PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

14.1 The provisions contained in the following exceptions shall have effect, notwithstanding anything else in this By-law and all other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto.

14.2 Part 1, Subsection 2.21 “Uses Permitted in All Zones” shall apply to lands having an exception to the zone designation unless the use is specifically prohibited by the exception.

14.3 The following exceptions to zone designations shall apply to those lands shown on the Zoning Maps in Part 15.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>DW</td>
<td>9A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Additional Permitted Use: Motor Vehicle Service Station

2. Regulations for a car wash:
   (a) A car wash will be maintained and operated in a separate building located adjacent to the south-west boundary;
   (b) The south-westerly 3.5 m, except for that part encumbered by a building, will be used for landscaping purposes only;
   (c) Yard abutting Lakeshore Road: 18 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>DRM</td>
<td>9A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Additional Permitted Use: Office

2. Vehicle access shall be from Martha Street only.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception 4</th>
<th>Zone MXG</th>
<th>Map 27</th>
<th>Amendment 2020.129</th>
<th>Enacted Aug 12/02</th>
</tr>
</thead>
</table>

1. Additional Permitted Use: Townhouse subject to RM2 zone regulations

2. Regulations

Regulations for Stacked Townhouse:

- Lot Width: 80 m
- Lot Area: 2 ha
- Units: 96 maximum
- Unit Type: 1 and/or 2 bedroom units only
- Building Height: 2 storeys maximum, one storey maximum for detached garage
- Building Separation: 5.5 m between all building elevations
- Yard abutting Hydro Corridor: 6.5 m
- Yard abutting Fairview Street: 7 m
- All other yards: 3.5 m
- Internal walkways: shall maintain a width of 1.8 m where abutting a parking lot
- Detached garage: maximum 8 parking spaces per garage
- Parking space size: 15.4 m² abutting an internal walkway
- Visitor Parking: 0.25 spaces per unit
- Landscape Area: abutting south property boundary: 3 m
  abutting west property boundary: 2.5 m
  abutting east property boundary: 2.5 m
  A pathway connecting Fairview Street to Centennial Bikeway may be located within a Landscape Area.

3. Additional regulations for Townhouse lots abutting Condominium Common Element Road:

- Rear Yard setback: 2.9 m
- Driveway depth: minimum 6.7 m
- Driveway width: maximum 3.5 m
- Decks: not permitted

Notwithstanding the definition of ‘Lot’ under By-law 2020, as amended, a lot which has an interest in a common element driveway must abut that common element and need not abut a public road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 5

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>MXG</td>
<td>15</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. All residential uses are prohibited.

2. Regulations for all uses:
   
   (a) Fast Food Restaurant: within 60 m of Leighland Road only one Fast Food Restaurant is permitted subject to a maximum floor area of 225 m²
   
   (b) Landscape Area abutting Leighland Road: 6 m
   
   (c) Loading and unloading is not permitted in any building elevation abutting Leighland Road.
   
   (d) Parking and driveways are not permitted in the area between a building and Leighland Road.
   
   (e) All refuse, waste, and waste containers shall be stored within principal buildings and all perishable waste and refuse shall be contained in refrigerated storage within the building.
   
   (f) All outside storage, including merchandise kept for sale, is prohibited in the areas between a building and Leighland Road.
   
   (g) Only emergency access doors are permitted in building elevations adjoining Leighland Road.
   
   (h) Drive-through services and facilities are prohibited within 60 m of Leighland Road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 6</th>
<th>Zone MXG</th>
<th>Map 15</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<tr>
<td>2.</td>
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</tbody>
</table>

1. The following uses are prohibited:

<table>
<thead>
<tr>
<th>Use</th>
<th>Use</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>All residential uses</td>
<td>Banks</td>
<td>Motor Vehicle Service Station</td>
</tr>
<tr>
<td>Food Stores</td>
<td>Trust Companies</td>
<td>Car Wash</td>
</tr>
<tr>
<td>Beer</td>
<td>Credit Unions</td>
<td>Standard Restaurant</td>
</tr>
<tr>
<td>Liquor</td>
<td>Builders Supply</td>
<td>Fast Food Restaurant</td>
</tr>
</tbody>
</table>

2. Regulations:

(a) Height 1 storey maximum

(b) Landscape Area:

<table>
<thead>
<tr>
<th>Area</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting Leighland Road</td>
<td>6 m</td>
</tr>
<tr>
<td>Abutting easterly property line</td>
<td>3 m</td>
</tr>
</tbody>
</table>

(c) Loading and Unloading is not permitted in any building elevation abutting Leighland Road.

(d) Parking and Driveways are not permitted in the area between a building and Leighland Road.

(e) Perishable waste and refuse shall be contained in refrigerated storage within the principal building. All other waste and refuse shall be stored within the principal building.

(f) Outside Storage, including merchandise kept for sale, is prohibited in the areas between a building and Leighland Road.

(g) Only emergency access doors are permitted in building elevations adjoining Leighland Road.

(h) Drive-through services are prohibited.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 7 – Zone MXC

<table>
<thead>
<tr>
<th>Exception 7</th>
<th>Zone MXC</th>
<th>Map 10</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

#### 1. The following uses are prohibited:

- Supermarket/Grocery Store
- Standard Restaurant
- Fast food Restaurant
- Convenience Restaurant
- Outdoor Patio
- Caterer
- Auctioneer

#### 2. Regulations:

- **Lot width:** 25 m
- **Landscape Area abutting a Daylight Triangle:** 1 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 8 – Zone MXG

<table>
<thead>
<tr>
<th>Exception 8</th>
<th>Zone MXG</th>
<th>Map 14</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

#### 1. The lands may only be used for a Medical Office and parking lot as follows:

- **South side of Ghent Avenue:** Medical office building
- **North side of Ghent Avenue:** Medical office parking lot

#### 2. Regulations:

- **Parking Lot Setback:** 3 m from the northerly property boundary
- **Yards:**
  - abutting Brant Street & Ghent Avenue: 4.5 m
  - abutting easterly boundary: 9 m
  - abutting southerly boundary: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

#### Exception 9
<table>
<thead>
<tr>
<th>Zone DRM</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. Regulations for a Townhouse use:
   
   (a) Units: 11 units maximum
   
   (b) Height: 11 m maximum
   
   (c) Lot Width: 40 m
   
   (d) Side yard: 1.5 m abutting west property boundary
   
   (e) Rear yard: 7.5 m for building foundation, 3 m otherwise
   
   (f) Privacy area: 14 m² per unit
   
   (g) Parking lot: 1.5 m setback from 80.8 m contour
   
   (h) Parking:
       Parking spaces adjacent to the 80.8 m contour shall have an area of 14.8m².
       Parking spaces shall be set back 1.2 m from a window in a habitable room.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

#### Exception 10
<table>
<thead>
<tr>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. Footnote (g) to Part 6, Table 6.2.1 shall not apply.

2. Regulations:
   
   (a) Stacked parking is permitted only for the purposes of a second floor dwelling unit and in which case the stacked parking is to be located adjacent to the property’s westerly property line with ingress and egress to Ontario Street only.
   
   (b) Required parking shall be provided and maintained on the property or within 200 m thereof.
   
   (c) The existing garage shall be used for parking or storage only.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 11</th>
<th>Zone DRL</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Additional Permitted Use:</td>
<td>Street Townhouse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Regulations for Street Townhouses:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Lot width</td>
<td>6 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) Lot area:</td>
<td>100 m²</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>(c) Rear yard</td>
<td>3.9 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) Parking:</td>
<td>1 space per unit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 371

<table>
<thead>
<tr>
<th>Exception 12</th>
<th>Zone GE1</th>
<th>Map 3</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) The erection or location of outdoor processing or manufacturing equipment shall be prohibited within 140 m of Railway Road and within 45 m of any other street.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) Stone or aggregate crushing operations are prohibited.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>(c) Landscape Area: 7.5 m abutting Howard Road 9 m abutting Railway Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) Outdoor storage of aggregates, materials, equipment, parts, refuse, waste, or finished products is not permitted except within 140 m of Railway Road and within 45 m of any other street. Notwithstanding, outside storage may be permitted within 70 m of Railway Road, provided such outdoor storage is screened from view from adjacent streets by a building, fence, landscaping or any combination thereof,</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-Law, as amended, shall apply. 418

<table>
<thead>
<tr>
<th>Exception 13</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>The provisions of Exception Number 344 shall apply, except as follows:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscape Buffer abutting a residential zone: 1.5 m</td>
<td></td>
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<tr>
<td></td>
<td>Parking: 1 occupant parking space per dwelling unit</td>
<td></td>
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<td></td>
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</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 431
### Exception 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 14</th>
<th>Zone DRL</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Additional Permitted Use:</td>
<td>Apartment Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Dwelling units:</td>
<td>51 units maximum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) Parking:</td>
<td>20 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) No parking lot or driveway shall be located within 1 m of the north and west property lines or within 3 m of a window in a habitable room.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>(d) Landscape area:</td>
<td>1 m between a parking lot or driveway and a property boundary.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(e) Outdoor amenity area:</td>
<td>440 m²</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 15

<table>
<thead>
<tr>
<th>Exception 15</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential uses shall not be permitted on the second floor.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) On site parking shall be required for any commercial or office uses located above the ground floor level at the rate of 1 space per 60 m² of gross floor area.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>(b) Side yard:</td>
<td>no minimum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) Yard abutting Pearl Street and Elizabeth Street:</td>
<td>Floors 2 &amp; 3: 6 m</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Floors 4 &amp; 5: 9 m</td>
<td></td>
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</tbody>
</table>

Except as amended herein, all other relevant provisions of the By-law, as amended, apply.

