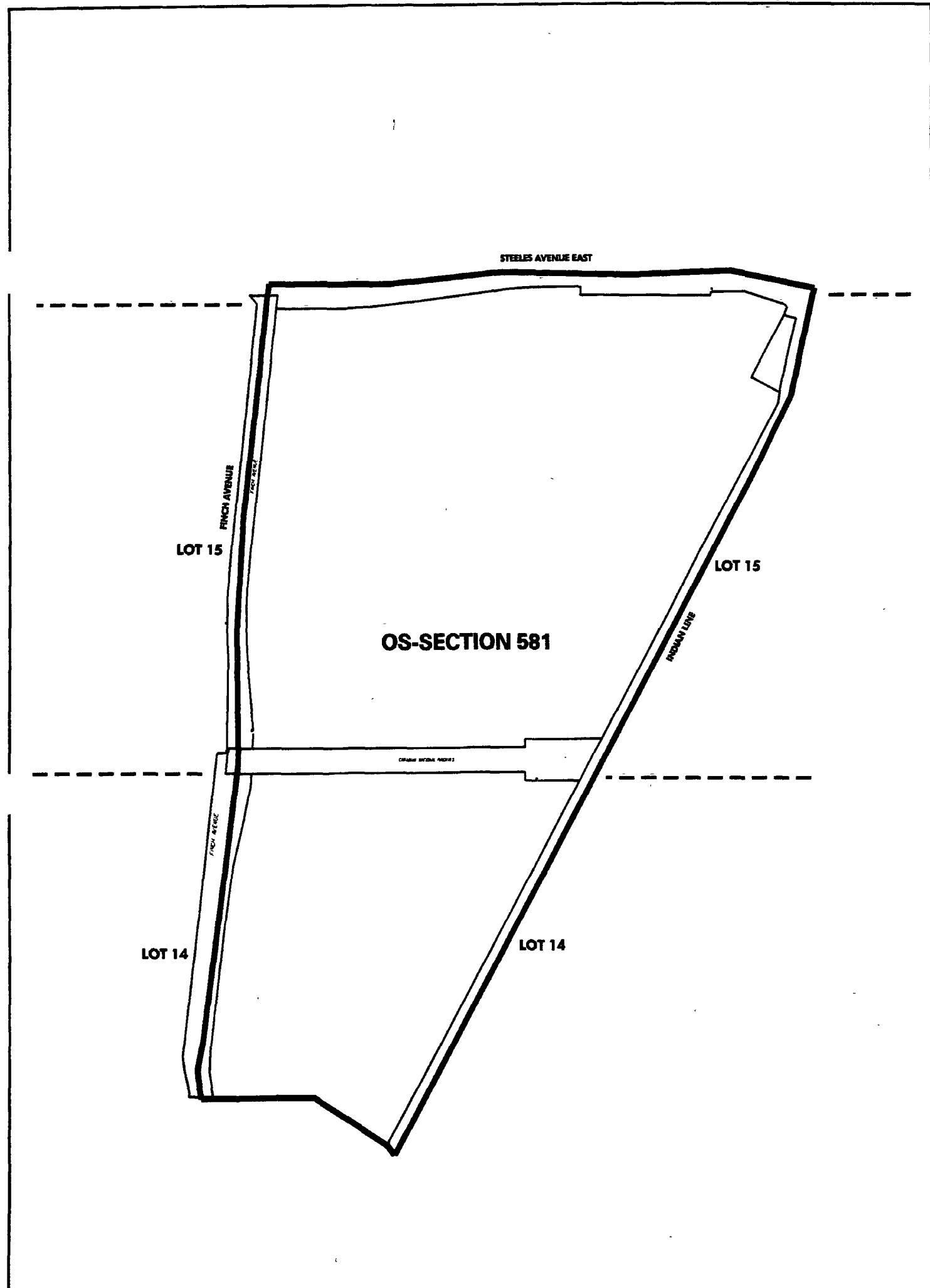


CITY OF BRAMPTON
Planning and Building

Date: 2000 09 18

Drawn by: CJK

CONFESSION & F H S



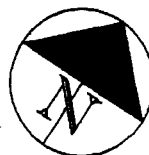
LEGEND

— ZONE BOUNDARY

NOTE: NUMBERS IN BRACKET DENOTES ZONING BY-LAW NUMBERS APPROVED SINCE ZONING BY-LAW 139-84



**Schedule A Sheet 15
BY-LAW 139-84**



CITY OF BRAMPTON
Planning and Building

Date:

Drawn by: CJK

CONCESSION

SCHEDULE B-1

ROAD ALLOWANCES FOR REGIONAL ROADS

ROAD NAME (REGIONAL NUMBER)	SECTION DESCRIPTION	DESIGNATED ROAD ALLOWANCE WIDTH
MISSISSAUGA ROAD (1)	FROM MISSISSAUGA/BRAMPTON BOUNDARY TO STEELES AVENUE	45 metres
FINCH AVENUE (2)	FROM MISSISSAUGA/BRAMPTON BOUNDARY TO STEELES AVENUE	36 metres
DIXIE ROAD (4)	FROM MISSISSAUGA/BRAMPTON BOUNDARY TO STEELES AVENUE	45 metres
AIRPORT ROAD (7)	FROM MISSISSAUGA/BRAMPTON BOUNDARY TO STEELES AVENUE	45 metres
STEELES AVENUE (15)	FROM WINSTON CHURCHILL BLVD. TO HIGHWAY NUMBER 50	36 metres
WINSTON CHURCHILL BOULEVARD (19)	FROM MISSISSAUGA/BRAMPTON BOUNDARY TO STEELES AVENUE	36 metres
MAVIS ROAD	FROM MISSISSAUGA/BRAMPTON BRAMPTON BOUNDARY TO STEELES AVENUE	45 metres

Note: See Schedule B-2 for appropriate minimum streetline and centreline setbacks.

(11-85)

(65-88)

(188-89)

(43-91)

SCHEDULE B-2

MINIMUM CENTRE LINE SETBACK

Designated Road Allowance Width	All Non-Residential Development With Access	All Non-Residential Development With No Access	All Residential Development With or Without Access
49m (160')	38m (125')	32m (105')	38m (125')
45m (150')	36m (120')	30m (100')	36m (120')
40m (130')	34m (110')	28m (90')	34m (110')
36m (120')	32m (105')	26m (86')	32m (105')
30m (100')	29m (95')	23m (75')	29m (95')
26m (86')	27m (88')	21m (68')	27m (88')
20m (66')	17m (58')	17m (58')	17m (58')

MINIMUM STREET LINE SETBACK

Designated Road Allowance Width	All Non-Residential Development With Access	All Non-Residential Development With No Access	All Residential Development With or Without Access
49m (160')	14m (45')	8m (25')	14m (45')
45m (150')	14m (45')	8m (25')	14m (45')
40m (130')	14m (45')	8m (25')	14m (45')
36m (120')	14m (45')	8m (25')	14m (45')
30m (100')	14m (45')	8m (25')	14m (45')
26m (86')	14m (45')	8m (25')	14m (45')
20m (66')	8m (25')	8m (25')	8m (25')

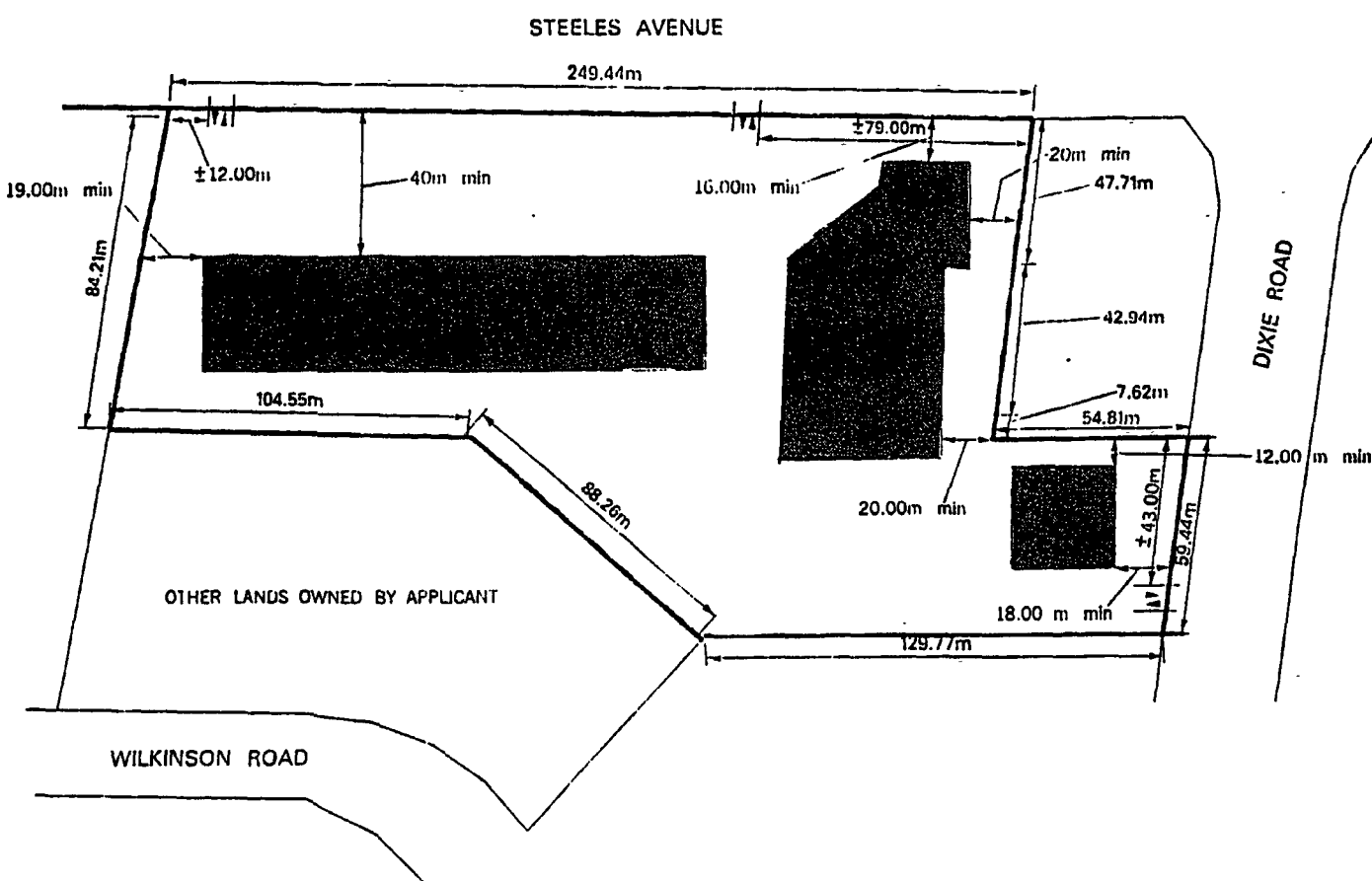
Note: See Schedule B-1 for designated regional roads.

(11-85)




(65-88)

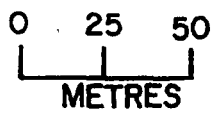
(188-89)

(43-91)

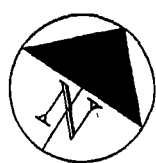


LEGEND

-  BUILDING ENVELOPES
-  PARKING AREA
-  DRIVEWAYS
- min MINIMUM
- m METRES



Schedule C-Section 556
BY-LAW 139-84



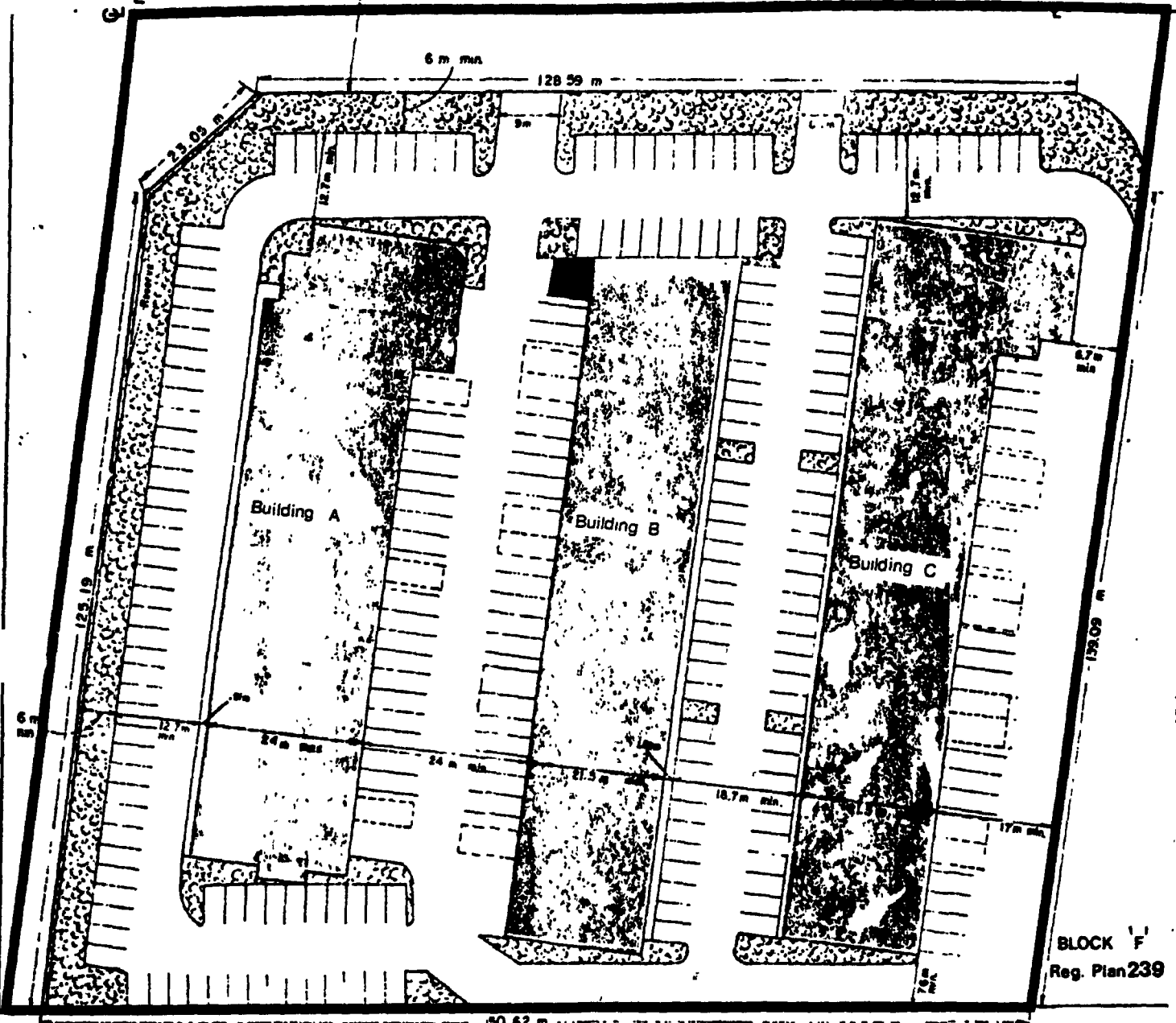
CITY OF BRAMPTON
 Planning and Development

BLOCK A

Registered Plan M-216



XIE RD.

ADVANCE BOULEVARD



BLOCK F
Reg. Plan 239

LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

ZONE BOUNDARY 

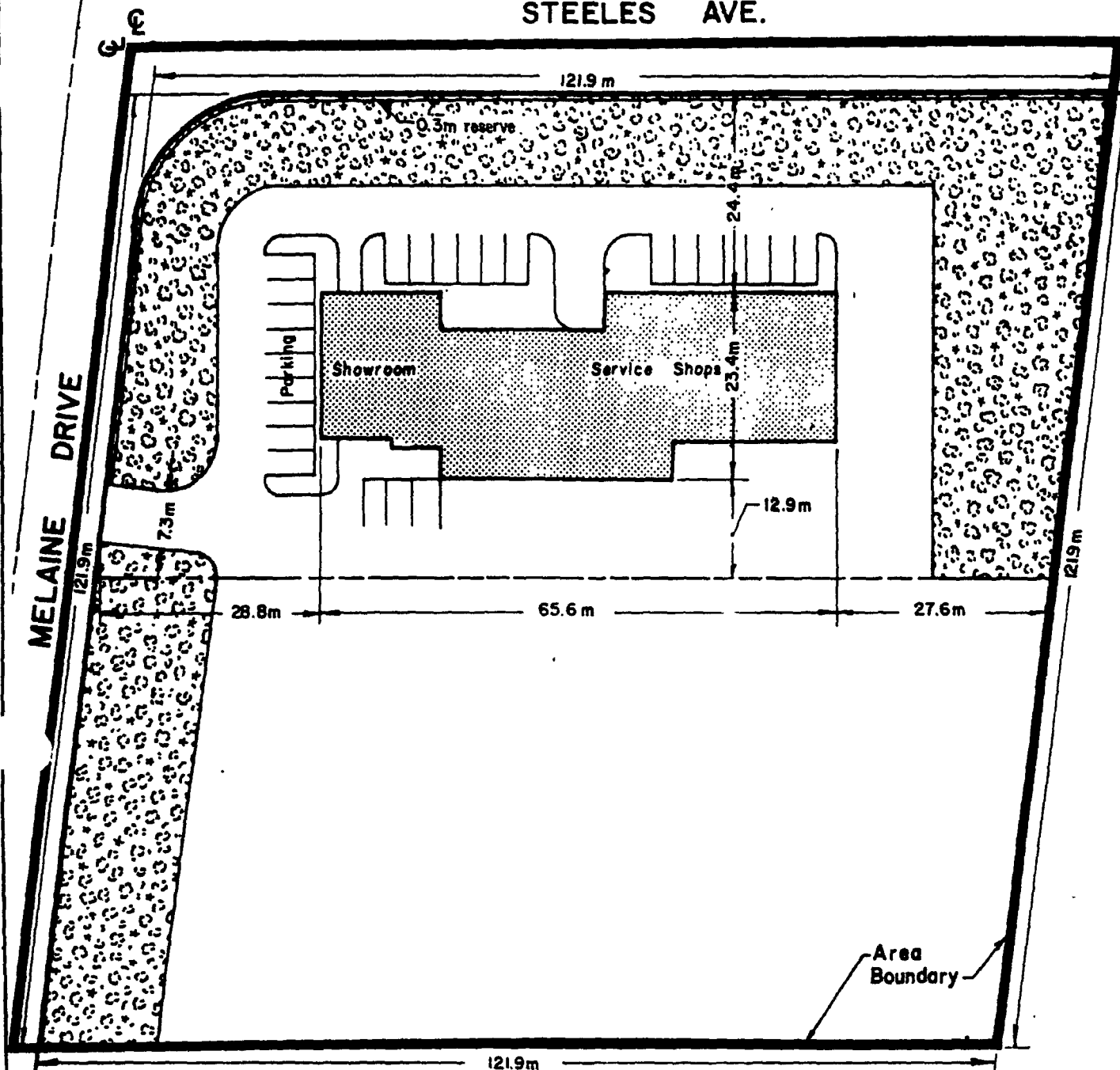
Schedule C Section 558
BY-LAW 139-84





CITY OF BRAMPTON
Planning and Development

1:310

STEELES AVE.



Legend

-  Building Area
-  Landscaped Open Space

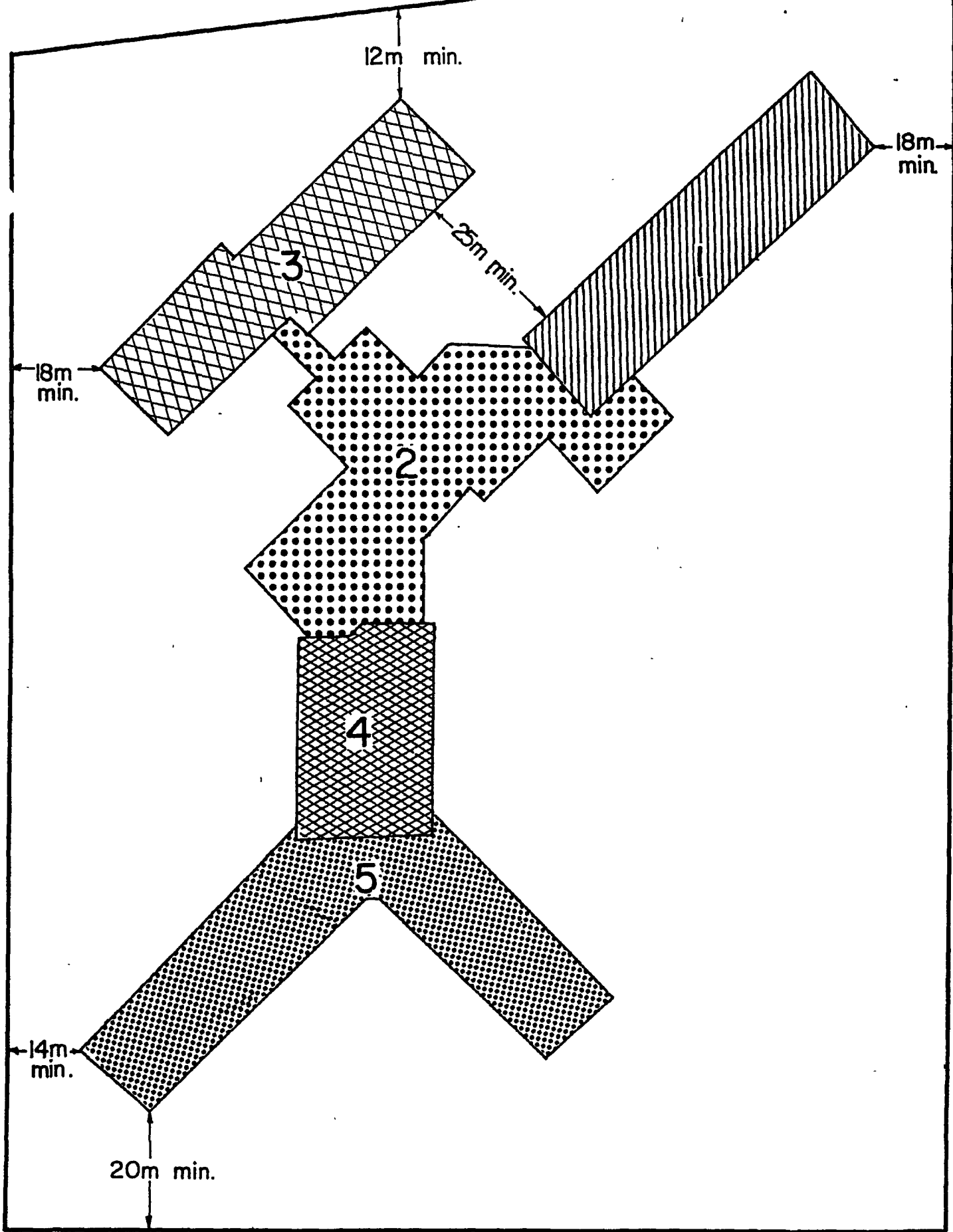
ZONE BOUNDARY 

Schedule C Section 560
BY-LAW 139-84



1:750

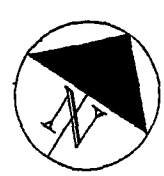
CITY OF BRAMPTON
 Planning and Development



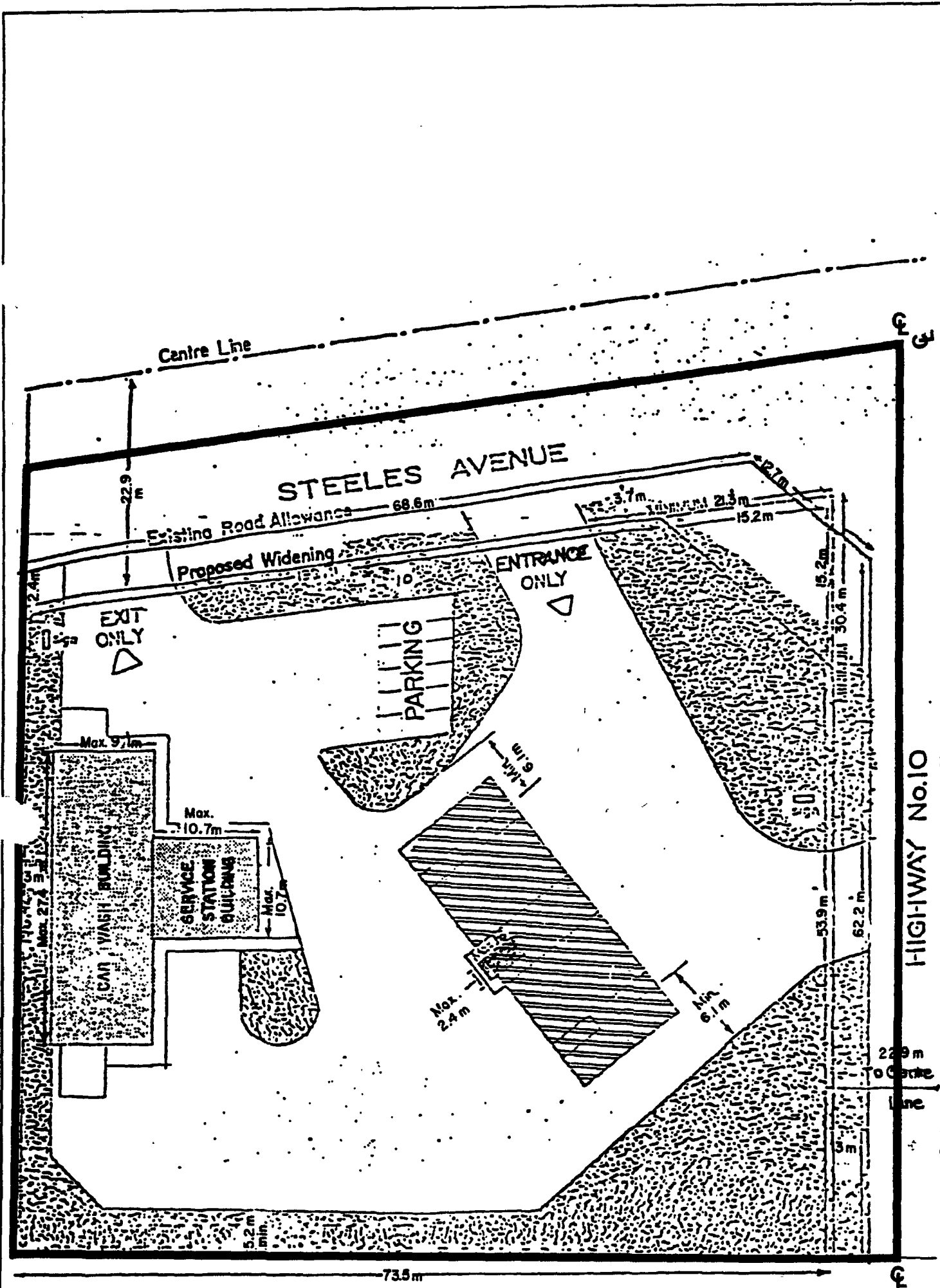
KEY

- | | |
|-----------------|-----------------|
| BUILDING AREA 1 | BUILDING AREA 4 |
| BUILDING AREA 2 | BUILDING AREA 5 |
| BUILDING AREA 3 | BUILDING AREA 6 |

Schedule C-Section 563.2
BY-LAW 139-84






CITY OF BRAMPTON
 Planning and Development



HIGHWAY No.10

LEGEND

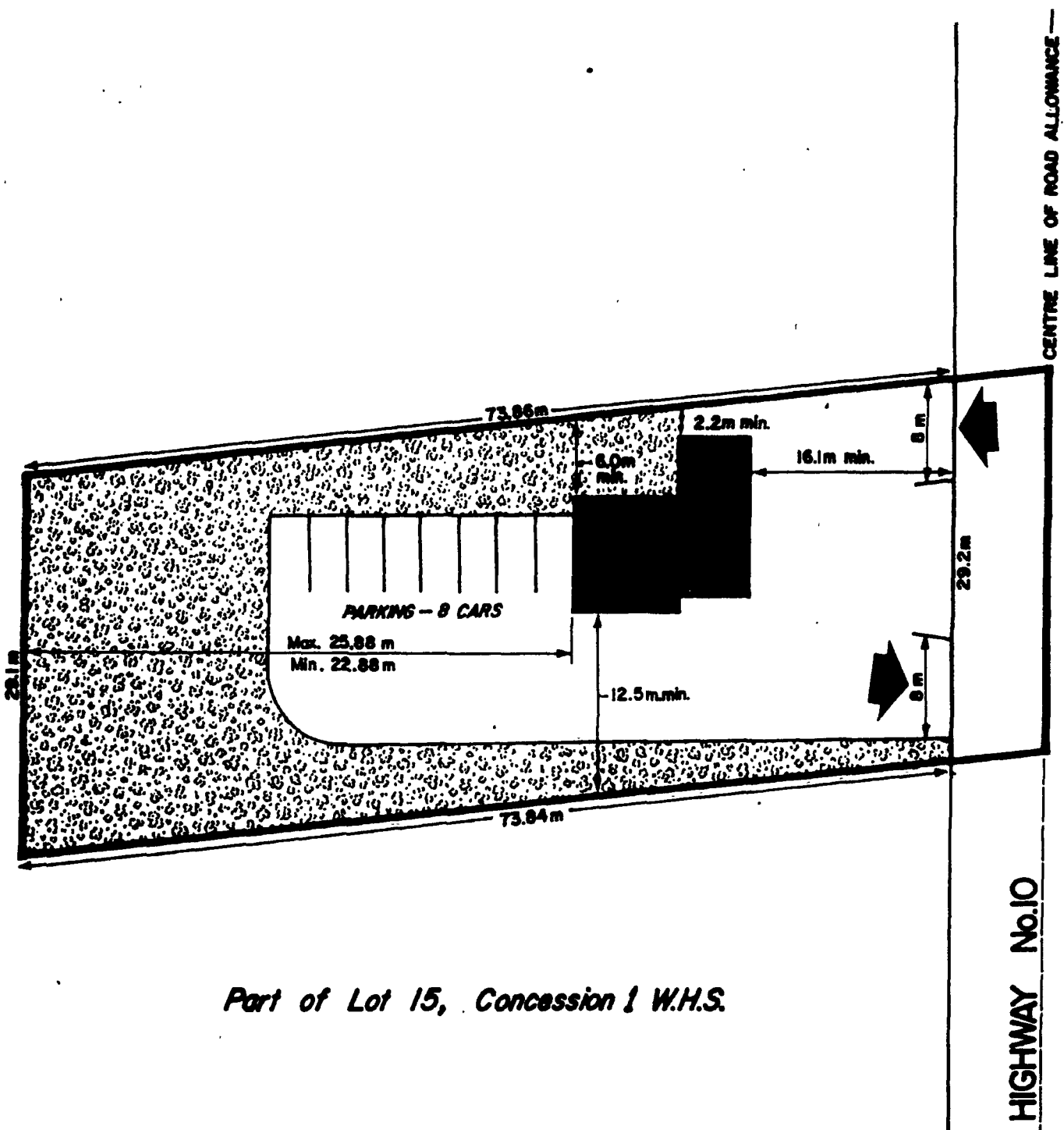
-  BUILDING AREA
-  CANOPY
-  LANDSCAPED OPEN SPACE

ZONE BOUNDARY 

Schedule C Section 565
BY-LAW 139-84






CITY OF BRAMPTON
 Planning and Development



Part of Lot 15, Concession 1 W.H.S.