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### Exception 16

<table>
<thead>
<tr>
<th>Exception 16</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The following use is prohibited:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>&quot;Fast Food Restaurant&quot;</td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Landscape area abutting Brant Street:</td>
<td>South of the free-standing building: 3 m</td>
<td></td>
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<tr>
<td></td>
<td>Remainder of site: 1.5 m</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>(b) Parking:</td>
<td>3.5 spaces per 100 m² of office floor space</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4.5 spaces per 100 m² of retail floor space</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>(c) Yard abutting Victoria Avenue:</td>
<td>0.2 m</td>
<td></td>
<td></td>
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</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 17

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment 2020.43</th>
<th>Enacted May 8/00</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
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<tr>
<td></td>
<td>The following additional use is permitted:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>&quot;Street Townhouse&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Lot width: 10 m on James Street, 6 m on Pearl Street</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>(b) Lot area: 275 m²</td>
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<tr>
<td></td>
<td>(c) Height: 13 m maximum</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>(d) Yard abutting James Street: 6 m</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Yard abutting Pearl Street: 7 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(e) Side Yard:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>abutting James Street: 4 m one side, nil other side</td>
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<td></td>
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<tr>
<td></td>
<td>abutting Pearl Street: 1.5 m northerly unit one side, nil other side</td>
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<td></td>
<td>0.9 m southerly unit one side, nil other side</td>
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<tr>
<td></td>
<td>(f) Parking: 2 occupant spaces per unit plus 1 visitor space per unit</td>
<td></td>
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<tr>
<td></td>
<td>(g) Notwithstanding Part 1 - General Conditions and Provisions, Section 2.26 (1) Parking Space Size and Accessibility, those requirements pertaining to accessibility shall not apply.</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 18

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
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<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
<td>500</td>
</tr>
<tr>
<td></td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Building setback from the south property line extending from Locust Street to a point 40 m to the east of Locust Street: 3 m</td>
<td></td>
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<tr>
<td></td>
<td>(b) Parking: 75 spaces</td>
<td></td>
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</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 19

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment 2020.282</th>
<th>Enacted Feb. 1/10</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
<td>742</td>
</tr>
<tr>
<td>The provisions of Exception Number 344 shall apply, except as follows:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking lot: Shall be set back 0.6 m from a DRL zone.</td>
<td></td>
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<tr>
<td>Parking: 5 spaces of which two shall be reserved for the apartment units.</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 20</th>
<th>Zone DRH</th>
<th>Map 9A</th>
<th>Amendment 2020.13</th>
<th>Enacted Sept. 13/99</th>
</tr>
</thead>
</table>

1. Retail, Service Commercial and Office uses are only permitted within a building when the principal use of that building is residential.

2. Regulations:

   (a) Height: 11 storeys up to 32 metres maximum above the established grade, except that no portion of any building located within 24 meters of North Shore Boulevard shall have a height exceeding 3 storeys and no portion of any building located within 30 metres of North Shore Boulevard shall have a height exceeding 7 storeys.

   (b) Floor Area Ratio: 2.1:1 maximum

   (c) At least 25% of all dwelling units shall meet the following floor areas:
       - one bedroom unit: 75 m² maximum
       - two bedroom unit: 95 m² maximum
       - three bedrooms or more: 125 m² maximum

   (d) Floor Area:
       - Office Uses: 3350 m² maximum
       - Drug Store: 325 m² maximum

   (e) The following uses shall maintain a separation distance of 60 m from an R1, R2, R3 zone:
       - Convenience Restaurant
       - Outdoor Patio

   (f) Yards:
       - Abutting northerly property line: 23 m
       - Abutting westerly property line: 4 m within 15 metres of North Shore Blvd., 11 m thereafter
       - Abutting Maple Avenue: 2 m
       - Abutting Northshore Boulevard: 2 m

   (g) Enclosed Parking Structure:
       - Maximum height above the established grade:
         - at the centreline of Maple Avenue: 0.3 m
         - Setback from northerly and westerly boundary: 6 m, save and except where abutting the easterly line of 1258 Bellview Street, and the southerly property line of 454 Maple Avenue, where the setback shall be 3 m
       - Setback from Maple Avenue and North Shore Boulevard: 2 m

   (h) Landscape area:
       - 6 m abutting the northerly property boundary
       - 4 m abutting westerly property boundary within 15 metres of Northshore Boulevard, 6 m thereafter
       - Notwithstanding the above, abutting the easterly property line of 1258 Bellview Street and the southerly property line of 454 Maple Avenue, the landscape area shall be 3 m.

   (i) Parking:
       - Dwelling units: 1 occupant space per unit plus 0.25 visitor spaces per unit
       - Other uses: 196 spaces

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 21

<table>
<thead>
<tr>
<th>Zone DW</th>
<th>Map 9A</th>
<th>Amendment 2020.43</th>
<th>Enacted May 8/00</th>
</tr>
</thead>
</table>

1. Regulations:
   
   (a) A maximum of 25% of the ground-floor floor area may be used for office uses.
   
   (b) Building height: 22 m maximum
   
   (c) Yard abutting Lakeshore Road:
   That portion of a building between grade and five storeys above grade shall be set back a minimum of 0.5 m to a maximum of 1.5 m. The remainder of the building above the fifth storey shall be set back 3 m.
   
   (d) Yard abutting Elizabeth Street:
   That portion of a building between grade and five storeys above grade shall be set back a minimum of 1 m to a maximum of 2 m. The remainder of the building above the fifth storey must be set back a minimum of 3 m.
   
   (e) Yard abutting easterly boundary: no minimum
   
   (f) Yard abutting southerly zoning boundary: no minimum
   
   (g) Enclosed parking: 26 spaces
   
   (h) Part 1, Section 2.11.1 "Daylight Triangles" shall not apply

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 22

<table>
<thead>
<tr>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. The following additional use is permitted:
   "Assisted Residence"

2. Regulations:
   
   (a) Definition:
   An Assisted Residence is a residential building which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial, Regional or Municipal Government or any agency thereof under a non-profit housing programme and within which all units or a majority of units are occupied by elderly or handicapped persons who qualify under any such program or programs and the remaining apartments are occupied by seniors; and this building or structure may also include accessory retail or office commercial floor space.
   
   (b) Amenity area per dwelling unit: 13 m²
   
   (c) Parking required: 0.37 spaces per unit
   
   (d) Floor Area Ratio: 4.6:1 maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 23: Zone MXG

<table>
<thead>
<tr>
<th>Exception 23</th>
<th>Zone MXG</th>
<th>Map 9</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) Building Height: 17 storeys maximum</td>
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<tr>
<td>(b) Retail and Service Commercial uses are not permitted above the second floor.</td>
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<tr>
<td>(c) Direct vehicle access to Brant Street is not permitted.</td>
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</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 24: Zone CC1

<table>
<thead>
<tr>
<th>Exception 24</th>
<th>Zone CC1</th>
<th>Map 27</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The following use is prohibited:</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>“Recreational Establishment”</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2. Regulations:</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Lot Width: 55 m</td>
<td></td>
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<td></td>
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<tr>
<td>Lot Area: 0.35 ha</td>
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<tr>
<td>Building Height: 1 storey maximum</td>
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</tr>
<tr>
<td>Parking: not permitted between Pinedale Ave. and the most northerly building elevation</td>
<td></td>
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</tr>
<tr>
<td>Standard, Fast Food, Convenience Restaurants:</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Not permitted within 30 m of Appleby Line or Pinedale Avenue.</td>
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</tr>
<tr>
<td>Restaurant Drive-Through Facilities:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Drive-through pick-up windows are not permitted in building elevations facing a street.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intercom ordering stations are only permitted in the easterly side yard.</td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 25: Zone MXE

<table>
<thead>
<tr>
<th>Exception 25</th>
<th>Zone MXE</th>
<th>Map 3</th>
<th>Amendment</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1. Regulations:</td>
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<td></td>
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</tr>
<tr>
<td>Lot Width: 75 m abutting Plains Road</td>
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</tr>
<tr>
<td>Lot Area: 0.85 ha</td>
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</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Prohibited Use:
   Large Building Supplies/Garden Store

2. Part 5, Section 4.5, MXC Zone, Minimum Building Height, shall not apply to “Other Uses.”

Except as amended herein, all other provisions of this By-law, as amended, apply.

1. The following additional uses are permitted:
   Convention/Conference Centre, Banquet Centre, Caterer and Funeral Home

2. Regulations:
   (a) Maximum Floor Area ratio for Office Uses 1.0:1
   (b) Footnote (a) of Table 3.2.1 of Part 3 is deleted and replaced with “Not permitted on lands within 60 m of a residential zone” and shall apply to the following additional permitted uses:
       leather and textile industries, furniture and fixture industries, metal industries
       and wood industries, plastics industries, machine industries, electrical products
       industries, convention/conference centre and banquet centre.
   (c) A 30 m setback is required from a railway right-of-way for all retail, service commercial, office, hospitality and recreational uses.
   (d) A 15 m setback is required from a railway right-of-way for all industrial and automotive uses.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception 28 deleted by By-law 2020.205

Exception 29 deleted by By-law 2020.205
1. The following additional uses are permitted:

Stacked townhouses, provided that the maximum number of stacked townhouse units does not exceed 25% of the total number of dwelling units on the site

Street townhouse dwellings subject to RM5 zone regulations, and restricted to front lot lines abutting Woodview Road only

2. The following uses are prohibited:

   Apartment Building
   Lodge, Fraternity or Private Club

3. Regulations for a combined townhouse and stacked townhouse development:

   (a) Yard abutting Ontario Hydro Corridor: 60 m

   (b) Density:
       The maximum number of dwelling units per hectare for a development containing any combination of townhouse and stacked townhouse units shall be calculated on the basis of land area per unit as follows:

       Townhouse: 333 m²/unit (30 units per hectare)
       Stacked Townhouse: 200 m²/unit (50 units per hectare)
       Average Density: 312.5 m²/unit (32 units per hectare)

   (c) Maximum Height:
       Two storeys up to 9.1 m measured at the building elevation facing a road or driveway.