HIGHWAY No.10

-  BUILDING AREA
-  PAVED AREAS
-  LANDSCAPED OPEN SPACE

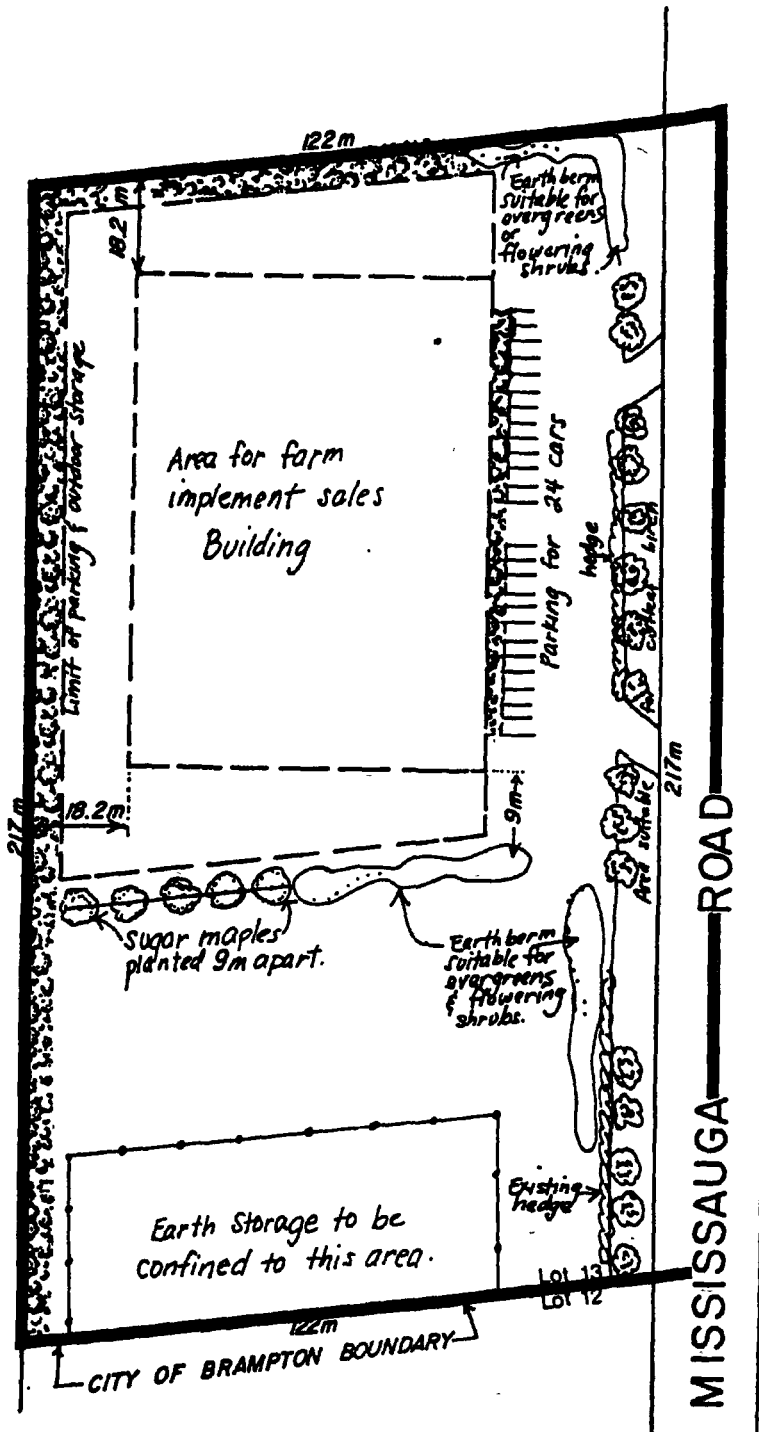
ZONE BOUNDARY 

Schedule C Section 566
BY-LAW 139-84



1:2400

CITY OF BRAMPTON
 Planning and Development



LANDSCAPED OPEN SPACE

ZONE BOUNDARY

Schedule C Section 567
BY-LAW 139-84



CITY OF BRAMPTON
 Planning and Development

11440

STEELES AVENUE

113.03 m

Min. 7m

AREA 1

58 m

66 m

132.76 m

134.61 m

BLOCK E

BLOCK S

AREA 2

Min. 3 m

A= 36.58 m
C= 36.17 m

77.43 m

STRATHEARN AVENUE

Min.- Minimum

--- - Boundary between Area 1 & 2

 - Landscaped Open Space

ZONE BOUNDARY 

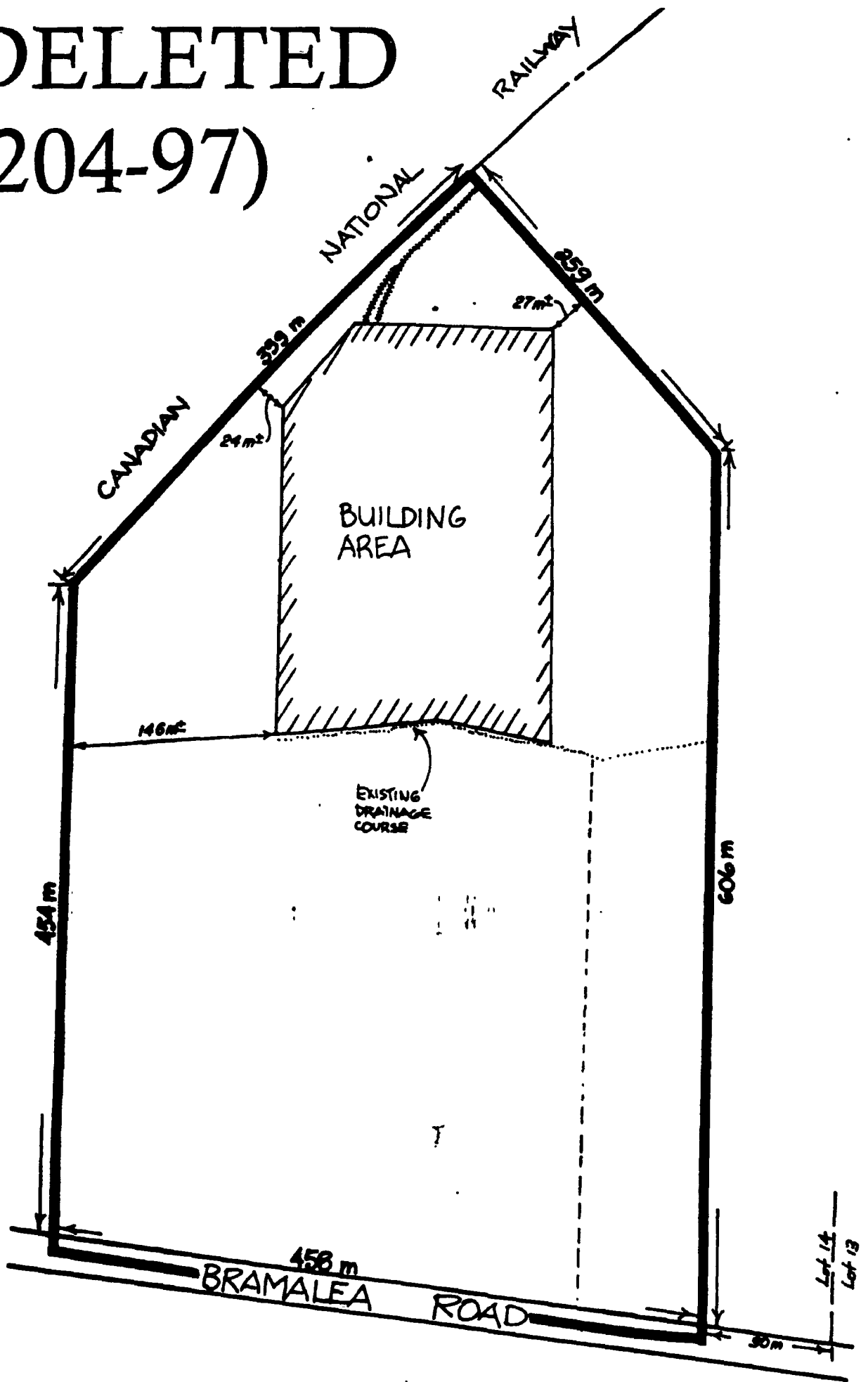
Schedule C Section 569
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development

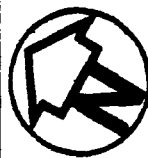
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(204-97)



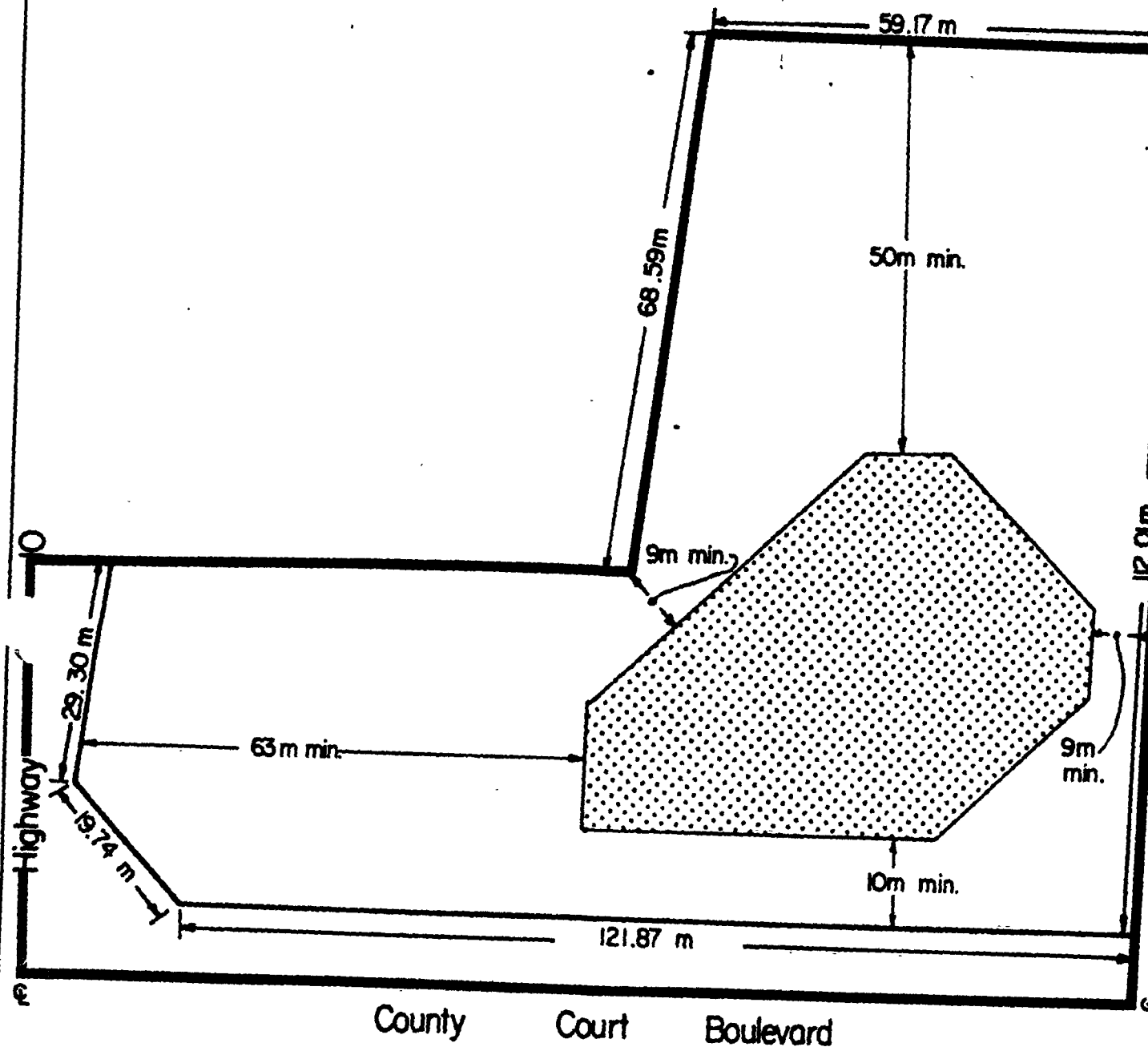
ZONE BOUNDARY 

Schedule C Section 580
BY-LAW 139-84



1:3694

CITY OF BRAMPTON
Planning and Development



 BUILDING ENVELOPE

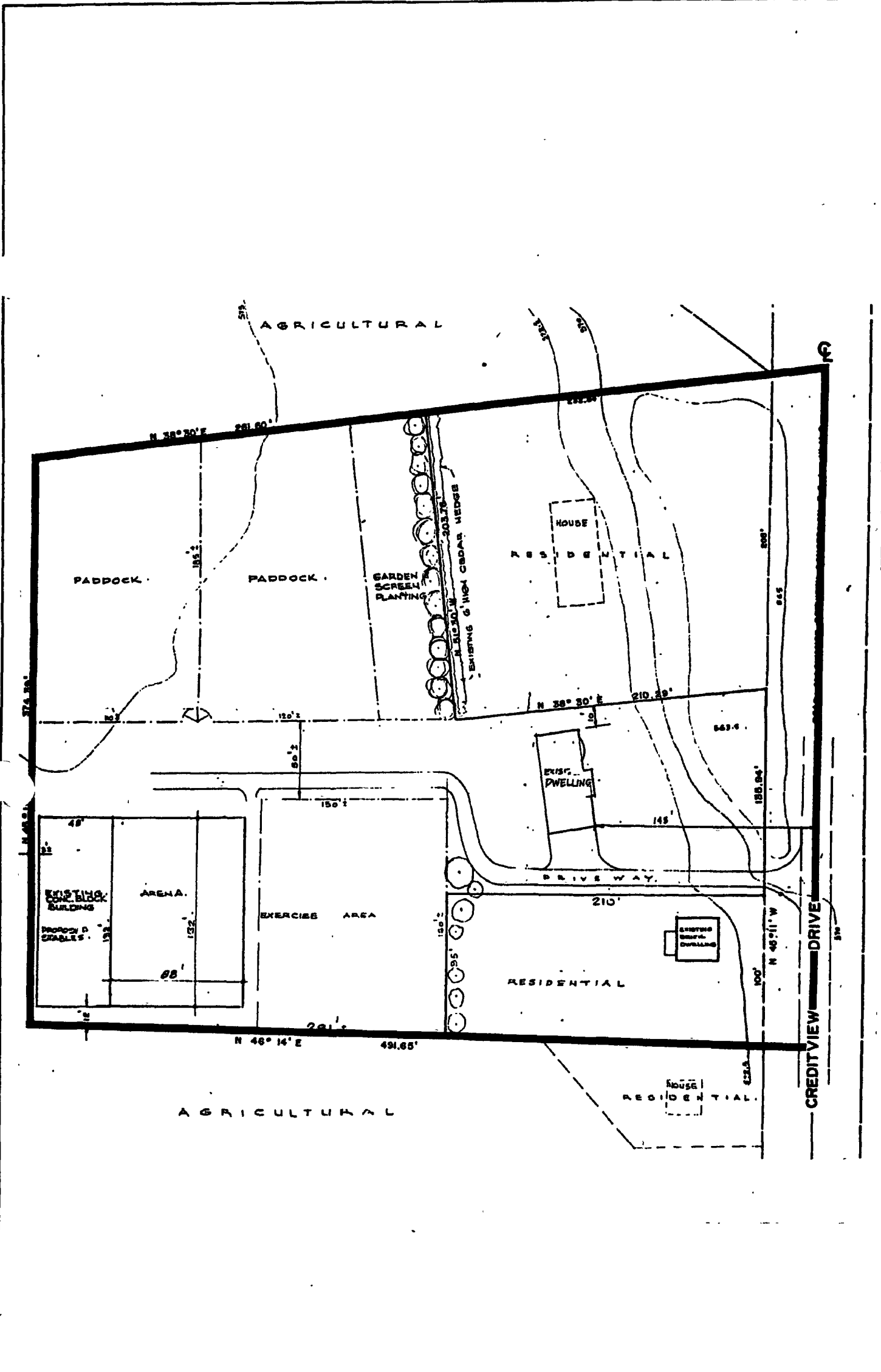
ZONE BOUNDARY 

Schedule C Section 585
BY-LAW 139-84



CITY OF BRAMPTON
 Planning and Development

1750



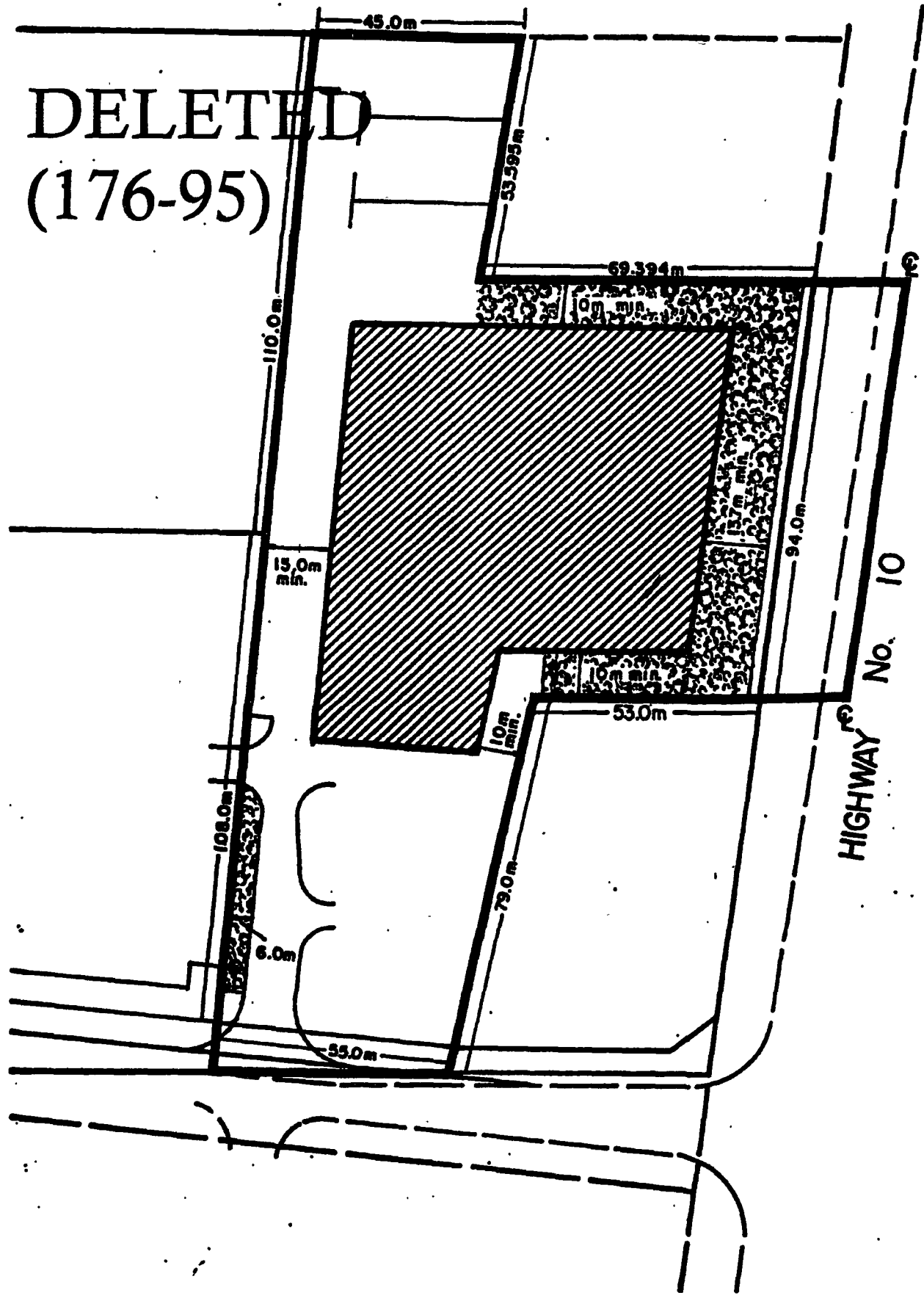
ZONE BOUNDARY

Schedule C Section 587
BY-LAW 139-84






CITY OF BRAMPTON
 Planning and Development

DELETED
(176-95)



LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  MINIMUM

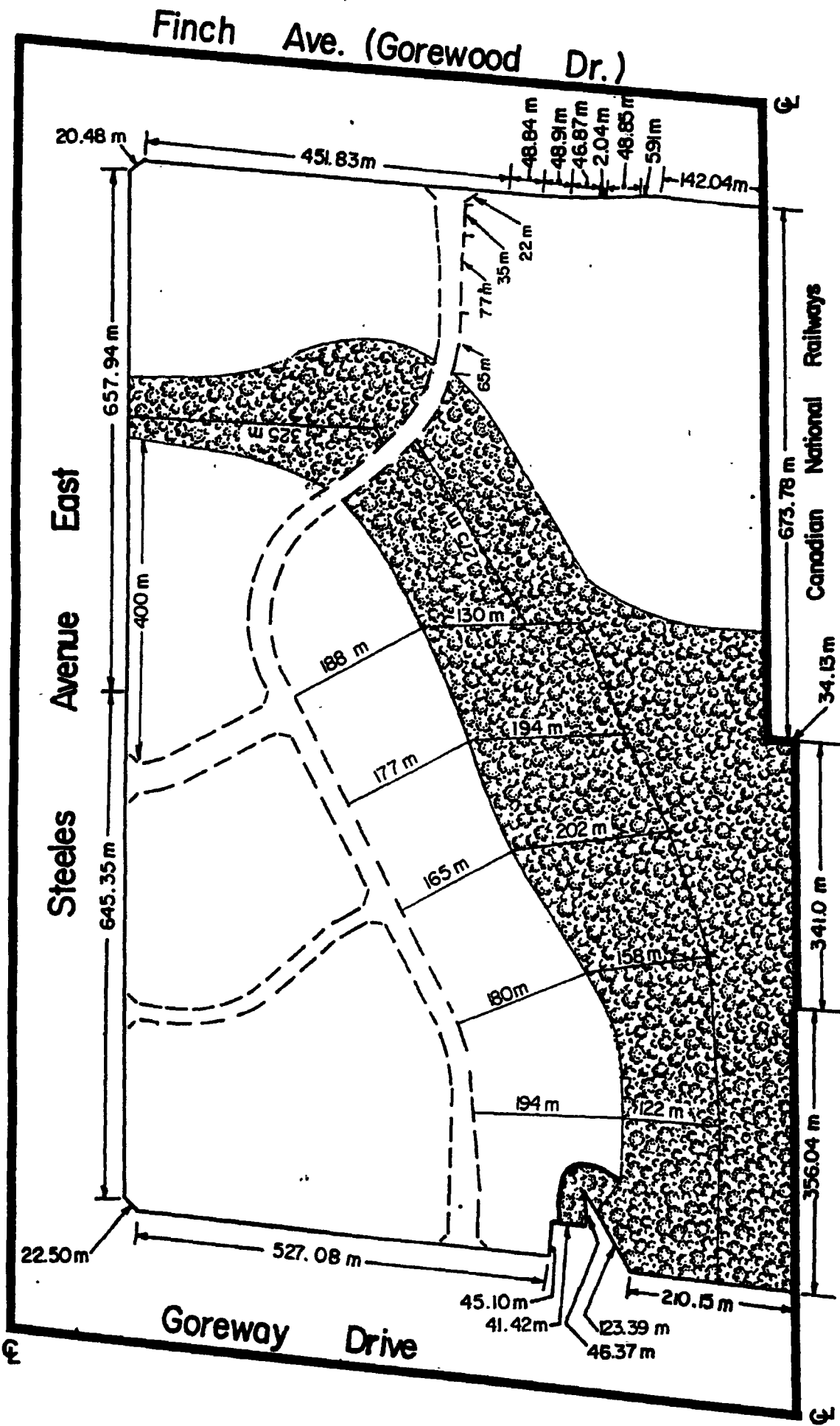
ZONE BOUNDARY 

Schedule C Section 611
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development

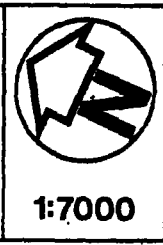
11200



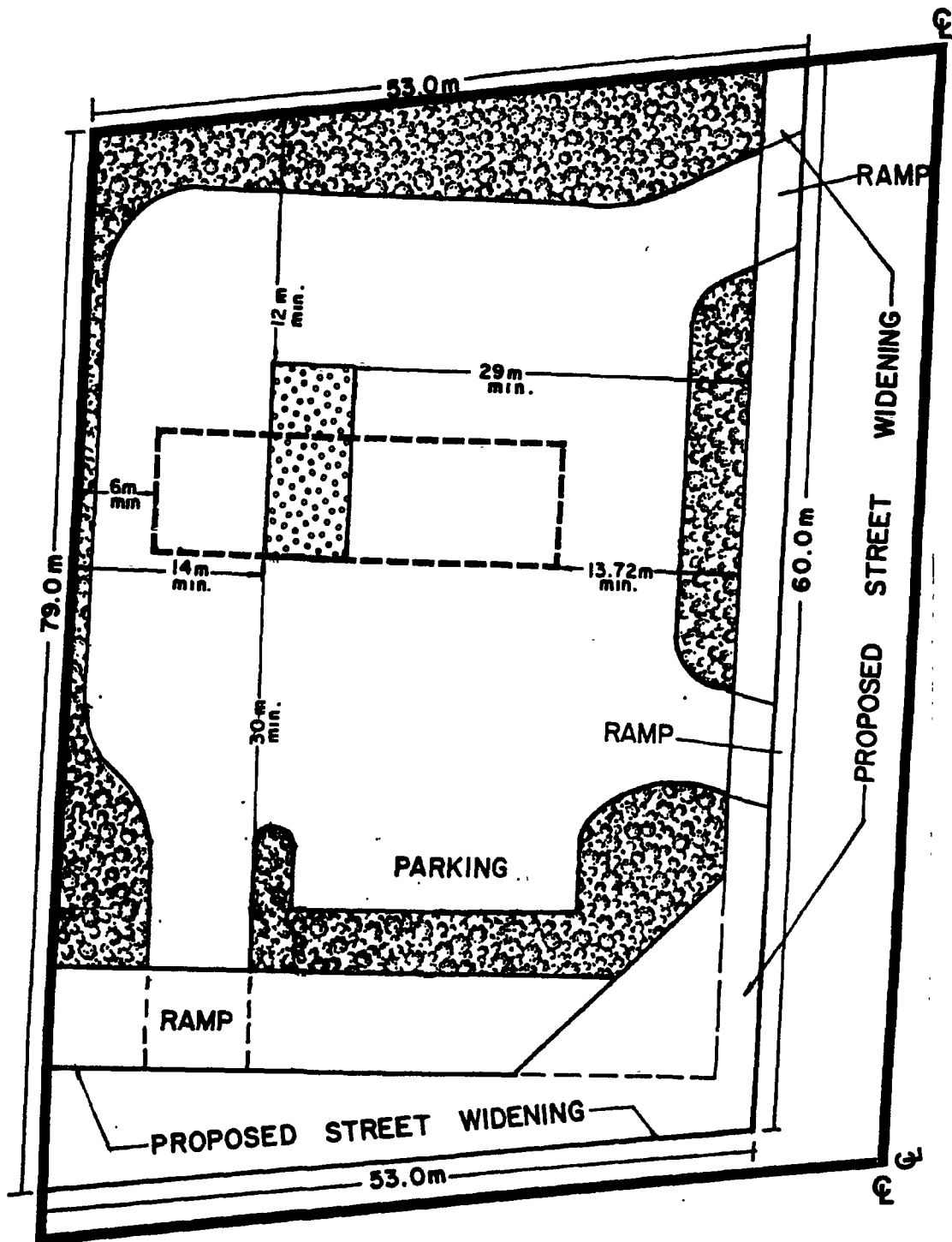
 Landscaped Open Space

ZONE BOUNDARY 


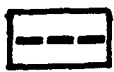
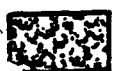


Schedule C Section 615
BY-LAW 139-84



CITY OF BRAMPTON
 Planning and Development



LEGEND

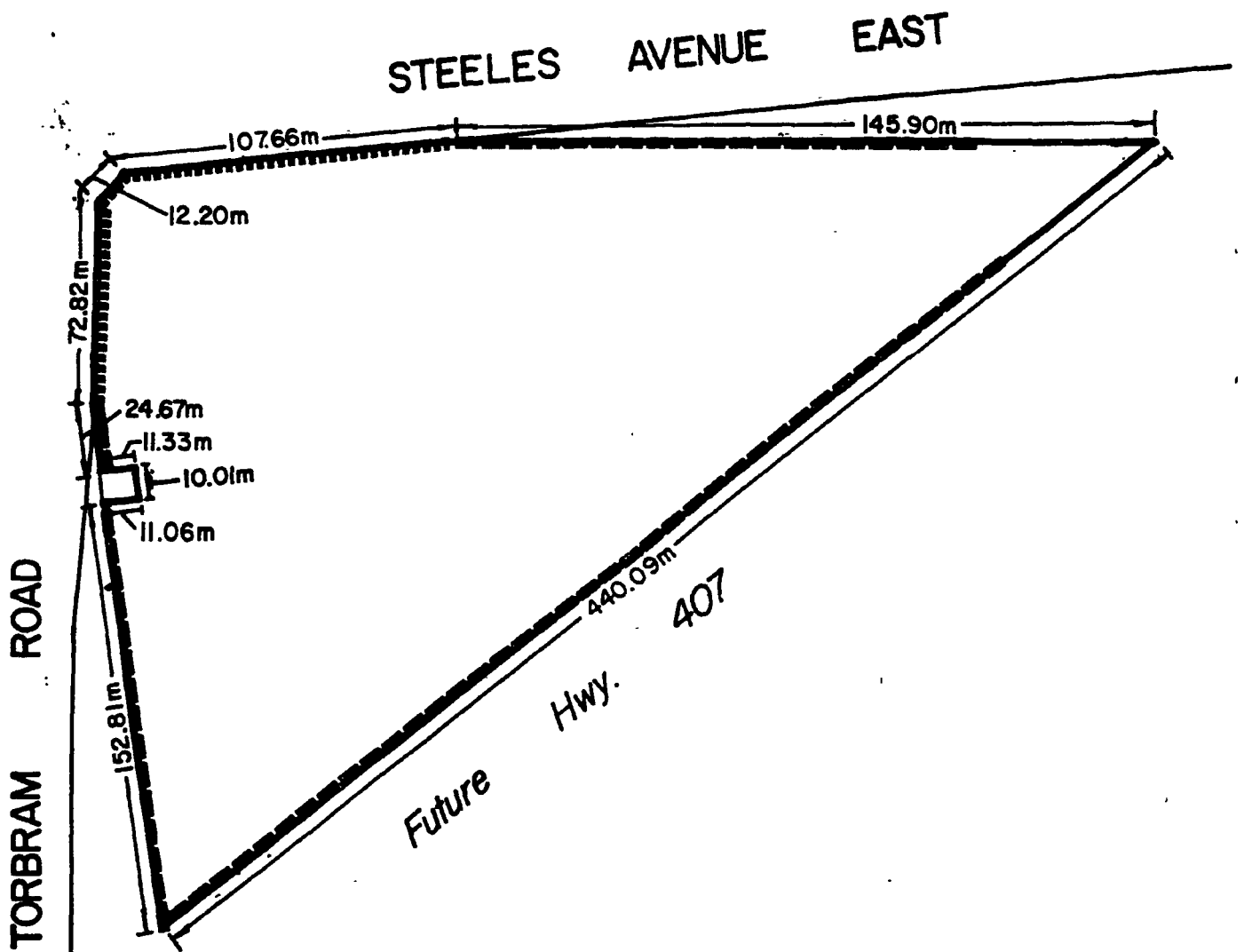
-  BUILDING AREA
-  CANOPY AREA
-  LANDSCAPED OPEN SPACE
-  MINIMUM
-  METRE

ZONE BOUNDARY 

Schedule C Section 617
BY-LAW 139-84



CITY OF BRAMPTON
 Planning and Development



LANDSCAPED OPEN SPACE

..... 7.6 METRE MINIMUM WIDTH

----- 3 METRE MINIMUM WIDTH

MOST SOUTHERLY ANGLE
LOT 15, CON. 6, E.H.S.

Schedule C Section 619
BY-LAW 139-84

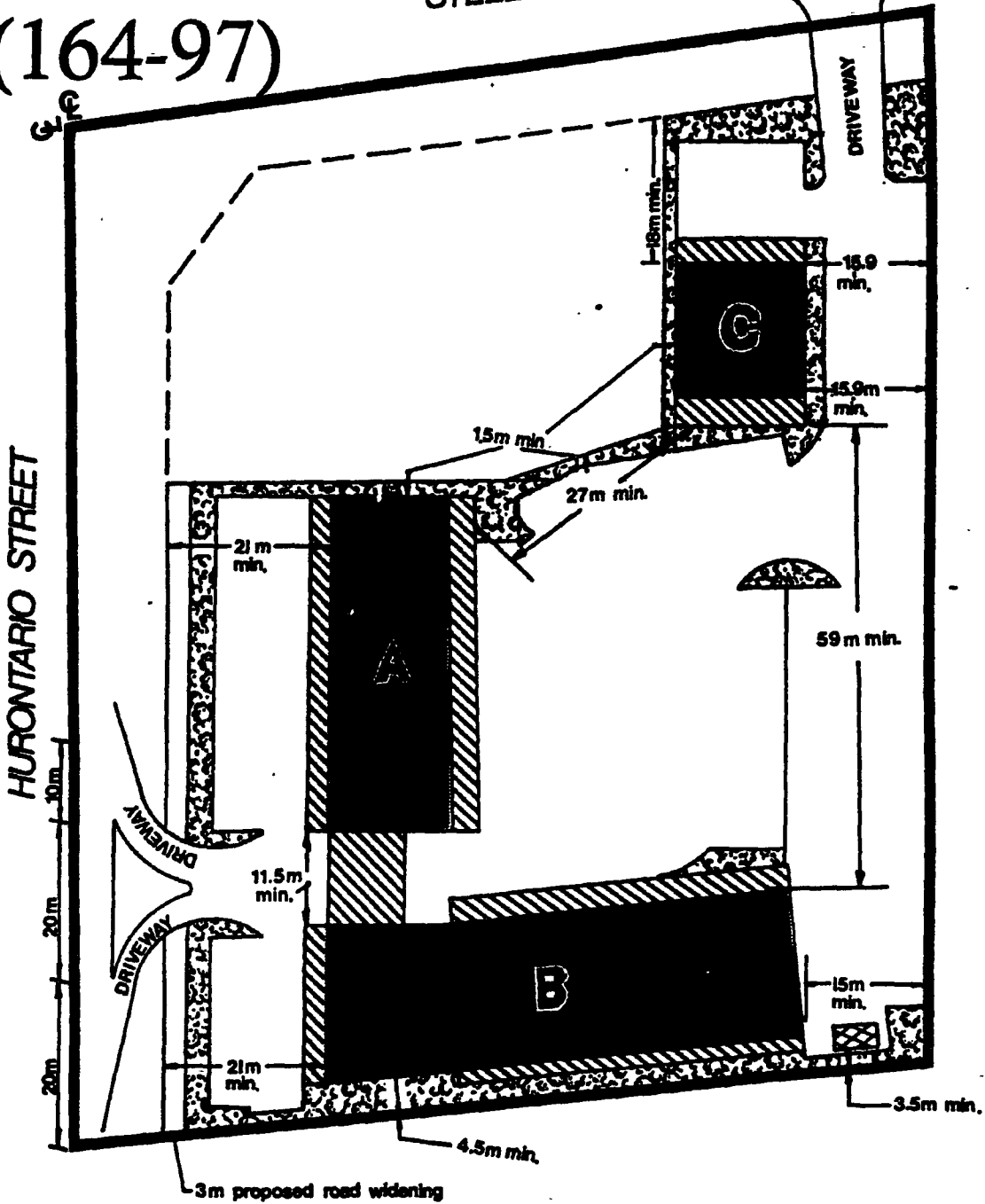


CITY OF BRAMPTON
Planning and Development






1:2300

DELETED (164-97)

STEELES AVE. E.