   (d) Yards:
       Abutting New Street: 10 m
       Abutting any other street: 7 m
       Abutting Ontario Hydro corridor
           rear unit elevation: 9 m
           side unit elevation: 4 m
       Abutting a fire hall: 9 m

   (e) Floor Areas:
       At least 11% of the total of all units shall meet the following floor areas:
       1 bedroom: 50 m² minimum, 75 m² maximum
       2 bedroom: 65 m² minimum, 95 m² maximum
       3 or more bedrooms: 75 m² minimum, 105 m² maximum

   (f) At least 25% of the total of all units shall have the following maximum floor areas that fall within the following ranges:
       1 bedroom: 85 m²
       2 bedroom: 105 m²
       3 bedroom: 125 m²

(continued on next page)
Exception 30 continued

<table>
<thead>
<tr>
<th>(g)</th>
<th>Landscape Areas:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Abutting New Street: 4 m</td>
</tr>
<tr>
<td></td>
<td>Abutting any other street: 6 m</td>
</tr>
<tr>
<td></td>
<td>Abutting the Ontario Hydro corridor: 4 m</td>
</tr>
<tr>
<td></td>
<td>Abutting a fire hall use: 3 m</td>
</tr>
</tbody>
</table>

(h) Parking lots and driveways shall be set back 2 m from an R1, R2, R3 zone

(i) Townhouse Building Length: 65 m maximum

(j) Open Space/Outside Play Area:
There shall be an internal open space area of a minimum 1,050 m² in size, containing a minimum of one outside children's play area curbed or fenced and having an area of at least 100 m²

(k) Balcony/Solarium/Patio:
Every stacked townhouse dwelling unit shall have a balcony, solarium or walk-out patio having a minimum floor area of 4.1 m²

(l) Privacy Area and Screening for Townhouse Units:
A rear privacy area with a minimum area of 25 m² shall be provided. Rear privacy areas shall require screens, having a minimum height of 1.8 m, along the sides of the areas where abutting units. The sides opposite units may be open.

(m) No driveway or parking space shall be located within 3 m of a ground floor dwelling unit except where such parking space is provided for a specific dwelling unit, in which case it and the driveway serving it may be within 3 m of that specific dwelling unit, provided that a driveway or parking lot may abut any wall that does not contain windows of habitable rooms.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 31

1. The following additional uses are permitted:
   "Medical Office"
   "One Dwelling Unit"

2. The following regulations shall apply to a Medical Office only:

   - **Lot Width**: 20 m
   - **Lot Area**: 780 m²
   - **Side Yard**: 3 m
   - **Landscape Area**:
     - **Front Yard**: 25%
     - **East Side Yard**: 25%

   **Dwelling Unit**: To be located on the second floor only

   **Amenity Area**: 30 m² per dwelling unit located in the rear yard and/or westerly side yard

   **Parking**:
   - **Medical Office**: 9 spaces
   - **Dwelling Unit**: 2 spaces

   Two medical office parking spaces may be blocked by other medical office parking spaces.

   **Parking Setback From**:
   - **Claridge Road**: 1.5 m
   - **New Street**: None Required for up to three spaces, 4.5 m for additional spaces

   A handicap ramp may encroach 1.5 m into the required westerly side yard.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 32

1. Regulations:

   - (a) **Lot Area**: 2.7 ha
   
   - (b) **Yards**:
     - 7.5 m abutting Cleaver Avenue
     - 10.5 m abutting Upper Middle Road
     - 9 m abutting an RM2 zone
     - 15 m average abutting a commercial zone
   
   - (c) **Landscape Area**:
     - 7.5 m abutting Cleaver Avenue
     - 6 m abutting Upper Middle Road

   Except as amended herein, all other provisions of By-law 4000-3, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 33</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>April 28/08</td>
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<td>(PL080169 and PL080632)</td>
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</table>

(1) **Additional Permitted Uses:**

Retailing of:

- Furniture
- Garden, Patio Furniture & Accessories
- Home Appliances
- Fireplaces
- Designer and Landscape services
- Hotel subject to footnote (e) of Part 3, Table 3.2.1
- Fabrics, Upholstery and associated supplies and equipment
- A maximum of one Convenience/Specialty Food Store with a maximum floor area of 1500 m² may be permitted on all lands zoned “CE-33” and “CE-34”

(2) **Prohibited Uses:**

- Pharmaceuticals and Medicines
- Convention/Conference Centre
- Outdoor Patio
- Private Propane Facility
- Automotive Uses
- Recreational Establishment, except Fitness Club/Health Spa
- Restaurant, Fast Food Restaurant or Convenience Restaurant
- Night club, banquet, or conference facilities are prohibited as accessory uses to a hotel

Notwithstanding the above, one standard restaurant with a maximum gross floor area of 560 m² and one accessory outdoor patio are permitted in a multi-unit building on a property south of North Service Road.

(3) **Regulations:**

- **Building Height:**
  - North of North Service Road: Two storeys up to 8.8 metres maximum, plus an additional height of architectural parapet is permitted of 4.3 metres along a maximum of 40% of any building elevation.
  - Two storeys up to 13.5 m maximum south of North Service Road

- **Yard abutting a street:** 6 m
- **Yard abutting a P zone:** 1.2 m
- **Yard abutting the Queen Elizabeth Way:** 14 m
- **Landscaping area abutting a P zone:** 1.2 m
- **Landscaping area abutting the Queen Elizabeth Way:** 6 m
- **Outside Storage:** Prohibited

(continued on next page)
Exception 33 continued

Off-street parking for all permitted uses shall be provided at the rate of 3.2 spaces per 100 m² gross floor area.

Garbage facilities, loading, parking, driveways and docks for loading or unloading are not permitted between any building and the boundary of a P zone.

Part 4, Commercial Zones, Section 5, CE Zone Regulations, Subsection 5.5, Floor Area, shall not apply.

On lots or blocks located north of the North Service Road, garbage facilities, vehicles for loading, driveways and docks for loading or unloading are permitted along 25% of the total building elevation facing North Service Road and Industrial Street.

Garbage facilities, loading and docks for loading or unloading are only permitted along the southerly, easterly, and westerly building elevations of lots or blocks abutting the Queen Elizabeth Way, provided that the docks and doors are screened from view from the Queen Elizabeth Way.

An exterior wall facing a residential zone may have a maximum length of 110 m.

The total floor area of the following “additional permitted uses” and those uses listed in footnote (c) of Part 4, Table 4.2.1, located on all lands zoned CE-33 and CE-34, shall not exceed 15,800 m²:
- Furniture
- Garden, Patio Furniture & Accessories
- Home Appliances

Banks, Trust Companies, and Credit Unions shall not be subject to footnote (h) to Part 4, Table 4.2.1

Notwithstanding footnote (h) to Part 4, Table 4.2.1, the total floor area of “Other Service Commercial Uses” shall not exceed 15% of the floor area of all buildings on the lot.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
(1) Additional Permitted Uses:

Retailing of:

- Furniture
- Garden, Patio Furniture, and Accessories
- Home Appliances
- Fireplaces
- Fabrics, Upholstery, and associated supplies and equipment
- Designer and Landscape services
- Hotel subject to footnote (e) of Part 3, Table 3.2.1
- Caterer
- Fitness Club/Health Spa
- Billiard Tables
- Fitness Equipment
- Tools, Equipment, and Special Events Rentals
- Sporting Goods

A maximum of one Convenience/Specialty Food Store with a maximum floor area of 1500 m² may be permitted on all lands zoned CE-33 and CE-34.

(2) Prohibited Uses:

- Convention/Conference Centre
- Banquet Centre
- Night Club
- Recreational Establishment, except Fitness Club/Health Spa
- Restaurant, Fast Food Restaurant, or Convenience Restaurant

Night club, banquet, or conference facilities are prohibited as accessory uses to a hotel

Notwithstanding the above, one standard restaurant with a maximum floor area of 560 m² and one accessory outdoor patio is permitted, subject to the following:

- Setback from Industrial Street to a restaurant use: 50 m
- Setback from the easterly property line to a restaurant use: 100 m
- Setback from a residential zone to an outdoor patio use: 220 m

(3) Regulations:

- Yard abutting Industrial Street and the North Service Road: 6 m
- Yard abutting the Queen Elizabeth Way: 14 m
- Landscape Area abutting Industrial Street: 6 m
- Landscape Area abutting the southerly property boundary: 6 m
- Building Height: 2 storeys up to 13.5 m maximum
- Outdoor Storage: Prohibited
- Maximum floor area ratio: 0.33:1

(continued on next page)
Part 14 – Exceptions to Zone Designations

Exception 34 continued

Garbage facilities are not permitted in any building elevation facing a street. These facilities are permitted along other elevations, only provided that they are screened from view of a street.

Notwithstanding the above, one garbage compactor with one attached garbage bin may be permitted in a building elevation facing Industrial Street and North Service Road without screening, provided it is set back a minimum of 80 m from the property line abutting Industrial Street and a minimum of 30 m from the south property line.

Parking for all permitted uses shall be provided at the rate of 3.2 spaces per 100 m$^2$ gross floor area. Except that parking for a sporting goods store shall be provided at the rate of 4 spaces per 100 m$^2$ gross floor area.

The total floor area of the following “additional permitted uses” and those uses listed in footnote (c) of Part 4, Table 4.2.1, located on all lands zoned CE-33 and CE-34, shall not exceed 15,800 m$^2$:

- Furniture
- Garden, Patio Furniture & Accessories
- Home Appliances

Banks, Trust Companies, and Credit Unions shall not be subject to footnote (h) to Part 4, Table 4.2.1.

Notwithstanding footnote (h) to Part 4, Table 4.2.1, the total floor area of “Other Service Commercial Uses” shall not exceed 15% of the floor area of all buildings on the lot.

Part 4, Commercial Zones, Section 5, CE Zone regulations, Subsection 5.5, Floor Area, shall not apply.

Notwithstanding Part 4, subsection 5.7 (a), a loading/unloading dock is permitted on a building elevation facing Industrial Street, provided the loading/unloading dock is set back a minimum of 80 m from the property line abutting Industrial Street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 CR 15</td>
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</tr>
</tbody>
</table>

1. The following additional use is permitted: “One Warehouse Club”

2. Regulations for a Warehouse Club:
   - Lot Width abutting Brant Street: 150 m
   - Lot Width abutting North Service Road: 350 m
   - Lot area: 6 ha
   - Landscape area:
     - abutting North Service Road: 9 m
     - abutting Q.E.W. Interchange: 15 m
     - abutting Brant Street: 25 m average
     - abutting other lot lines: 3 m
   - Floor area: 11,000 m² maximum
   - Parking: 6.5 spaces/100 m² gross floor area
   - Yards:
     - abutting North Service Road: 15 m
     - abutting Q.E.W. Interchange: 30 m
     - abutting Brant Street interchange: 15 m
   - Building Height: one storey up to 8.5 m maximum

   Tire installation facilities, Garbage compactors, Storage facilities, and Loading docks permitted only along the southerly building elevations abutting the Q.E.W. and its off-ramp provided that such docks, doors, and garbage facilities are screened from view.