LEGEND

-  ACCESSORY BUILDING AREA
-  CANOPY AREA
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  MINIMUM

ZONE BOUNDARY 

Schedule C Section 625
BY-LAW 139-84



1:840

CITY OF BRAMPTON
Planning and Development



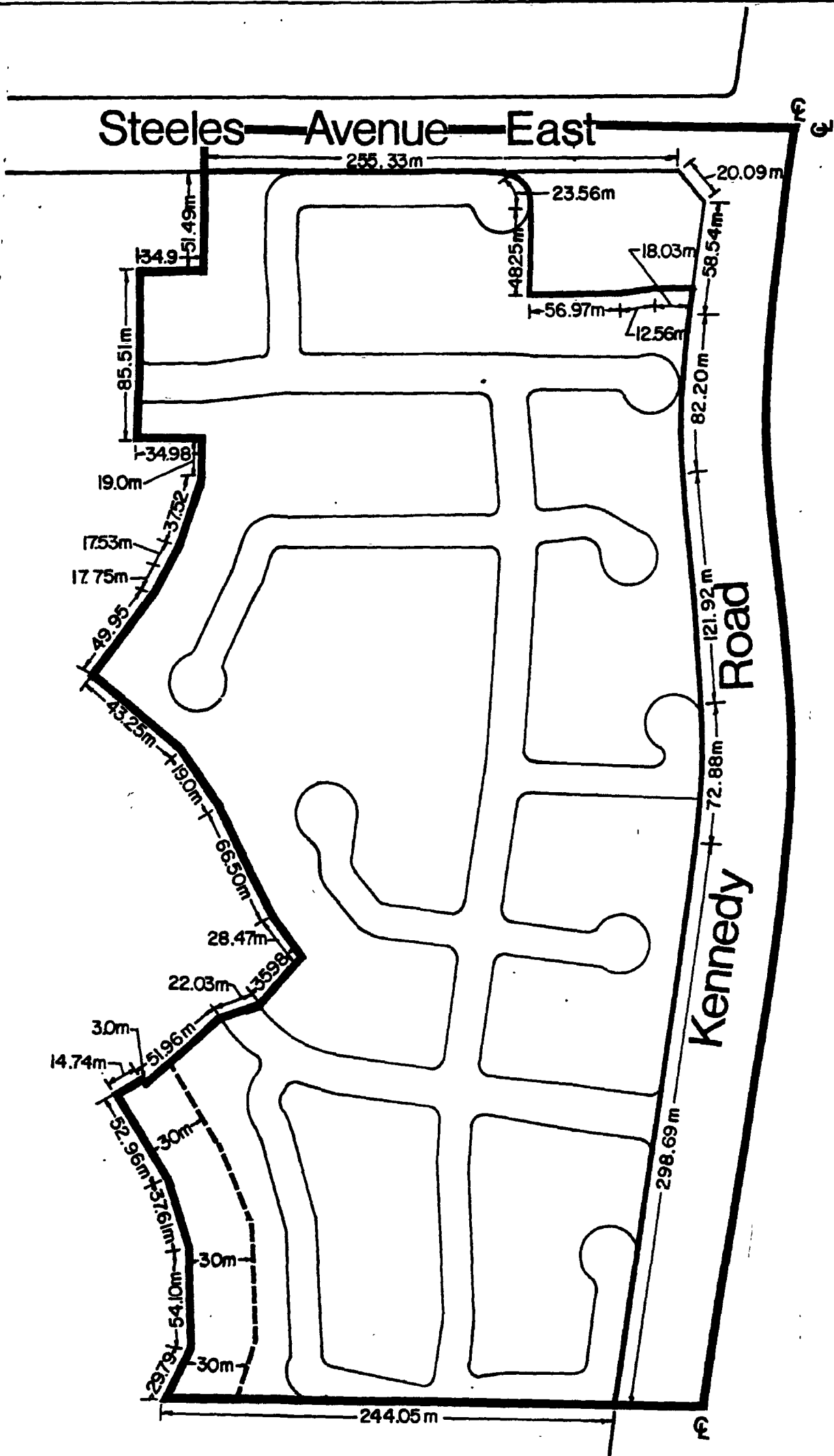
■■■ TOP OF BANK SETBANK LINE
 ——— ZONE BOUNDARY

Schedule C Section 6.25.1
 SHEET 2
BY-LAW 139-84



1:4077

CITY OF BRAMPTON
 Planning and Development



--- TOP OF BANK SETBACK LINE

ZONE BOUNDARY

Schedule C Section 6.25.1
 SHEET 3
BY-LAW 139-84



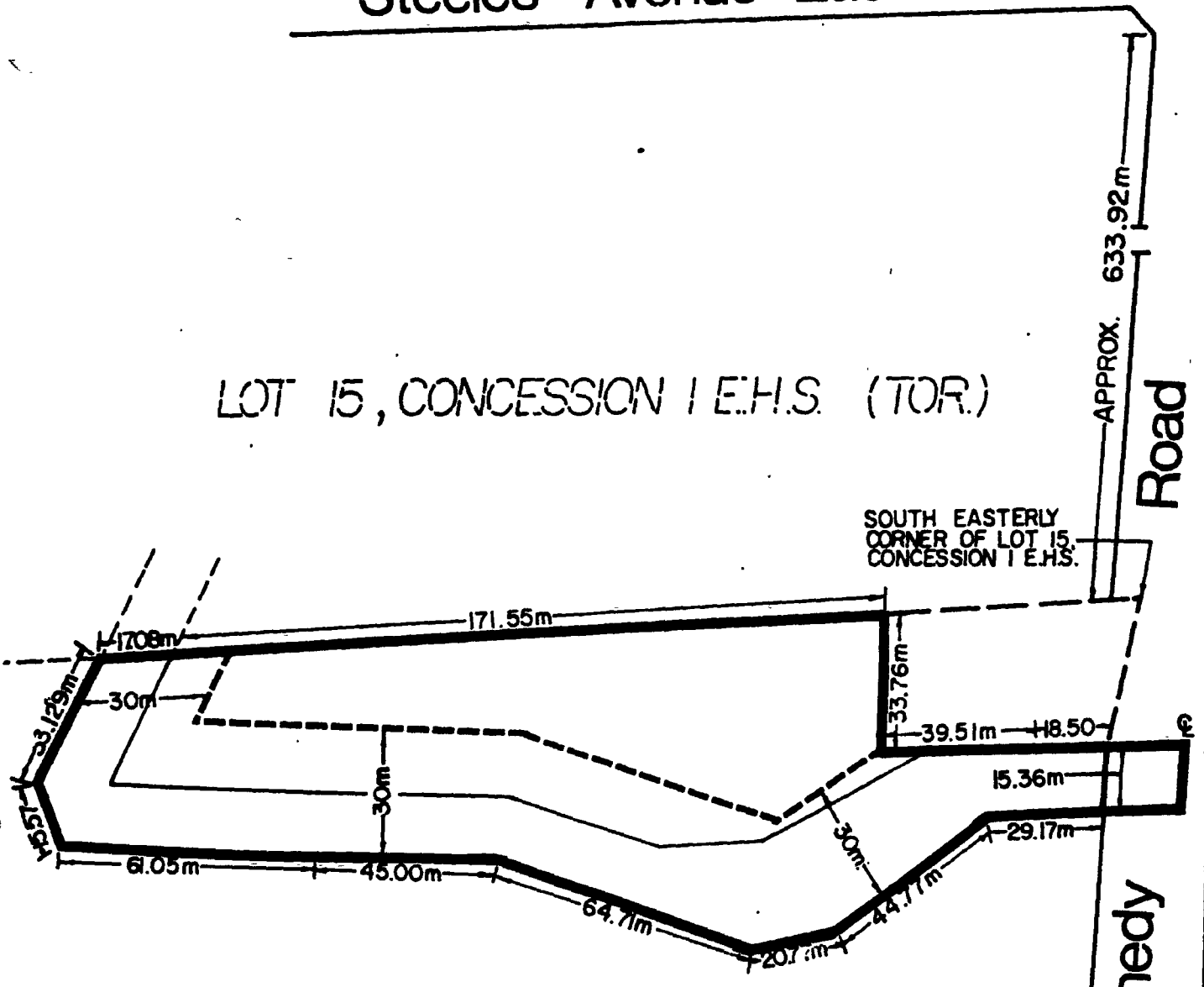
CITY OF BRAMPTON
 Planning and Development

1:2700

Steeles Avenue East

LOT 15, CONCESSION 1 E.H.S. (TOR.)

SOUTH EASTERLY CORNER OF LOT 15, CONCESSION 1 E.H.S.



APPROX. 633.92m
Road

Kennedy

LOT 14, CONCESSION 1 E.H.S. (TOR.)

----- TOP OF BANK SETBACK LINE

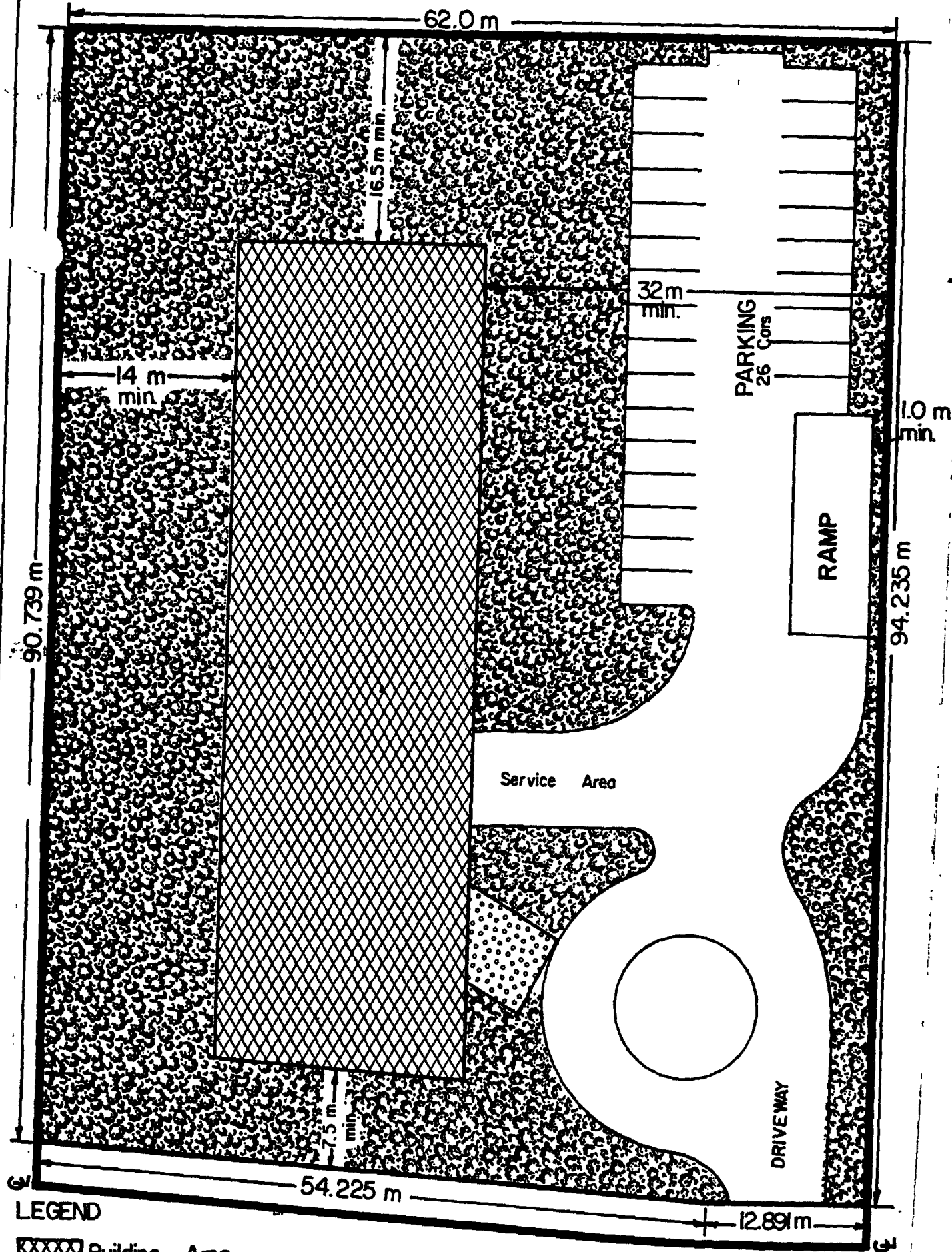
ZONE BOUNDARY ———

Schedule C Section 6.25.1
SHEET 4
BY-LAW 139-84






1:1500

CITY OF BRAMPTON
Planning and Development



LEGEND

-  Building Area
-  Canopy
-  Landscaped Area

M Metres

.Min. Minimum

ZONE BOUNDARY 

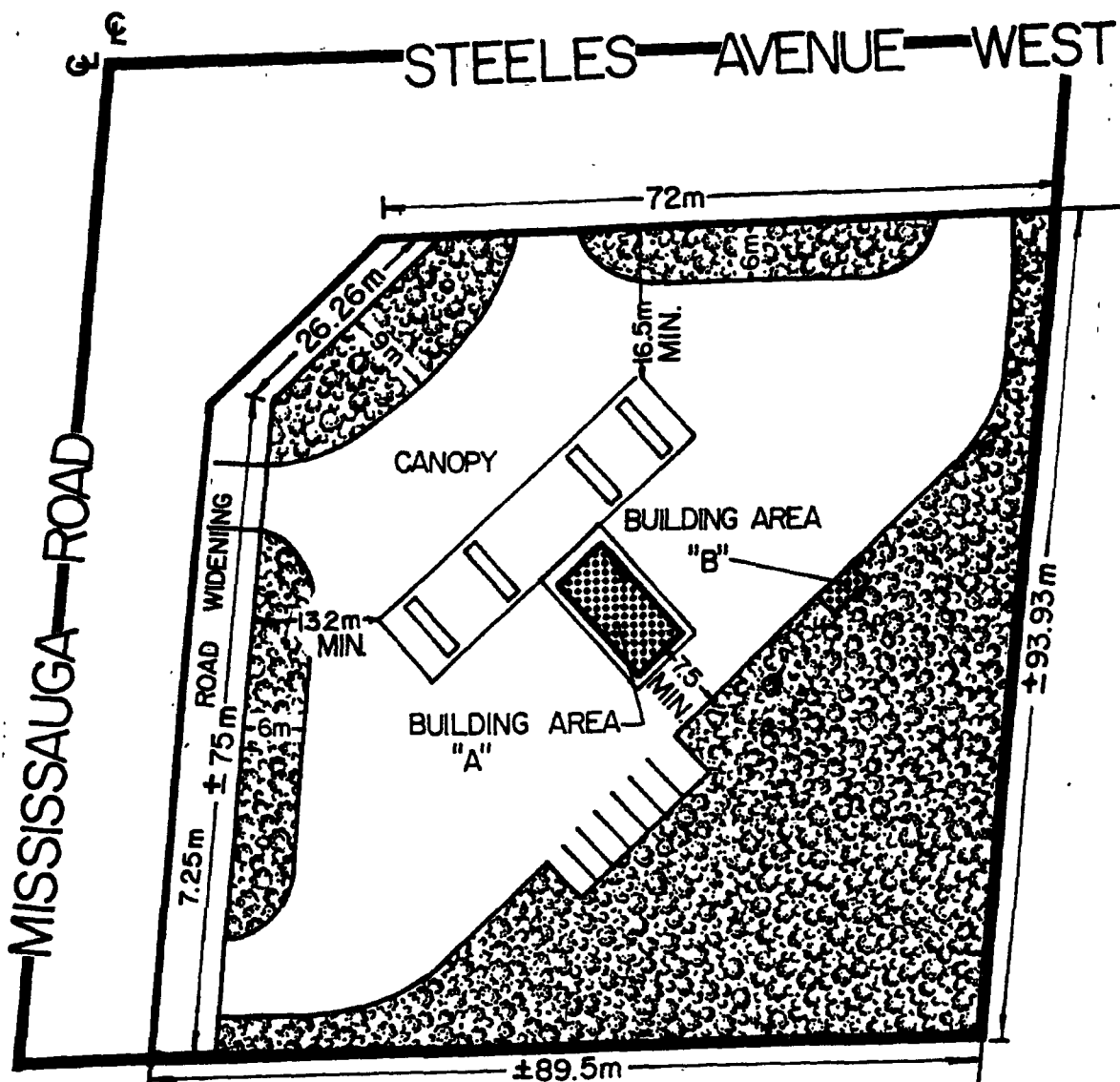
SIR LOU DRIVE

Schedule C Section 646
BY-LAW 139-84





1:400

CITY OF BRAMPTON
 Planning and Development



LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

MIN. MINIMUM

ZONE BOUNDARY 

Schedule C Section 627
BY-LAW 139-84

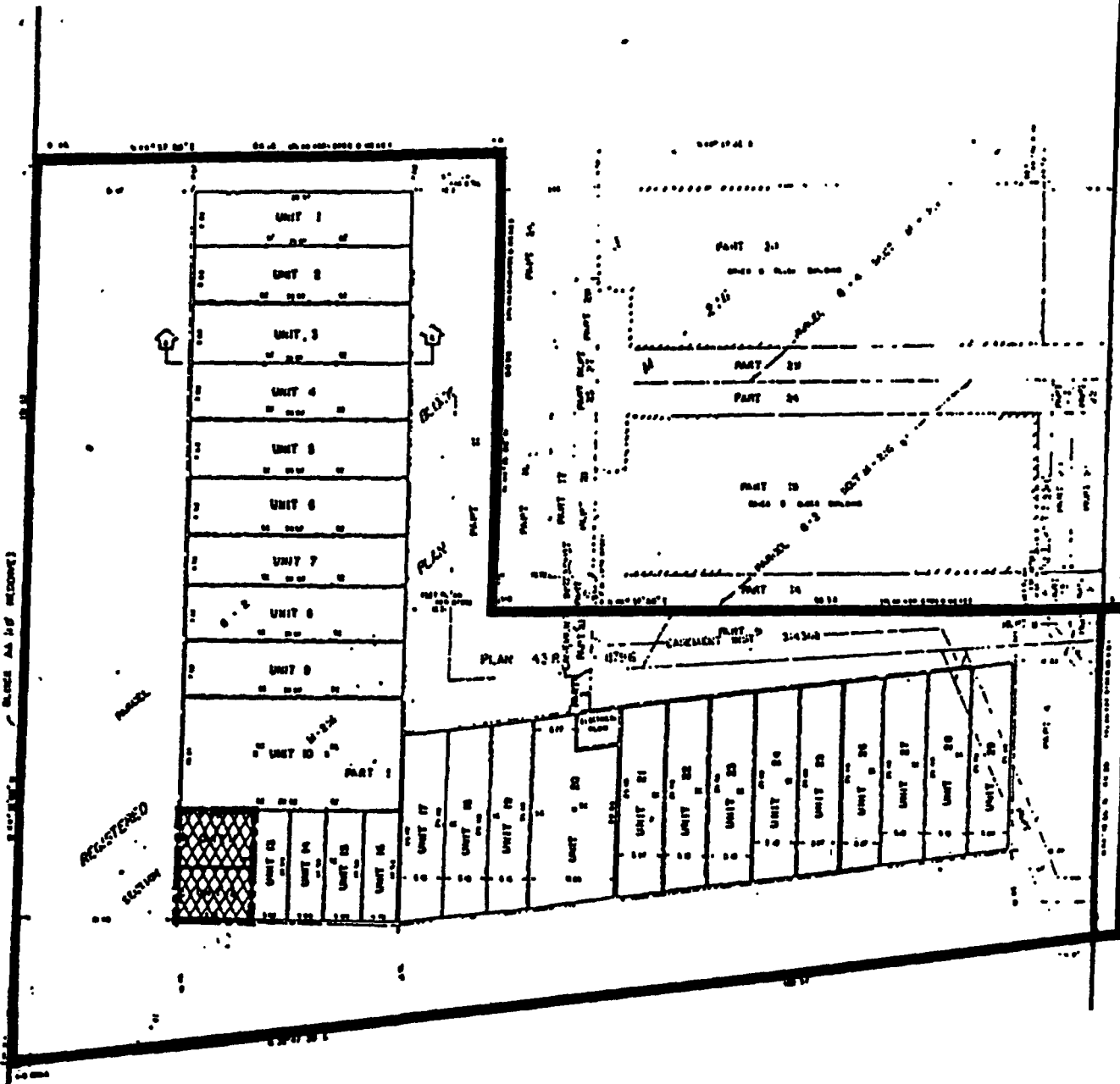


CITY OF BRAMPTON
 Planning and Development

1:760

Dixie Road

Strathearn Avenue



— Area of Peel Condominium Corporation Number 233 (level 1)

▨ Area of Units 11 & 12, Peel Condominium Corporation Number 233 (level 1)

Schedule C Section 649
BY-LAW 139-84

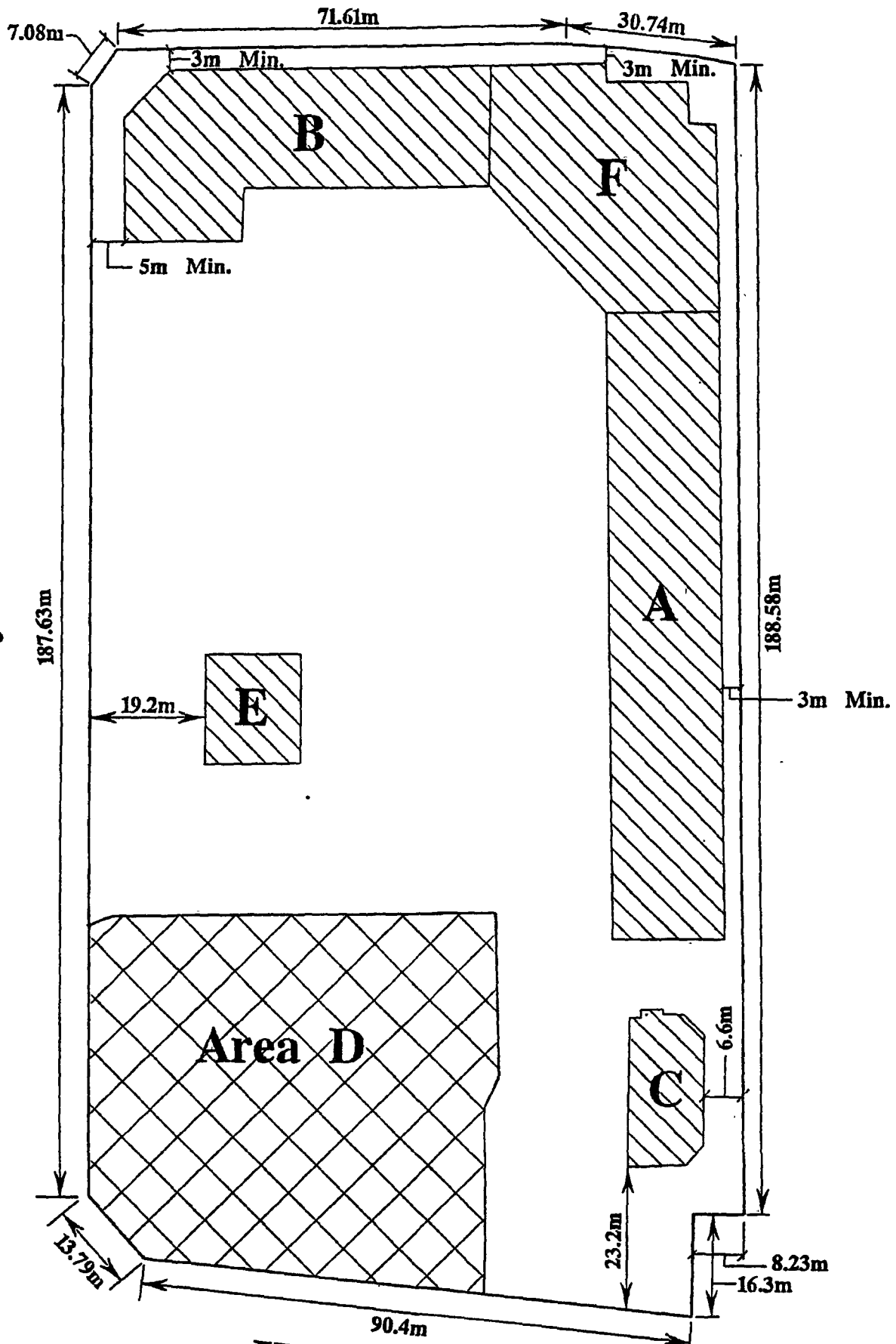


1:700

CITY OF BRAMPTON
Planning and Development

Havelock Drive

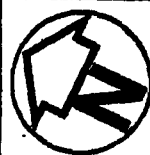
County Court Blvd.



-  Building Area
-  Area D



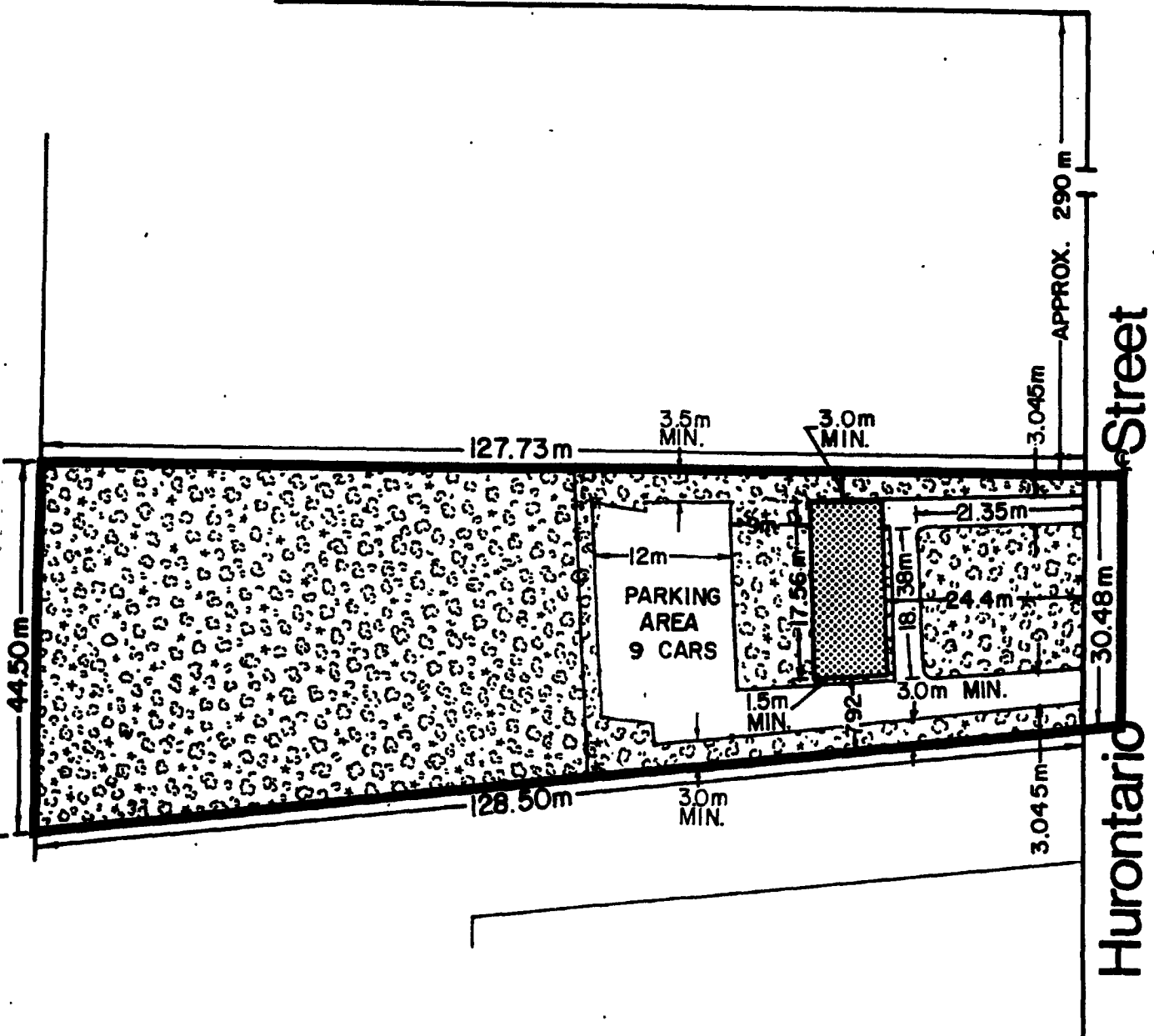
Schedule C Section 651
BY-LAW 139-84





CITY OF BRAMPTON
Planning and Development

1:1150

Steeles Avenue



LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
- m - METRES
- MIN.-MINIMUM