   - Parking: 6.5 spaces/100 m² gross floor area
   - Truck Parking: Overnight truck parking is prohibited

3. Regulations for all other permitted uses:
   - Lot Width abutting Brant Street: 150 m
   - Lot Width abutting North Service Road: 100 m
   - Lot Area: 4 ha
   - Landscape Area:
     - abutting North Service Road: 9 m
     - abutting Q.E.W. Interchange: 15.2 m
     - abutting Brant Street: 25 m average
     - abutting any other lot line: 3 m
   - Floor area: 11,000 m² maximum per building
   - Yards:
     - abutting North Service Road: 15 m
     - abutting Q.E.W. Interchange: 30 m
     - abutting Brant Street interchange: 15 m
   - Building Height: 5 storeys up to 20 m maximum

Notwithstanding any regulations to the contrary, loading or unloading and docks or doors for loading or unloading and/or garbage compactors are only permitted along the southerly building elevations of lots abutting the Q.E.W. and its off-ramp, provided the docks and doors and garbage facilities are screened from view.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 36</th>
<th>Zone BC1</th>
<th>Map 22</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. The following additional uses are permitted:

   "Retail Furniture Warehouse and Furniture Showroom"

2. Regulations for a Retail Furniture Warehouse and Furniture Showroom:
   Showroom and warehouse uses, including associated offices, shall be within one building

   Floor Area:
   - Furniture Warehouse: 4400 m² minimum
   - Furniture Showroom: shall not exceed 50% of the total floor area of the building

   A paved driveway and a paved loading and unloading area are permitted within the landscape area abutting the Queen Elizabeth Way
   Loading and unloading docks or doors may be located on the west side of the building.
   The northwest corner of the building may encroach into the required yard to a maximum 130 m²
   Parking: 201 spaces for a Furniture Warehouse and Furniture Showroom

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
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<tr>
<td>37</td>
<td>CE</td>
<td>19</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following additional uses are permitted:

- standard restaurant
- warehouse club
- auctioneer
- dairy
- hair stylist
- catalogue retail establishment
- floor coverings
- hardware
- interior decorating centre
- second-hand shop
- tailor
- union halls
- veterinary service
- automobile parts and accessories
- laundries, cleaners, pressers or dyeing plant
- radio and television
- florist
- video rental
- gifts and novelties
- sale and rental of machinery and equipment except Heavy Construction Equipment
- hotel, subject to footnote (e) of Part 3, Table 3.2.1
- retail uses between 1800 m² and 5600 m² in floor area where food products are not the principal goods retailed

2. Regulations:

<table>
<thead>
<tr>
<th>Building Height</th>
<th>No maximum</th>
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</thead>
<tbody>
<tr>
<td>Floor Area Ratio</td>
<td>Where the principal use is an office use, the maximum floor area ratio for all uses on the lot shall be 0.5:1.</td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following regulations shall apply to all permitted uses:

   (a) The landscape area, driveway setback and parking setback located adjacent to the North Service Road, within 74 m of Heritage Road, are recognised for the life of the existing or modified structure. For the balance of the lands along the North Service Road, a landscape area having a width of 13 m is required.

   (b) Notwithstanding the building setback requirements, an intrusion of 3.0 m into the yard abutting the North Service Road will be permitted for two building projections that will be located near the southeast and southwest corners of the second storey of the building which exists on the property at the date of the enactment of this By-law.

   (c) Notwithstanding the building setback requirements, a 1.5 m wide canopy is permitted along the entire elevation of the existing building and its extensions which face the North Service Road. An architectural design feature of the building on the east side, as an extension of the canopy, is permitted to extend 5 m above the roof line provided this feature is for design and structural features only and contains no signage.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Only the following uses are permitted:

- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Training Centre
- Duplication & Reproduction
- Office Uses
- Residence for a Watchman or Caretaker
- Experimental, Commercial, Testing Laboratories
- Computer Software & Hardware manufacturing and related services

2. Regulations:

- Lot width: 70 m
- Lot area: 1.0 ha
- Front yard: 30 m
- Street side yard: 30 m
- Side yard: 4.5 m
- Yard abutting a residential zone: 60 m measured to the nearest dwelling unit
- Landscape buffer abutting a residential zone: 15 m
- Landscape area abutting a street: 20 m
- Landscape area between parking areas of individual properties: 4.5 m

The maximum height of any building elevation facing the north property line shall be 2 storeys with no part of any basement or cellar to project above grade along this elevation; the maximum height of any other building elevation shall not exceed 3 storeys.

The parking of motor vehicles, other than automobiles shall not be permitted in a front yard or side yard abutting a street.

Parking shall be prohibited within 15 m of a rear yard property boundary or within 6 m of a creek block.

Outside storage is prohibited with the exception of refuse and waste containers which shall be enclosed and screened so as not to be visible from any street and shall be located within 7 m of any building.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>42</td>
<td>BC1</td>
<td>28</td>
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</tr>
</tbody>
</table>

1. **Exception 40**

   **Zone**: GE2  
   **Map**: 14  
   **Amendment**:  
   **Enacted**:  

   Only the following use is permitted:
   
   A paved surface parking lot in conjunction with the abutting property to the south

   **2. Regulations**:
   
   Landscape Buffer:  
   - 6 m abutting the west property boundary  
   - 3 m abutting the north property boundary

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. **Exception 41**

   **Zone**: BC1  
   **Map**: 22  
   **Amendment**:  
   **Enacted**:  

   The following additional use is permitted:
   
   “slaughtering of animals, meat processing, rendering”

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. **Exception 42**

   **Zone**: BC1  
   **Map**: 28  
   **Amendment**:  
   **Enacted**:  

   **Regulations**:
   
   Building Height:  
   - 2 storeys up to 8.5 m maximum

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception 43</th>
<th>Zone BC1</th>
<th>Map 11</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. Only the following uses are permitted:

   "Church, School"

2. Regulations:

   - Lot width: 150 m
   - Lot area: 2.8 ha
   - Front yard: 30 m
   - Rear yard: 30 m
   - Side yard: 24 m north side, 15 m south side

   Mechanical equipment or machinery may not be installed or used within any yard or any building elevation adjacent to a residential use.

   Offices used in conjunction with the permitted church and school academy use shall be permitted provided such uses are located within the school or church building.

   - School enrolment: 240 students maximum
   - Landscape area: abutting a street: 20 m
   - Landscape area: abutting a creek block: 6 m
   - Landscape buffer abutting a residential zone: 10 m

   No overnight accommodation is permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Notwithstanding the permitted Industrial uses only the following Industrial uses are permitted:

**Industrial Uses:**
- Office Uses
- Information and Data Processing
- Training Centre
- Watchman/Caretaker residence
- Research and Development
- Knowledge Based & High Technology
- Transportation, Communication, Utilities

2. Regulations:

- Lot width: 95 m
- Lot area: 1.85 ha
- Front yard: 30 m
- Street side yard: 30 m
- Side yard: 4.5 m
- Rear yard: 30 m

Maximum building height of 3 storeys with the exception that the maximum height of any elevation facing the north property line shall be 2 storeys with no part of any basement or cellar to project above grade along this elevation.

Retail uses shall not have direct access from the building exterior, outdoor signage for retail uses is prohibited.

Parking of motor vehicles, other than automobiles shall not be permitted in a front yard or side yard abutting a street

Parking shall not be located within 15 m of a rear yard property boundary or within 6 m of a creek block.

Outside storage is prohibited with the exception of refuse and waste containers which shall be enclosed and screened so as to not be visible from any street and be located within 7 m of any building.

**Landscape areas:**
- abutting a street: 20 m
- abutting the rear property line: 10 m
- between parking areas of individual properties: 4.5 m
- abutting a creek block: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply

415
### Exception 45

**Zone**: BC1  
**Map**: 11  
**Amendment**:  
**Enacted**:  

1. Only the following Use is permitted:  
   
   "All Office Uses"

2. Regulations:  
   
   - Lot area: 10 ha  
   - Lot width: 300 m  
   - Yards: abutting the south property boundary: 30 m  
   - abutting the north, east and west property boundary: 60 m  
   - Building Height: 2 storeys to 10 m maximum  

Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 46

**Zone**: BC1  
**Map**: 18  
**Amendment**:  
**Enacted**:  

1. The following additional use is permitted:  
   
   "Movie Theatre"

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 47

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tbody>
<tr>
<td>RM3</td>
<td>26</td>
<td></td>
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</tbody>
</table>

1. **Only the following use is permitted:**

   "Retirement Home subject to RM2 zone regulations"

2. **Regulations:**

   - **Number of Units:** 178 units maximum
   - **Building Height:** 4 storeys maximum within 18 m of Burloak Drive; otherwise, 5 storeys to 17 m maximum above established grade, not including rooftop decorative features or mechanical equipment.
   - **Front Yard:** 6.5 m
   - **Rear Yard:** 15 m
   - **Side Yard:**
     - **West:** 16 m within 60 m of northerly property line, 12.5 m thereafter.
     - **East:** 7.5 m

   Underground parking structures shall be subject to the above yard requirements.

   All existing yards for the existing building are recognized for the life of the existing building.