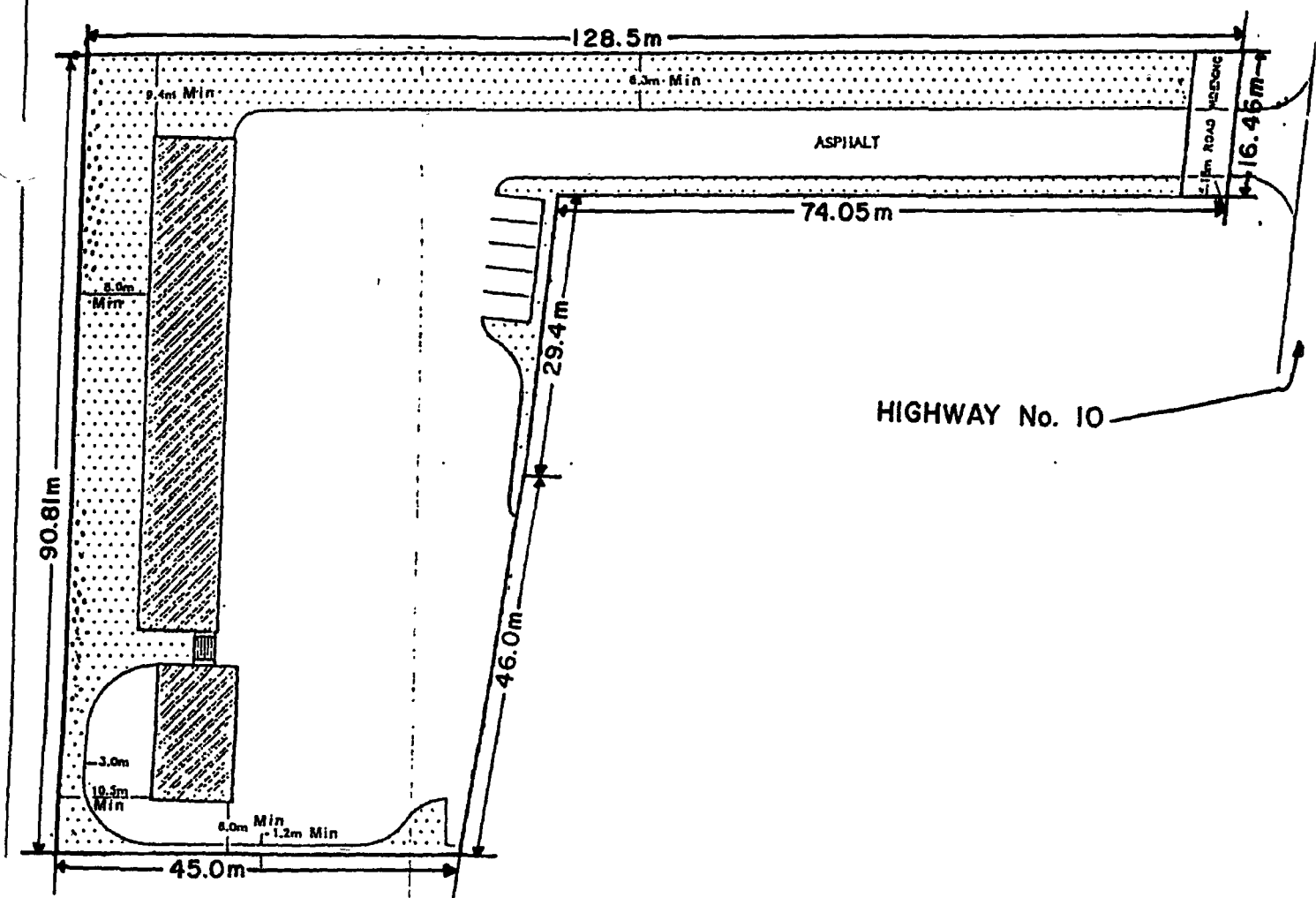
ZONE BOUNDARY 

Schedule C Section 665
BY-LAW 139-84



1:750

CITY OF BRAMPTON
 Planning and Development



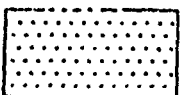
LEGEND



BUILDING AREA

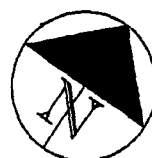


GARBAGE ENCLOSURE

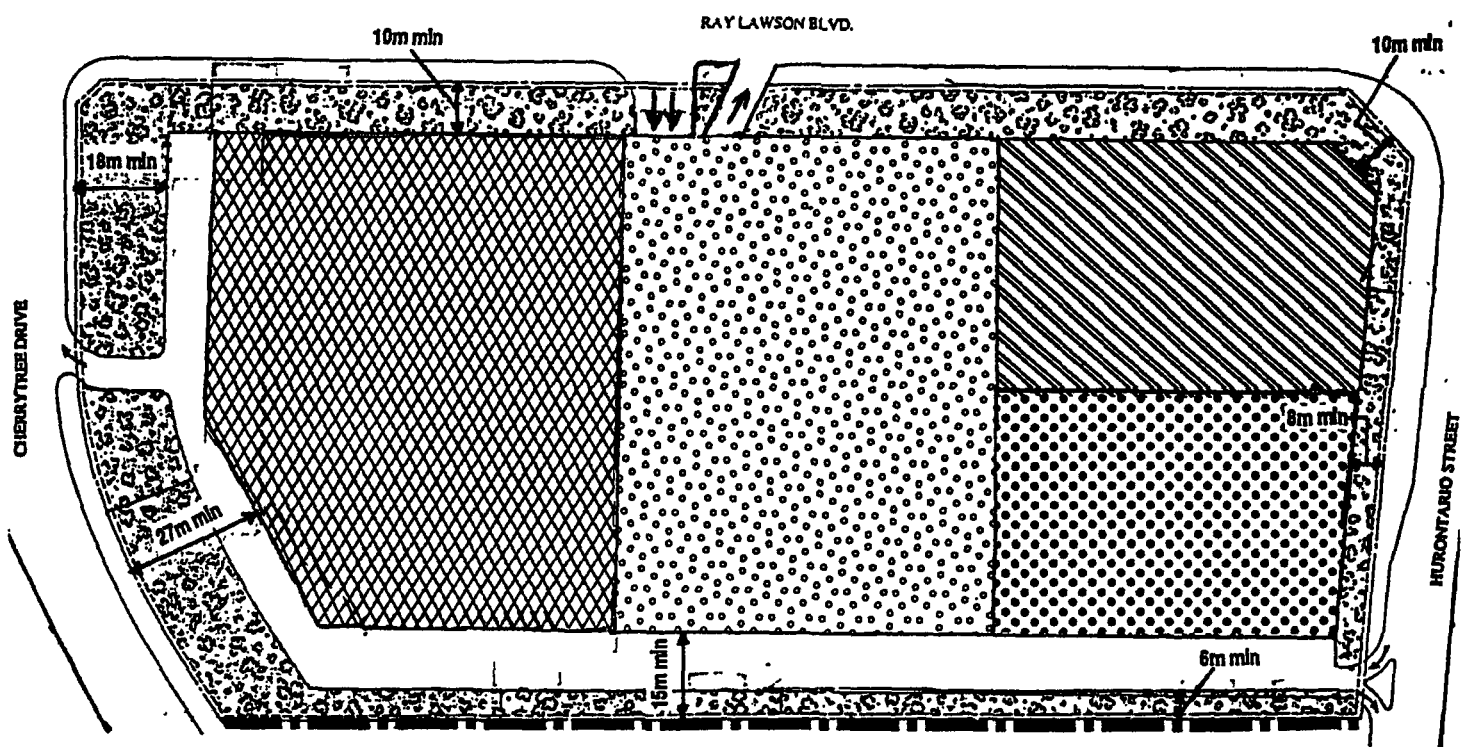


LANDSCAPED OPEN SPACE

Schedule C-Section 685
BY-LAW 139-84








CITY OF BRAMPTON
 Planning and Development



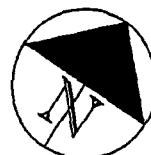
LEGEND

m METRES
min MINIMUM

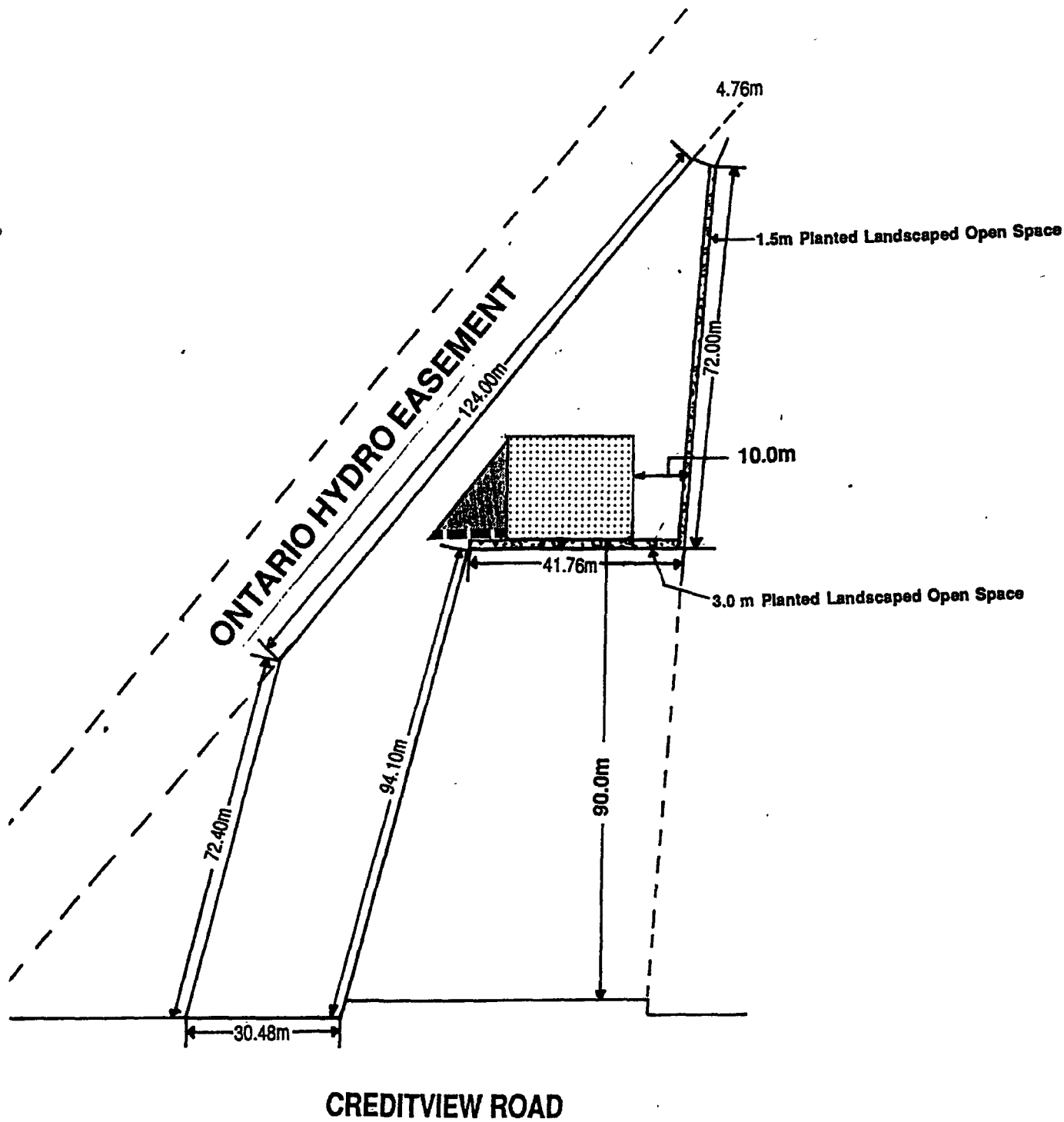
--- 2.5 METRE HIGH MASONRY WALL

-  BUILDING AREA A
-  BUILDING AREA B
-  BUILDING AREA C
-  BUILDING AREA D
-  LANDSCAPED OPEN SPACE

Schedule C-Section 694
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development



HALLSTONE ROAD

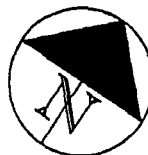
100.00m

LEGEND

-  Building Area A
-  Outside Storage Area
-  Visual Screen
- Min Minimum
- m Metres

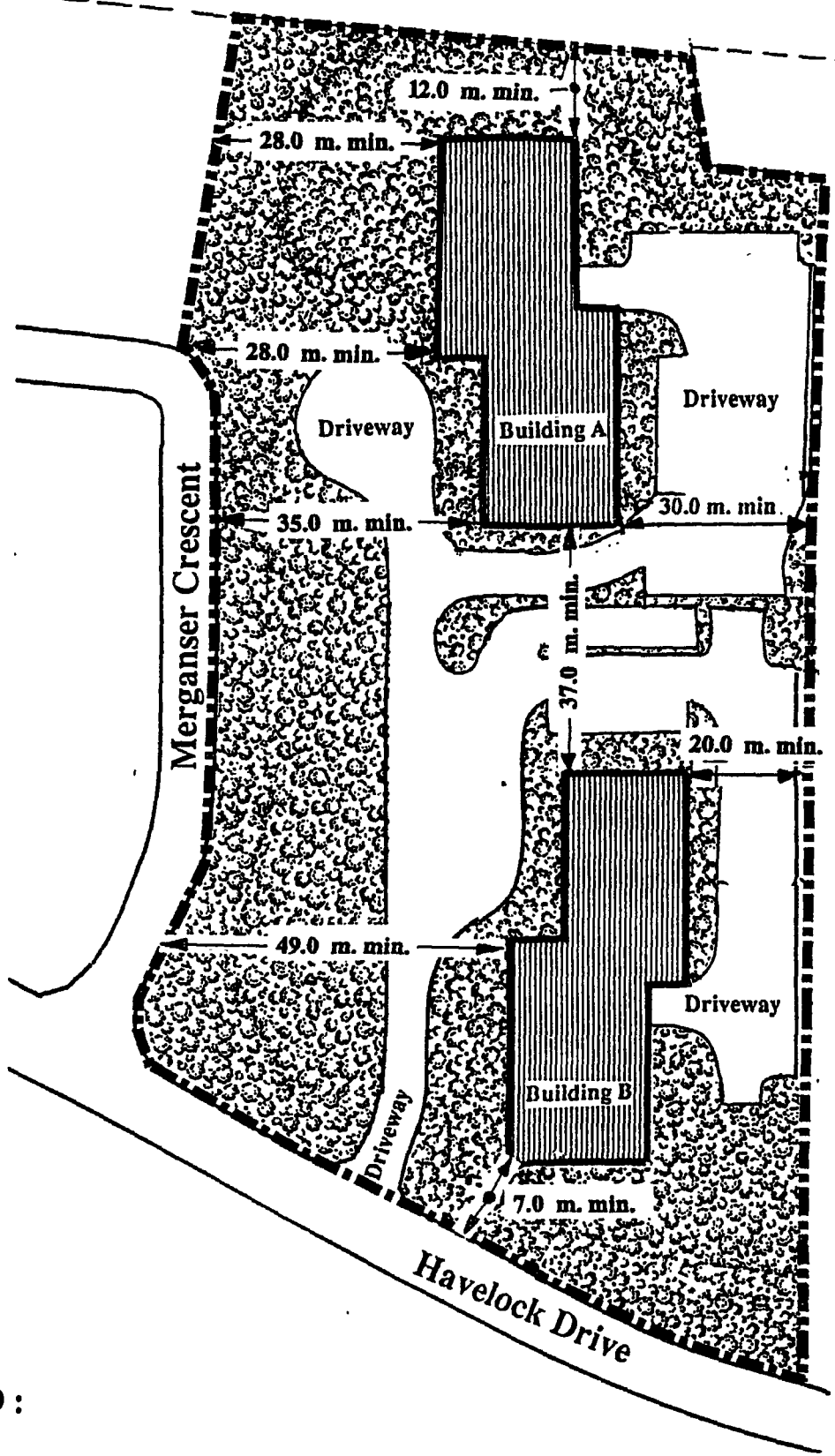


Schedule C-Section 703
BY-LAW 139-84



CITY OF BRAMPTON
 Planning and Development

Hwy No. 10



LEGEND :



BUILDING AREA



LANDSCAPED OPEN SPACE

min.

MINIMUM

m.

METRE

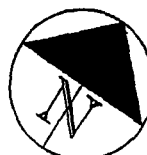


PROPERTY LINE

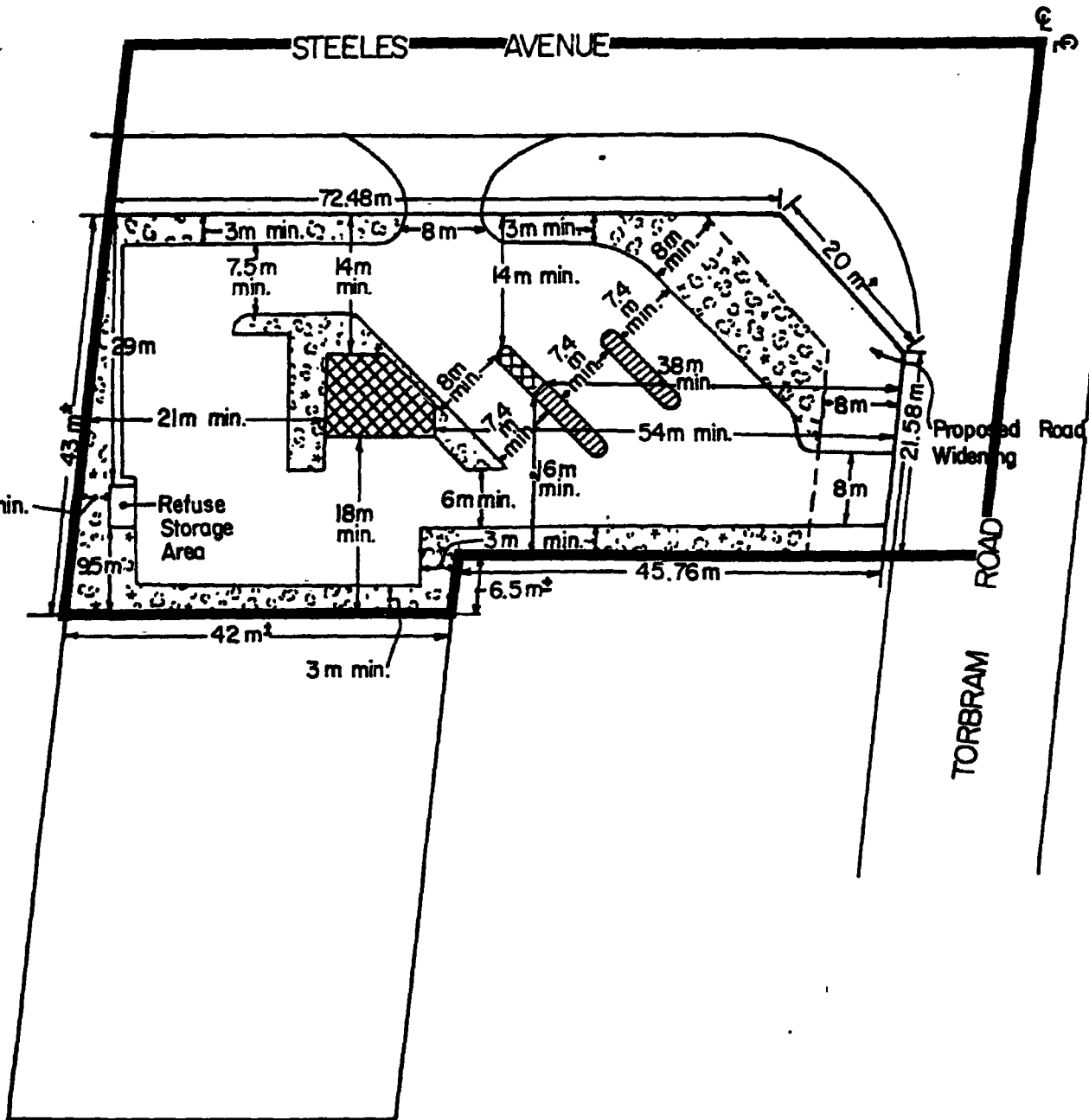


DRIVEWAY / PARKING






Schedule C-Section 708
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development



LEGEND

-  Building Area
-  Landscaped Open Space
-  Gas Pump Island
-  Minimum
-  Metre

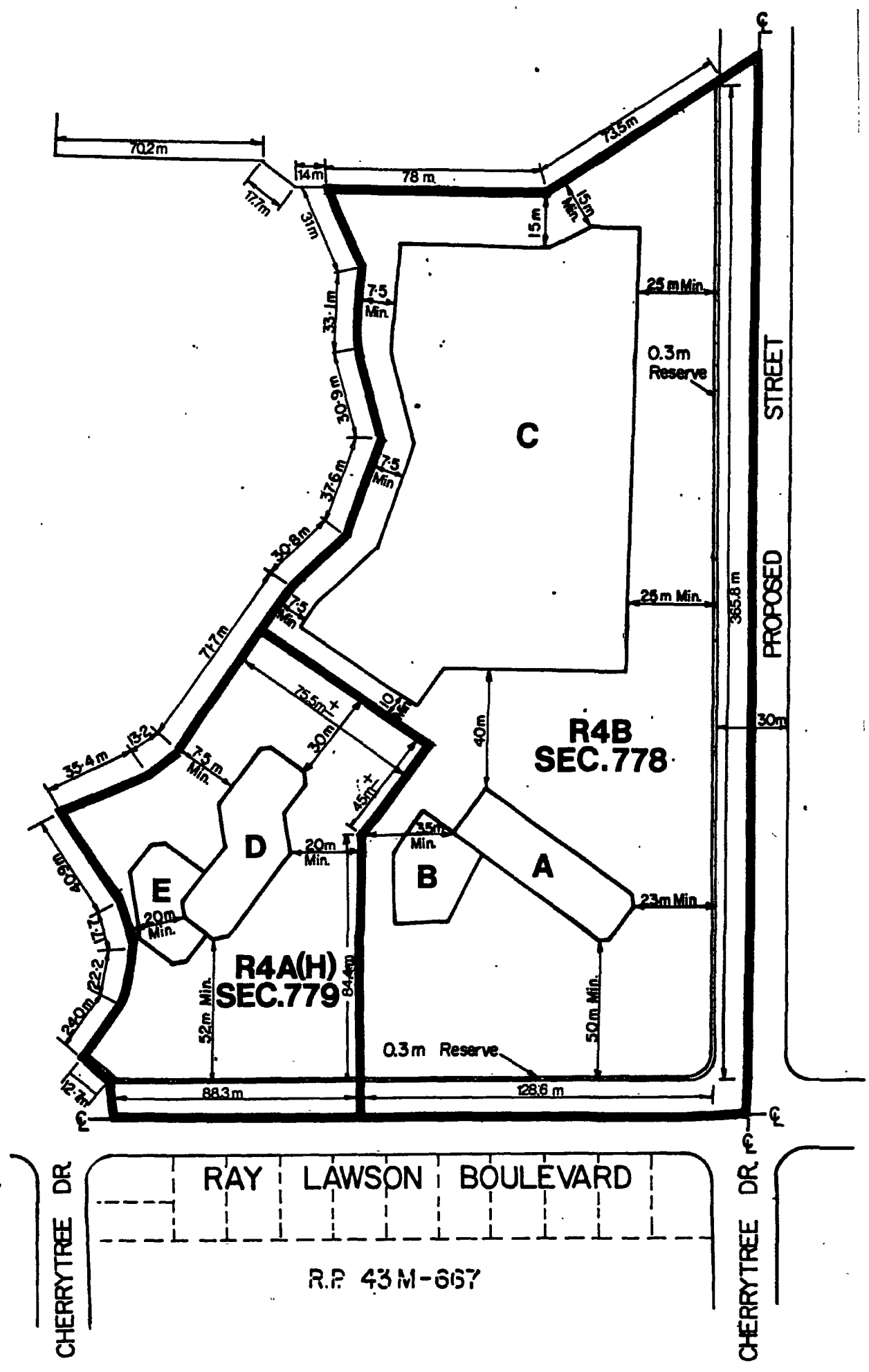
ZONE BOUNDARY 



Schedule C Section 758
BY-LAW 139-84



1:700

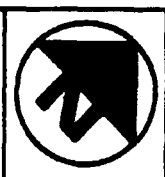
CITY OF BRAMPTON
 Planning and Development