   - **Landscape Area:** 6.5 m abutting Lakeshore Road
     - 7.5 m abutting Burloak Drive
   - **Landscape Buffer:**
     - 12 m abutting westerly property line
     - 15 m abutting northerly property line
     - An emergency fire access route is permitted within a Landscape Buffer.
   - **Parking:** 1.2 spaces per unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 48

<table>
<thead>
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<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>GE2</td>
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</tbody>
</table>

1. **Regulations:**

   - **Yard abutting a railway:** 30 m
   - **Yard abutting a residential zone:** 60 m
   - **Landscape area abutting Burloak Drive:** 9 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply
Part 14 – Exceptions to Zone Designations

### Exception 49
- **Zone**: GE2
- **Map**: 3
- **Amendment**: 2020.127
- **Enacted**: May 23/06

1. The following additional use is permitted:
   
   "Automobile Salvage and Recycling, Storage and Sales of Salvaged Parts"

2. Regulations:
   - **Lot width**: 60 m
   - **Lot area**: 1.3 ha
   - **Landscape Area**: 6 m abutting Sumach Drive, 3 m abutting Lemonville Road
   - **Landscape Buffer**: not required
   - **Loading/Unloading**: not permitted within 18 m of a residential zone
   - **Outside Storage**: not permitted in a yard abutting Sumach Drive, not permitted in the westerly side yard

The disassembly and removal of motor vehicle parts, except, engines, transmissions, radiators and fuel tanks may be carried on outside.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 50
- **Zone**: BC1
- **Map**: 18
- **Amendment**: 2020.127
- **Enacted**: May 23/06

Notwithstanding the provisions of Part 3, Table 3.2.1, Footnote (f), a freestanding standard restaurant is permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 51
- **Zone**: MXG
- **Map**: 14
- **Amendment**: 2020.127
- **Enacted**: May 23/06

1. The following additional uses are permitted:
   - Motor Vehicle Repair Garage
   - Car Wash abutting a residential zone

2. Regulations:
   - A motor vehicle repair garage may have a yard of 8.0 metres abutting a residential zone.

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 52

<table>
<thead>
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</table>

1. Prior to removal of the 'H' Holding symbol all uses and regulations, except “Meat Processing and Manufacturing”, in the GE1 zone are allowed including the storage and warehousing of meat products, on lands zoned H-GE1-52.

2. Refer to Part 11, Holding Zones, Appendix A 1 for 'H' removal requirements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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### Exception 53

<table>
<thead>
<tr>
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<th>Zone</th>
<th>Map</th>
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<tr>
<td>53</td>
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</table>

1. Regulations for a Motor Vehicle Service Station:

   5 m width for the most southerly driveway access on Guelph Line and the most easterly driveway access on Mainway, measured at right angles to the centre line of the means of access.

   Landscape area: 6 m abutting Guelph Line
   6 m abutting Mainway

   Car wash and oil/lube building setback from Mainway: 12 m

   Setback of all other buildings from Mainway and Guelph Line: 20 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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### Exception 54

<table>
<thead>
<tr>
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<td>23 &amp; 28</td>
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</tr>
</tbody>
</table>

1. Regulations:

   Lot Width: Interior lots: 30 m
   Corner lots: 36 m
   Lot Area: 0.2 ha

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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### Exception 55

<table>
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</table>

1. Regulations:

   Buildings and structures greater than 10 $m^2$ in area shall maintain a set back of 25 m from the shoreline protection works measured from the water side of the existing shore wall.

2. Front Yard: 6 metres

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
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<th>Zone</th>
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<td>2020.143</td>
<td>April 7/03</td>
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</tbody>
</table>

1. Additional Permitted Use:
   - Metal Die Casting and Extruding

   Except as amended herein, all other provisions of this By-law, as amended, shall apply. 258,408

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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</table>

1. Regulations:
   - Office uses: only permitted within 90 m of Waterdown Road
   - Landscape area: 3 m abutting a commercial zone

2. Prior to removal of the ‘H’ Holding symbol, only the following use is permitted:
   - “Truck Depot including warehousing and vehicle maintenance”

3. Regulations for a Truck Depot:
   - Landscape area abutting a commercial zone: 3 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply. 779

<table>
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<td>58</td>
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</table>

1. A Retirement Home use may include a tuck shop, beauty/barber shop and other similar uses. Such uses shall not have direct access from or exposure to the building’s exterior and are for the exclusive use of the residents of the retirement home and their visitors.

2. Regulations for a Retirement Home:

   - Yard abutting Lakeshore Road: 7.5 m
   - Yard abutting Hampton Heath Road: 6.5 m
   - Side Yard: 7 m
   - Building Height: 3 storeys maximum
   - Density: 135 u/ha maximum
   - Floor Area Ratio: no maximum
   - Landscape Area: 6 m abutting a street

   Except as amended herein, all other provisions of this By-law, as amended, shall apply. 835
Part 14 – Exceptions to Zone Designations

<table>
<thead>
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</table>

1. The following additional uses are permitted:

   Sporting Goods sales and service subject to Footnote (g) of Table 3.2.1, Part 3

2. Regulations:
   (a) Accessory Video Game & Pinball Machines: 40 machines maximum
   (b) Sporting Goods retail floor area: 200 m² maximum
   (c) Parking: 630 spaces
   (d) Landscape area abutting an O2 zone: 3 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<thead>
<tr>
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<th>Zone</th>
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</table>

1. The following additional uses are permitted:

   "Golf Course and/or Golf Driving Range"

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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Deleted as a result of By-law 51-2008
### Exception 62
**Zone**: BC1  
**Map**: 27  
**Amendment**: 2020.6  
**Enacted**: Sept. 13/99

1. **Permitted Uses**

   Notwithstanding the uses permitted in a BC1 zone, the following uses are the only uses permitted:

   - **Service Commercial**: Fast Food Restaurant with Drive-Through Facilities
   - **Office Uses**: All Office Uses

2. **Regulations**

   All permitted uses are subject to the following regulations:

   - **Lot Area** (minimum): 2.4 ha
   - **Floor Area**:
     - **Office Building**: minimum of 85% of the total floor area of the site
     - **Fast Food Restaurant**: maximum floor area of 15% of office building total floor area
     - **Landscape Strip**: Abutting Harvester Road 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 63
**Zone**: CN1  
**Map**: 26  
**Amendment**: Enacted

1. **Regulations**:

   Fast food uses are permitted within the main building only but not within 45 m of Hampton Heath Road.

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

### Exception 64
**Zone**: CC1  
**Map**: 20  
**Amendment**: 2020.182  
**Enacted**: Mar 21/05  
**Enacted**: Feb 13/17

1. **Regulations applicable to the entire site shown on Diagram 64**

   - **Maximum floor area**: 19,040 m²
   - **Maximum floor area for seasonal outdoor garden centre**: 1,608 m²
   - **Landscape area abutting Guelph Line**: 4 m
   - **Landscape area abutting Upper Middle Road**: 3.9 m
   - **Landscape area abutting Upland Drive**: 5.3 m
   - **Landscape area abutting hypotenuse of daylight triangle at Upper Middle Road and Upland Drive**: 3.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Minimum building setback from property line to the north shall be 28 m, except that enclosures for loading docks and garbage compactors may encroach into this minimum setback area.

Windows or other means of providing visual access or visual exposure for commercial use are prohibited at the rear and east sides of the main building.

Notwithstanding Part 1, Subsection 2.26 (1) (a) of this By-law, the parking space size existing as of the date of passage of Zoning By-law 2020.377 (February 13, 2017) located outside of Area A on Diagram 64 shall be recognized.

Notwithstanding Part 4, Subsection 6.10 (d) of this By-law, the parking area located in the southwest quadrant of the site shall be permitted to exceed the maximum of 190 spaces per parking area and shall not be included in calculating the average parking area size of 150 spaces.

2. **Regulations applicable to Area A shown on Diagram 64**

   The following uses are prohibited:  
   - Funeral Home  
   - Motor vehicle repair garage  
   - Sale and/or repair of motorcycles  
   - Assembly or banquet hall  
   - Pool Hall

   Maximum number of restaurants: 2

   Maximum number of drive-through facilities for all uses: 1

   Separation distance between standard restaurant and residential zone: 30 m

   Outdoor patios are prohibited on building elevations facing Upland Drive

**Diagram 64**

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.
### Exception 65 – Zone R5

1. Only the following use is permitted: cluster detached dwellings.

2. **Regulations:**
   - **Building Height:** 2 storeys max.
   - **Yards:**
     - Abutting Skyview Drive: 9 m
     - Abutting BC1-139 zone: 20 m
     - Abutting a creek block: 7.5 m
     - All other yards: 7.5 m
   - **Building setback from private road:** 6 m
   - **Separation distance between units:** 3.5 m
   - **Parking:** 3 spaces per unit
   - **Privacy Area:** 18.5 m²/unit, screened on 2 sides by 1.8 m high privacy screen

**Maximum number of units on all lands zoned R5-65:** 118

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

### Exception 66 – Zone CN2

1. The following additional uses are permitted:
   - Hotel
   - Standard Restaurant
   - Entertainment Establishment

2. **Regulations:**
   - **Floor Area:**
     - 300 m² maximum/retail use
     - 4,650 m² maximum/use for all other uses
   - **Required Parking:** 115 spaces including 4 designated accessible parking spaces, for hotel/standard restaurant use

3. **Community Benefit Pursuant to Section 37 of the Planning Act:**
   - $20,000 towards park improvements to Queensway Park

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.
### Exception 67

<table>
<thead>
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<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>CC2</td>
<td>22</td>
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</tbody>
</table>

1. Regulations:

   The total gross floor area of all restaurant uses shall not exceed 500 m².

   Restaurant uses shall be set back 30 m from the northerly property line and 60 m from New Street.

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

### Exception 68

<table>
<thead>
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<th>Zone</th>
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<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>CN1</td>
<td>20</td>
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</table>

1. Regulations:

   (a) Loading and Unloading shall not take place within a building setback abutting a creek block, except in association with a single commercial unit having a minimum floor area of 929 m².

   All loading and unloading areas for any single commercial unit having a minimum floor area of 929 m² shall be enclosed. All other loading and unloading areas shall be screened.

   (b) Parking and Driveways are not permitted within a rear yard abutting a creek block.

   (c) Only emergency access doors will be permitted on building elevations facing an open space zone.

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

### Exception 69

<table>
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<tr>
<td>URM</td>
<td>28</td>
<td>2020.7</td>
<td>Sept. 13/99</td>
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</table>

1. Maximum front yard setback for street townhouses: 8 metres.

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 70</th>
<th>Zone DRL</th>
<th>Map 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>
| 1. Only the following uses are permitted: | One detached dwelling  
One duplex dwelling  
One semi detached |
| 2. Regulations for Detached Dwellings: | Lot Width | 17.5 m |
Lot Area | 370 m² |
Side Yard without attached garage or carport | 3 m |
Side Yard with attached garage or carport | 1.2 m |
Side Yard abutting a street | 2.8 m |
Front Yard | 3 m |
Rear Yard | 6 m |
Floor Area per unit | 150 m² maximum |
Height Maximum | 2 ½ storeys |
Swimming Pools | Not permitted |
Parking | 2 spaces per unit |
| 3. Regulations for Duplex Dwelling: | Lot Width | 17.5 m |
Lot Area | 700 m² |
Front Yard | 6 m |
Side Yard | 3 m |
   one side if other side used for driveway |
Side Yard abutting a street | 2.8 m |
Rear Yard | 9 m |
Height Maximum | 2 ½ storeys |
Floor Area Per Unit |  |
   2 Bedroom | 88.2 m² |
   3 Bedroom | 97.5 m² |
   4 Bedroom or more | 111.4 m² |
Parking | 2 spaces per unit |
| 4. Regulations for: | Semi-Detached Building | Semi-Detached Unit |
| Semi-Detached Building | Semi-Detached Unit |
Lot Width | 17.9 m | 8.5 m |
Lot Area | 700 m² | 350 m² |
Front Yard | 6 m |
Side Yard without attached garage/carport | 2.4 m |
Side Yard with attached garage/carport | 1.2 m |
Side Yard abutting a street | 4.5 m |
Rear Yard | 6 m |
Height | 2 ½ storeys maximum |
Floor Area Per Unit | 150 m² maximum |
Parking | 2 spaces per unit |
Swimming Pools | Not permitted |

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.
1. Regulations:

   (a) Loading and Unloading:

      Not permitted in the area between a building and a residential zone, except that an enclosed loading area is permitted adjacent to a residential zone within 50 m of Upper Middle Road.

   (b) Parking and Driveways:

      Not permitted in the area between a building and a residential zone except that a maximum of 40 employee parking spaces with controlled access may be permitted in the northwest corner of the site adjacent to a residential zone.

   (c) Outdoor storage of commercial goods shall be prohibited in the area between a building and a residential zone.

   (d) Garbage bins and compactors shall be prohibited in any yard abutting a residential zone.

   (e) Multiple buildings shall be spaced a minimum of 6 m apart

   (f) Floor Area:

      Supermarket/Grocery Store: 2,800 m² maximum

      Standard Restaurant: No free standing restaurants. Standard restaurants are only permitted subject to a maximum floor area of 500 m², a maximum unit setback of 55 m from Upper Middle Road and a minimum unit setback of 15 m from the west property line.

      Other Retail & Service Commercial Uses: 929 m² maximum

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>71</td>
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<td>72</td>
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<td>23</td>
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Exception 72 deleted by By-law 2020.205
### Part 14 – Exceptions to Zone Designations

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<td>74</td>
<td>UCR1</td>
<td>24</td>
<td>2020.394</td>
<td>Jul 18/18</td>
</tr>
</tbody>
</table>

1. **Regulations:**

   - **Standard Restaurant:** one only permitted
   - **Standard Restaurant** is only permitted within a building containing more than one principal use.
   - **Standard Restaurant Floor Area:** 375 m² maximum
   - **Yard abutting a RM5-137 zone:** 6 m, 11 m for a building containing a standard restaurant
   - **Landscape Buffer abutting RM5-137 zone:** 6 m, 10 m for a building containing a Standard Restaurant
   - **Building Height:** 1 storey
   - Footnotes (a) and (b), Part 5, Section 2, "Permitted Uses", Table 5.2.1, shall not apply
   - **Loading / Unloading:** Not permitted in a yard abutting an RM5-137 zone
   - Permitted only in the westerly side yard for a Standard Restaurant
   - **Restaurant drive-through facilities:** prohibited
   - **Outdoor Patio:** prohibited
   - Roof top mechanical, ventilation, exhaust and air handling equipment shall be setback 20 m from the RM5-137 zone.

   Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

---

(1) **Regulations:**

   - **Maximum floor area of each commercial retail unit:** 7,432 m²
   - Parking lots are not permitted in the area bounded by Appleby Line, Upper Middle Road/Ontario Hydro Corridor and intersecting lines measured 30 m from and parallel to Appleby Line and 45 m from and parallel to Upper Middle Road/Ontario Hydro Corridor.
   - A minimum of 4 principal uses is required in the combined areas zoned UCR1-74 and UCR2-75
   - **Maximum retail commercial floor area in the combined areas zoned UCR1-74 and UCR2-75:** 27,500 m²

   Except as amended herein, all other provisions of this By-law, as amended shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 75</th>
<th>Zone UCR2</th>
<th>Map 24</th>
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<th>Enacted Jul 16/18</th>
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</thead>
<tbody>
<tr>
<td>(1) Regulations:</td>
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<td></td>
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</tr>
<tr>
<td>Maximum floor area of commercial retail unit: 11,262.4 m²</td>
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</tr>
<tr>
<td>Motor Vehicle uses are permitted provided they operate in conjunction with a retail store having a minimum floor area of 5,574 m² and provided that there shall not be more than one combined motor vehicle/retail store within the UCR2-75 zone.</td>
<td></td>
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<tr>
<td>A minimum of 4 principal uses is required in the combined areas zoned UCR2-75 and UCR1-74.</td>
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<tr>
<td>Maximum retail commercial floor area in the combined areas zoned UCR2-75 and UCR1-74: 27,500 m²</td>
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<tr>
<td>Except as amended herein, all other provisions of this By-Law, as amended shall apply.</td>
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<td>Triplexes</td>
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<tr>
<td>(2) Regulations for a Detached or Semi-Detached Dwelling</td>
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<tr>
<td>Lot Area: 450 m²</td>
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<td>Lot Width: 20 m</td>
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<tr>
<td>Yard abutting Elgin Street for a principal structure: 4 m</td>
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<tr>
<td>Yard abutting Elgin Street for a garage: 6 m</td>
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<td>Yard abutting Burlington Avenue: 6 m</td>
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<tr>
<td>Rear Yard: 7.5m</td>
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<tr>
<td>Side Yard: 1.5 m</td>
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<td>Yard abutting easterly property boundary: 7 m</td>
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<tr>
<td>Height: 2 storeys maximum</td>
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<tr>
<td>Parking: 2 parking spaces/ unit</td>
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<tr>
<td>Except as amended herein, all other provisions of this By-Law, as amended shall apply.</td>
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<tr>
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July, 2018
### Exception 79

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### Exception 80

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<td></td>
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</table>

1. Regulations for Street Townhouses:

   - Lot Width: 5.5 m Interior Unit, 7.2 m End Unit, 11 m Abutting MXG zone
   - Lot Area: 165 m²
   - Front Yard: 6 m
   - Rear Yard: 6 m
   - Side Yard: 1.6 m, 6 m abutting MXG zone
   - Building Height: 2 storey on rear elevation, 3 storey on front elevation

Except as amended herein, all other provisions of this By-Law, as amended shall apply.

---

July, 2018

Part 14
**Part 14 – Exceptions to Zone Designations**

<table>
<thead>
<tr>
<th>Exception</th>
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1. Notwithstanding footnote (g) to Table 7.2.1 of Subsection 2, Permitted Uses, of Part 7 - Uptown Mixed Use Centre Zones, apartment dwelling units shall be permitted on the ground floor of a building within 100 metres from Appleby Line;

2. Notwithstanding footnote (a) to Table 7.4.1 of Part 7 - Uptown Mixed Use Centre Zones, Front yard (maximum) and Street side yard (maximum), the following front and street side yards shall be permitted:

   Yard abutting Appleby Line:
   - 6.5 m maximum for buildings up to 4 storeys high and within 45 m of Upper Middle Rd
   Yard abutting Upper Middle Road and Ontario Hydro Corridor:
   - 10 m maximum for buildings up to 4 storeys high and within 30 m of Appleby Line

3. Density: 320 units maximum
4. Building Height: Four storeys maximum
5. Visitor Parking: 0.35 spaces/unit
6. Notwithstanding Part 1, General Conditions and Provisions, Section 2.11, Daylight Triangles, a yard abutting the hypotenuse of a daylight triangle may be 1.2 m.
7. Notwithstanding Clause 4.5 (b), Enclosed Parking, of Part 7 - Uptown Mixed Use Centre Zones, enclosed occupant parking shall be provided at the rate of 1.0 spaces per unit.
8. Notwithstanding Clause 4.5 (e), Parking Lots, of Part 7 - Uptown Mixed Use Centre Zones, Table 7.4.2, parking lots shall be divided into parking areas of 215 spaces maximum and separated from adjoining parking areas by a 3 m landscape area.

Except as amended herein, all other provisions of this By-Law, as amended shall apply.

<table>
<thead>
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EXCEPTION 82 deleted by Zoning By-law 2020.239

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</table>

1. The following additional use is permitted: Airport

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</table>

1. Only the following use is permitted: Cemetery
2. Regulations:
   - Floor Area: 100 m² maximum
   - Height: 4.5 m maximum
   - Yards: Abutting Snake Road: 90 m, Abutting westerly boundary: 15 m
   - Landscape Area: Abutting Snake Road: 15 m, Abutting westerly boundary: 15 m, Abutting north boundary: 7.5 m, Abutting top-of-bank of creek: 7.5 m

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

<table>
<thead>
<tr>
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</table>

1. In addition to the uses and density permitted in a RH2 zone, the Retail, Service Commercial, and office uses of an MXG zone shall also be permitted within a maximum floor area of 1395 m², provided that such floor area is located within the north west 162 m of the lands abutting Plains Road;
2. Maximum floor area of any retail or service commercial: 375 m²
3. The entire roof deck of the commercial premises shall be landscaped and provided as an amenity area for the residents of the apartment building;
4. Notwithstanding the requirements of the By-law the minimum distance of any building from any street line shall be 15 m and in the case of the north easterly and south easterly lot lines the yards shall have an average depth of 22.5 m.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
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Deleted as a result of By-law 51-2008

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Deleted as a result of By-law 51-2008
### Part 14 – Exceptions to Zone Designations

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<td>88</td>
<td>H-RM2</td>
<td>14</td>
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</tbody>
</table>

1. Sales and service of small engines is permitted as a home occupation in an accessory building.

   Regulations for an Accessory Building:

   - Front yard: 8 m
   - Rear yard: 33 m
   - Easterly yard: 16 m
   - Westerly yard: 2 m
   - Height: One storey maximum
   - Floor area: 210 m² maximum

2. Repair of automobiles, snowmobiles, motorcycles or other motorized vehicles is prohibited.

3. Provide a 3 m landscaping strip adjacent to Queensway Drive exclusive of driveways.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The below-grade parking structure shall not extend beyond the limits of the "Building Envelope" as shown on Diagram 89;

2. No building or any part thereof, excluding the below-grade parking structure, is permitted south of the line "Maximum Apartment Building Setback from Lakeshore Road" as shown on Diagram 89.