 ZONE BOUNDARY
 BUILDING AREA

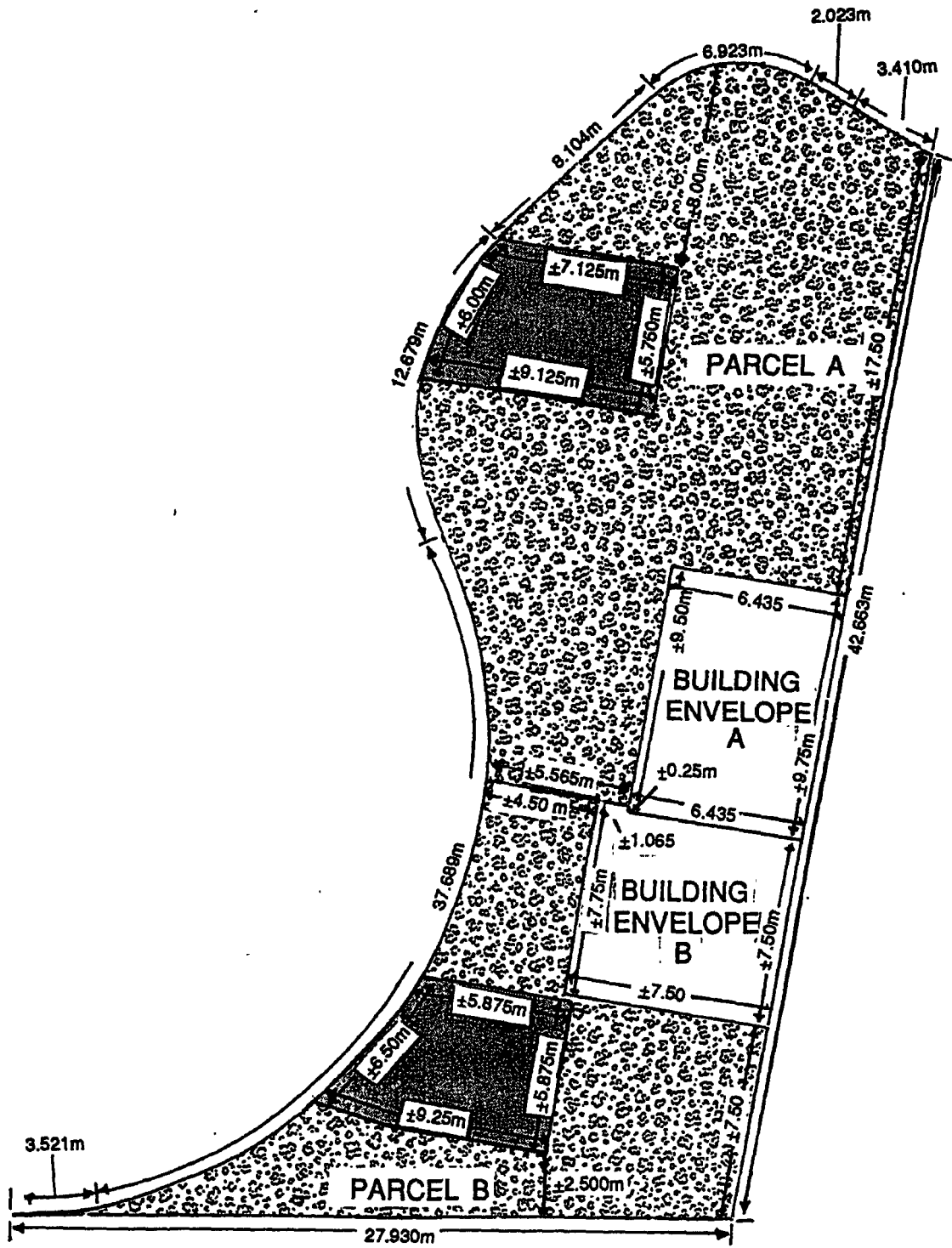
ZONE BOUNDARY 

Schedule C Section 778 &
BY-LAW 139-84 779



CITY OF BRAMPTON
 Planning and Development

1:3219

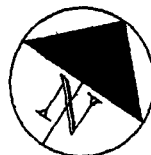


LEGEND

-  **PARKING AREA**
-  **LANDSCAPED AREA**



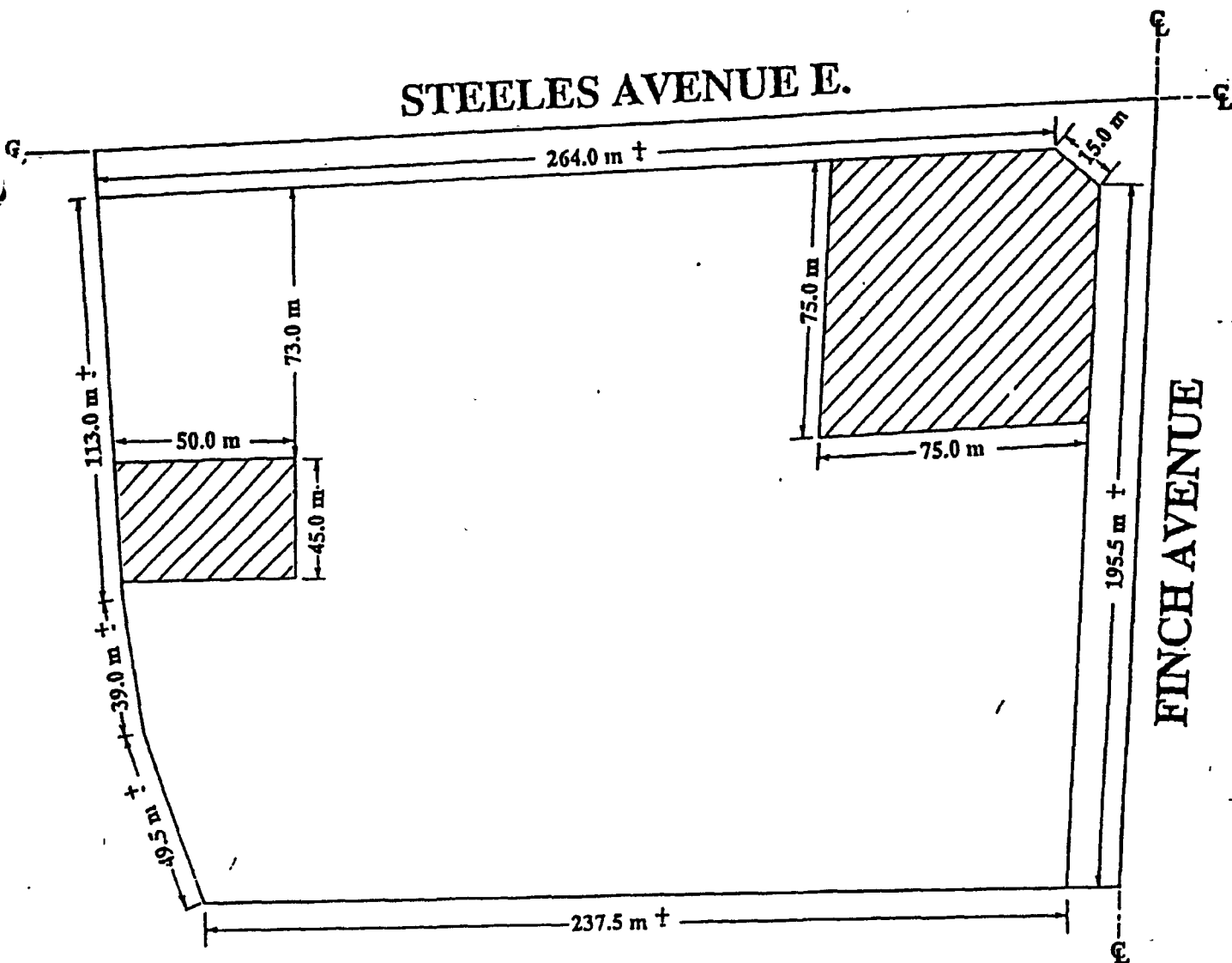
Schedule C-Section 788
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development

STEELES AVENUE E.

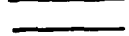
FINCH AVENUE



LEGEND



OFFICE AREA



ZONE BOUNDARY

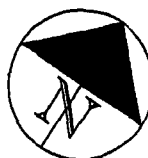


CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

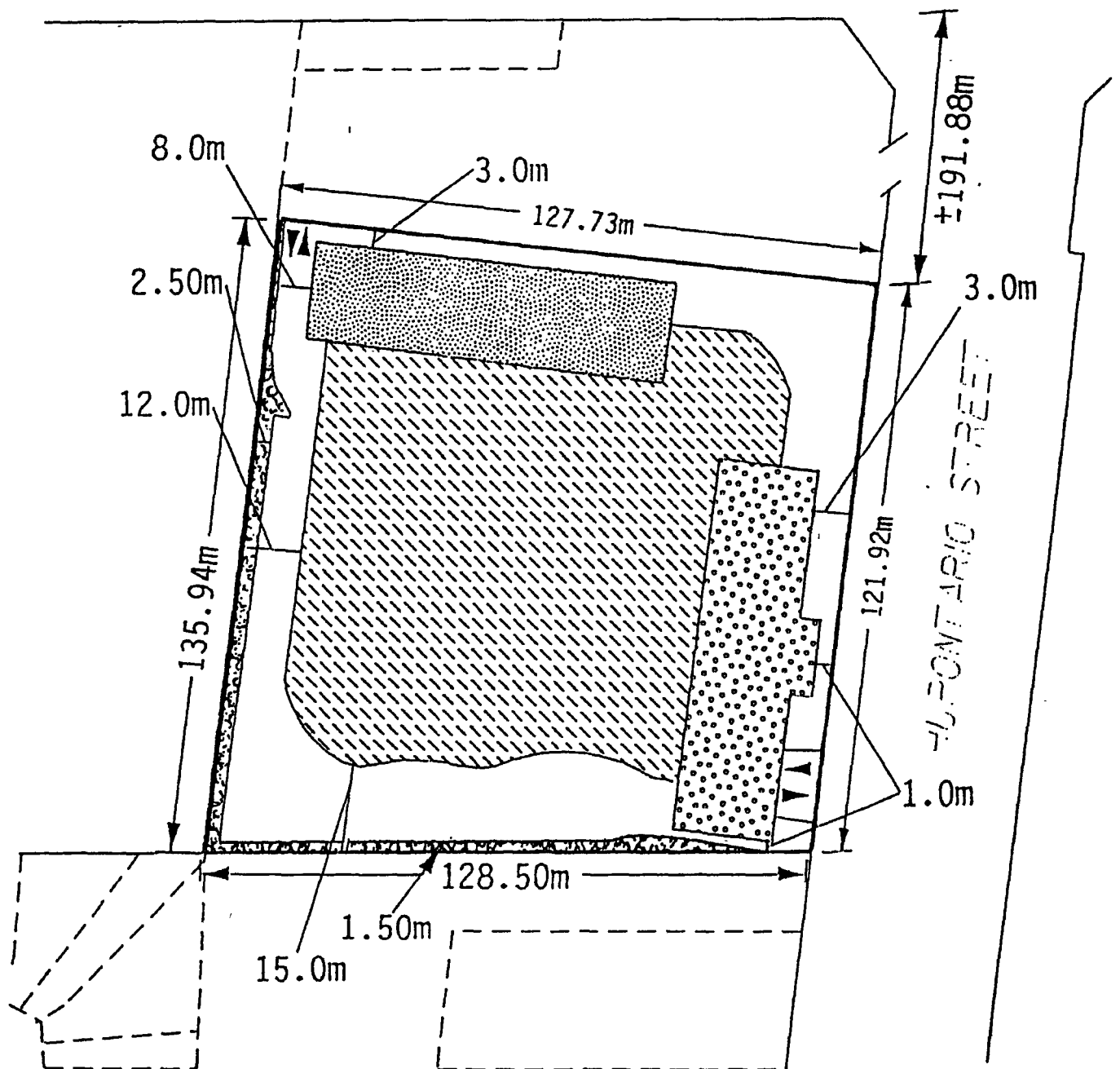
METRES

Schedule C-Section 790
BY-LAW 139-84








CITY OF BRAMPTON
Planning and Development

STEELES AVENUE WEST



LEGEND

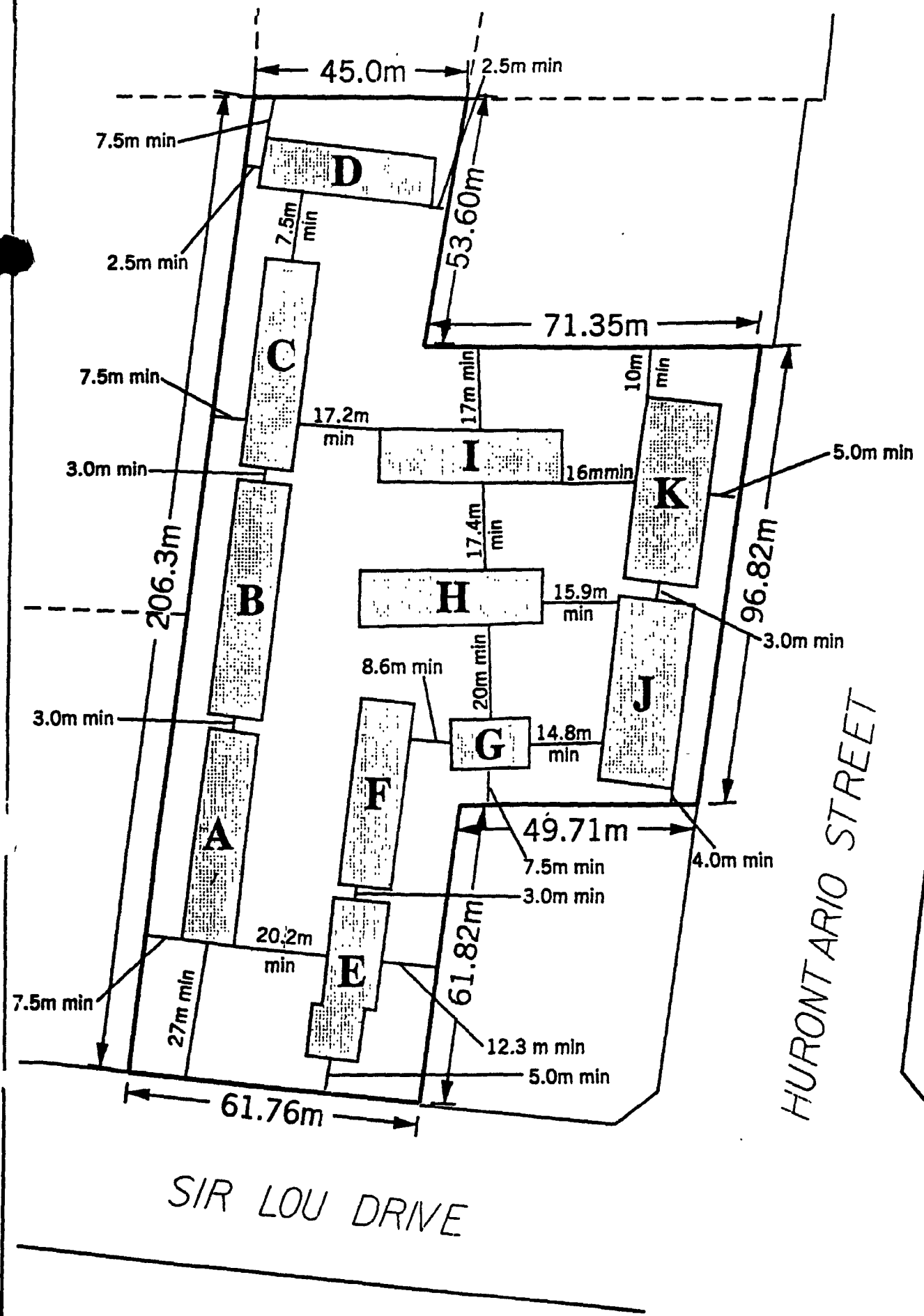
-  HOTEL BUILDING AREA
-  OFFICE BUILDING AREA
-  EXHIBITION/TRADE HALL AND ACCESSORY USE AREA
-  LANDSCAPE BUFFER AREA
-  DRIVEWAY LOCATIONS



Schedule C-Section 799
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development



HURONTARIO STREET

SIR LOU DRIVE

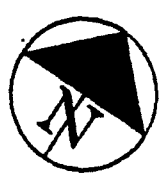
LEGEND

-  BUILDING AREAS
- m METRES
- min MINIMUM



**SCHEDULE C- SECTION 800
BY-LAW 139-84**

CITY OF BRAMPTON
Planning and Building



Date: 1995 08 09 Drawn by: CJK
File no. T1W15.18B Map no. 75-41L

By-Law 136-95 Schedule B