3. Landfill and shoreline protection is not permitted to the south of the area shown as "Land Fill Area" on Diagram 89.

DIAGRAM 89

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 90

<table>
<thead>
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<th>Zone</th>
<th>Map</th>
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</thead>
<tbody>
<tr>
<td>R3.2</td>
<td>13</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. A maximum of three detached dwelling units are permitted.

2. Regulations:
   - Rear Yard abutting Centennial Bikeway: 2 m
   - Side Yard abutting:
     - 2123 Harris Crescent: 9 m
     - 2147 Harris Crescent: 7.5 m
     - 2183 & 2185 Harris Crescent: 9 m
     - 2157 & 2163 Harris Crescent: 2.6 m
     - 2155 Harris Crescent: 9 m from easterly side lot line, and 2 m from northerly side lot line
   
   Other side:
   - For a one storey building or part thereof: 1.2 m
   - For a two or more storey building or part thereof: 1.8 m

   Lot Width and Street Line Frontage: 5 m

Each dwelling shall have either a garage or a carport for at least one car and sufficient space for an additional car to park which does not restrict any vehicle movement for ingress and egress to Harris Crescent.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 91

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>RM2</td>
<td>22</td>
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</table>

1. Regulations for a Retirement Home

   Building Height:
   - Maximum 2 storeys with a minimum setback of 9.1 m from the westerly property line;
   - Maximum 3 storeys with a minimum setback of 18.3 m from the westerly property line;
   - Maximum 3 storeys with a minimum setback of 13 m from the westerly property line provided that the setback from the southerly property line is a maximum of 22 m and a minimum of 4.5 m.

   Side Yard Building Setback:
   - Northerly: 9.1 m
   - Southerly: 4.5 m
   - Dwelling Units: 90 units maximum

   Parking: Minimum 18 spaces. A driveway or parking lot is permitted up to 3 m from a street.
   - Parking only, is permitted within 44 m of Appleby Line & 18 m of the north property line.

   Landscaping Buffer: Abutting a residential zone: 6 m

   Landscape Area: Abutting a street: 3 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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</table>

1. Only the following use is permitted: “Townhouse”

2. Regulations for Townhouse Lots Abutting a Common Element Condominium Road:

   - **Density:** 44 units minimum
   - **Yard Abutting Millcroft Park Drive:** 6.7 m measured between 46 m and 53 m from the northerly property line where it intersects with the Millcroft Park Drive Street line
   - **Maximum encroachment into a yard abutting a street:** 1.4 m maximum for a porch that is roofed over or screened but is otherwise unenclosed
   - **Maximum encroachment into a yard abutting an R2.3 zone:** 1.1 m maximum for a porch that is roofed over or screened but is otherwise unenclosed
   - **Driveway length:** 6.5 m
   - **Driveway and Parking lot may be set back 1.8 m from a wall of a building containing windows of habitable rooms**

3. Notwithstanding the definition of a ‘Lot’ by-law 2020, as amended, a ‘Lot’ which has an interest in a common element driveway, must abut the common element driveway and need not abut a public road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
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1. Only the following use is permitted: “Townhouse”

2. Regulations for Townhouse Lots Abutting a Common Element Condominium Road:

   - **Density:** 44 units minimum
   - **Yard Abutting Millcroft Park Drive:** 6.7 m measured between 46 m and 53 m from the northerly property line where it intersects with the Millcroft Park Drive Street line
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   - **Driveway and Parking lot may be set back 1.8 m from a wall of a building containing windows of habitable rooms**

3. Notwithstanding the definition of a ‘Lot’ by-law 2020, as amended, a ‘Lot’ which has an interest in a common element driveway, must abut the common element driveway and need not abut a public road.

Except as amended, all other provisions of this by-law, as amended, shall apply.
### Exception 94

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</table>

1. Regulations:

   Maximum height: 2 storeys

   A basement shall not be defined as a first storey.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 95

<table>
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1. The following additional uses are permitted:

   Duplex Office Uses in an existing detached dwelling subject to Part 1, Subsection 2.19 as amended by the following:

2. Regulations for Office Uses:

   Part 1 Subsection 2.19 (a) and (b) shall not apply.

   Parking Setback:
   - from Torrance Street: 1.6 m
   - from easterly property boundary: 1.7 m
   - from northerly property boundary: 3 m

   All zoning provisions shall be applied to the actual street width of Lakeshore Road, not the deemed width.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 831
### Table: Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<td>Front yard:</td>
<td></td>
<td></td>
<td>9 m</td>
<td></td>
</tr>
<tr>
<td>Rear yard:</td>
<td></td>
<td></td>
<td>9 m</td>
<td></td>
</tr>
<tr>
<td>Side yard:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>With attached garage or carport:</td>
<td></td>
<td></td>
<td>10% of actual lot width each side</td>
<td></td>
</tr>
<tr>
<td>Without attached garage or carport:</td>
<td></td>
<td></td>
<td>10% of actual lot width one side, 3 m other side</td>
<td></td>
</tr>
<tr>
<td>Yards on Corner lots:</td>
<td>Rear yard</td>
<td></td>
<td>4.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Street side yard</td>
<td></td>
<td>9 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Front yard</td>
<td></td>
<td>9 m</td>
<td></td>
</tr>
<tr>
<td>Floor area:</td>
<td>1 storey</td>
<td></td>
<td>130 m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ½ storey</td>
<td></td>
<td>139.3 m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 storey</td>
<td></td>
<td>167 m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Split level</td>
<td></td>
<td>134 m²</td>
<td></td>
</tr>
<tr>
<td>Height:</td>
<td>2 storeys to a maximum height of 8 m measured on the northwest building elevation from average grade to the peak of the roof. A basement shall not be defined as a first storey.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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<tr>
<td>97</td>
<td>GE2</td>
<td>14</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1.</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting a residential zone:</td>
<td></td>
<td></td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Landscape buffer abutting a residential zone:</td>
<td></td>
<td></td>
<td>7.5 m</td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 98

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>RM1</td>
<td>20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Cluster semi detached dwellings only will be permitted, to a maximum number of 15 semi-detached buildings providing a maximum of 30 dwellings units.

2. Regulations:

   - Lot width: 90 m
   - Lot area: 1.2 ha
   - Setback from a street: 6 m
   - Exterior side yard setback side elevations: 1.8 m
   - Setback for rear elevations: 9.1 m

   Parking: 2 occupant spaces per unit
            0.5 visitor spaces per unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 99

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM2</td>
<td>14</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Regulations:

   - Rear yard: 4.5 m
   - West side yard: 11 m
   - East side yard: 7.5 m

   Minimum setback for underground parking structure from west property line: 5.0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 100

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH4</td>
<td>27</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Regulations for an apartment building:

   - Density: maximum 100 units/ha of which a maximum of 70% shall be 2 bedroom
   - Height: maximum 4 storeys
   - Landscape Area: 9 m wide abutting Burloak Drive
    3 m wide abutting Prince William Drive

2. Maximum 30% paving coverage of the lot including service areas, parking, and driveways.

3. No driveway or parking space shall be located within 3 m of a building.

   No parking lot shall be located within 4.5 m of a residential zone, except, where a 1.8 m high solid screen fence is provided on the lot line the parking lot setback may be reduced to 3 m

   No driveway shall be located within 3 m of the boundary of a residential zone.
**Exception 100 continued**

Any enclosed parking structure or building or that part of an enclosed parking structure shall not project 0.6 m higher than the grade of the abutting land.

Any part of an enclosed parking structure below grade requires a minimum distance of 3 m from a street line or a lot line abutting a residential zone.

Percentage of occupant parking spaces which shall be enclosed: 62%

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 101</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Only the following uses are permitted:</td>
<td>Apartment Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Height:</td>
<td>4 storeys maximum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Density:</td>
<td>85 units per ha maximum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscape Area:</td>
<td>6 m abutting Burloak Drive</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 m abutting New Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yards:</td>
<td>15 m abutting a rear lot line of a multi family unit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(2) No driveway or parking space shall be located within 3 m of a building EXCEPT where such parking space is provided for a specific dwelling unit, in which case it and the driveway serving it may be within 3 m of that specific dwelling unit, PROVIDED that a driveway or parking lot may abut any wall that does not contain windows of habitable rooms.

No parking lot shall be located within 4.5 m of a residential zone, EXCEPT where a 1.8 m high solid screen fence is provided on that lot line the parking lot setback may be reduced to 3 m.

No driveway shall be located within 3 m of the boundary of a residential zone.

(3) Parking:

Units within a building designed and occupied for senior citizens: 1.0 occupant spaces/unit 0.35 visitor spaces/unit

Efficiency and One-Bedroom Units: 1.25 occupant spaces/unit 0.35 visitor spaces/unit

Two or more bedroom units: 1.40 occupant spaces/unit 0.35 visitor spaces/unit

(4) Maximum 33% paving coverage of the lot including service areas, parking and driveways.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 573
1. The following is the only permitted use: Stacked townhouses

2. Regulations for a Stacked Townhouse:

   Lot Area: 1.5 ha
   Lot Width: 30 m
   Yards:
   - 6.0 m abutting north property line
   - 7.5 m abutting west property line
   - 4.5 m abutting south property line
   - 7.5 m abutting east property line

Further to the above parking standard, stacked townhouse units having associated exclusive use garages shall provide a minimum of two occupant parking spaces per unit.

No driveway or parking space shall be located within 3 m of a ground floor dwelling unit EXCEPT where such parking space is provided for a specific dwelling unit, in which case it and the driveway serving it may be within 3 m of that specific dwelling unit, PROVIDED that a driveway or parking lot may abut any wall that does not contain windows of habitable rooms.

No driveway shall be located within 3 m of the boundary of a single family residential zone. No parking lot shall be located within 6 m of the boundary of a single family residential zone.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. Only the following use is permitted: Retirement Home

2. Regulations:

   Height: two storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 104</th>
<th>Zone RM3</th>
<th>Map 24</th>
<th>Amendment 2020.128</th>
<th>Enacted Aug. 12/02</th>
</tr>
</thead>
</table>

Regulations

1. Following are the only uses permitted:
   - Townhouse
   - Retirement Home
   - Stacked Townhouse

2. Regulations for Stacked Townhouse:
   - Lot Area: 1.5 ha
   - Lot Width: 30 m
   - Yard abutting Appleby Line: 10.6 m
   - Yard abutting other streets: 7.6 m
   - Side yard: 4.5 m
   - Rear yard: 9.1 m
   - Yard abutting R1, R2, R3 Zone: 15.2 m
   - Minimum floor area per unit:
     - Efficiency dwelling unit: 41.8 m²
     - 1 bedroom dwelling unit: 55.7 m²
     - 2 bedroom dwelling unit: 74.3 m²
     - 3 bedroom dwelling unit: 92.9 m²
   - Amenity area for each unit:
     - Efficiency dwelling unit: 13.9 m²
     - 1 bedroom dwelling unit: 18.5 m²
     - 2 bedroom dwelling unit: 53.4 m²
     - 3 bedroom dwelling unit: 88.2 m²
     - 4 bedroom dwelling unit or more: 123.0 m²

3. Additional Regulations for Townhouse lots abutting Condominium Common Element Road:
   - Rear yard Setback: 6 m
   - Driveway Depth: Minimum 6.5 m

   A maximum of 55% of the lot area between a street line or common element road and the building elevation(s) facing the street or common element road may be used for driveways, walkways and patios

   Notwithstanding the definition of 'Lot' under By-law 2020, as amended, a lot which has an interest in a common element driveway, must abut that common element and need not abut a public road

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Additional uses: Cluster detached dwellings

2. Regulations for Cluster dwellings:
   - Lot width: 19 m
   - Lot area: 0.5 ha
   - Density: 12 units maximum
   - Building height: 2 storeys maximum
   - Floor area per unit: 130 m² maximum
   - Yard:
     - Abutting Glendor Avenue: 45 m
     - Abutting north lot line: 2 m
     - Abutting south lot line: 3 m
     - Abutting a R1, R2, R3 zone: 7.5 m
   - Setback of front building elevation from a private road: 6.5 m
   - Separation between side elevations of buildings: 2.5 m

   Accessory buildings or structures are permitted only behind rear elevations of buildings and a minimum of 90 cm from any lot line and 5.5 m from a private road.

   - Parking: 2 occupant spaces per unit
     - 0.5 visitor spaces per unit
     - Occupant parking is permitted only within a garage and associated single width driveway; maximum width of driveway shall be 4 m.
   - Landscape Area: 5 m abutting north and south sides of main driveway from Glendor Avenue to a minimum depth of 40 m

   - Outside play/common area: 100 m² curbed or fenced

4. In addition to the regulations of the R3.1-105 zone, the following regulations shall apply to detached dwelling units:
   - Lot width: 9 m
   - Lot area: 323 m²
   - Building height: 2 storeys maximum, to a maximum of 8.0 m measured from the average grade to the peak of the roof
   - Front yard: 6 m
   - Rear yard: 7.5 m
   - Side yard: 1.5 m
   - Width of driveway: 4 m maximum

5. Regulations for detached dwelling units:
   - Maximum Lot Coverage for a dwelling with an attached Garage:
     - One storey dwelling and all accessory structures: 40%
     - Dwelling greater than one storey and all accessory structures: 33%

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 106

<table>
<thead>
<tr>
<th>Zone RM5</th>
<th>Map 22</th>
<th>Amendment 2020.11</th>
<th>Enacted Oct. 4/99</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Only the following uses are permitted:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Dwellings subject to RM4 zone regulations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Semi-detached Dwellings subject to RM4 zone regulations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse subject to RM2 zone regulations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stacked Townhouse subject to RM3 zone regulations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Townhouse</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Detached Dwellings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot width: 12 m maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard: 6.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Semi-Detached Dwellings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Width: 6.9 m per unit, 13.8 m per building</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Lot Width: 8.5 m per unit, 17 m per building</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Area: 175 m²</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard: 3 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard: 6.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage: 45%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Townhouse and Stacked Townhouse Dwellings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density: Townhouse development: 34 units/ha maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combined Townhouse &amp; Stacked Townhouse development:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse 294 m²/unit (34 u/ha) maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stacked Townhouse 200 m²/unit (50 u/ha) maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Floor Area: At least 25% of the total of all townhouse or stacked townhouse units shall have the following maximum floor areas:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom 75 m²</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedroom 85 m²</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedroom 105 m²</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Townhouse Dwellings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Width: 5.5 m interior units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.7 m end units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.5 m corner lots</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area: 165 m²</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street side yard: 3 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard: 6.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For street Townhouses located within 30 m of an MXR zone boundary:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Front Yard: 5.8 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard: 6 m</td>
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<td></td>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 107

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>RM5</td>
<td>22</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Regulations for Street Townhouse:

   - Lot Width: 7.5 m interior unit, 9 m end unit
   - Corner Lot Width: 12 m
   - Lot Area: 233 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

### Exception 108

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
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<tr>
<td>RM3</td>
<td>24</td>
<td>2020.27</td>
<td>Dec. 7/99</td>
</tr>
</tbody>
</table>

1. The following uses are prohibited:

   Lodge, Fraternity, Private Club
   Apartment Building

2. Regulations:

   (a) Detached and semi-detached dwellings subject to RM4 zone regulations except as amended below:
       - Yard abutting Walker's Line: 10.6 m

   (b) Street townhouse regulations subject to RM5 zone regulations except as amended below:
       - Interior unit lot width: 5.5 m
       - Yard abutting Walker's Line: 10.6 m

   (c) Regulations for all uses (excluding detached, semi-detached, street townhouse dwellings)
       - Yard abutting Walker's Line: 10.6 m
       - Yard abutting south lot line: 7.6 m
       - Side building elevation abutting north lot line: 4.5 m
       - All other building elevations abutting north lot line: 9 m
       - Maximum density for townhouse use having
         only grade-level parking: 40 units/ha
       - Maximum building height abutting south lot line: 2 storeys
       - Maximum building height for townhouse dwellings
         on remainder of site: 3 storeys

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1.  **Permitted Use:**

   One five-unit building subject to the fourplex regulations of the RM2 zones

2.  **Regulations:**

   **Number of units:**
   - 2 two-bedroom units
   - 3 one-bedroom units

   Parking shall be subject to RH2 apartment regulations;
   100% of parking shall be accessible for parking purposes at all times.
   That portion of the existing building partly below grade may be used for one residential unit.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1.  **Additional Uses:**

   Stacked Townhouses subject to the definition below, and provided that the maximum number
   of stacked townhouse units does not exceed 25% of the total number of dwelling units on the
   site

   Street Townhouse dwellings subject to the regulations of the by-law, and restricted to front lot
   lines abutting Woodview Road only

   For the purpose of this exception number, stacked townhouse is defined as a building of not
   more than two storeys in height and 55 m in length, designed to provide at least 4 and not
   more than 20 dwelling units per building, may be attached vertically or horizontally, contain
   separate or common entrance and access to grade, with an individual stacked townhouse unit
   not being more than one storey in height.

2.  **The following uses are prohibited:**

   - Institutional Uses
   - Medical Office
   - Lodge, Fraternity or Private Club
   - Boarding House

3.  **Notwithstanding the regulations of an RH2 zone, the following regulations shall apply to a
    development containing a combination of townhouse and stacked townhouse units:**

   **Location**
   - All stacked townhouse units shall maintain a minimum setback of 60 metres from the
     southerly limit of the Ontario Hydro corridor.
Density
The maximum number of dwelling units per hectare for a development containing any combination of townhouse and stacked townhouse units shall be calculated on the basis of land area per unit as follows:

- Overall density: 312.5 m²/unit (32 units per hectare)
- For townhouse units: 333 m²/unit (30 units per hectare)
- For stacked townhouse units: 200 m²/unit (50 units per hectare)

Maximum Height
Two storeys and 9 m measured at front elevation with front elevation defined as building face facing a road and/or driveway

Minimum Yards
<table>
<thead>
<tr>
<th>Location</th>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting New Street</td>
<td>10.0 m</td>
</tr>
<tr>
<td>Abutting any other street</td>
<td>7.0 m</td>
</tr>
<tr>
<td>Abutting the Ontario Hydro corridor</td>
<td>4 m at sides of units, 9 m at rears of units</td>
</tr>
<tr>
<td>Abutting a fire hall use</td>
<td>9.0 m</td>
</tr>
</tbody>
</table>

Floor Areas
At least 11% of the total of all units shall have the following minimum and maximum floor areas that fall within the following ranges:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>50 m²</td>
<td>75 m²</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>66 m²</td>
<td>95 m²</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>76 m²</td>
<td>105 m²</td>
</tr>
</tbody>
</table>

At least 25% of the total of all units shall have the following maximum floor areas that fall within the following ranges:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>85 m²</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>105 m²</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>125 m²</td>
</tr>
</tbody>
</table>

Landscape Areas
<table>
<thead>
<tr>
<th>Location</th>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting New Street</td>
<td>4.0 m minimum</td>
</tr>
<tr>
<td>Abutting any other street</td>
<td>6.0 m minimum</td>
</tr>
<tr>
<td>Abutting the Ontario Hydro corridor</td>
<td>4.0 m minimum</td>
</tr>
<tr>
<td>Abutting a fire hall use</td>
<td>3.0 m minimum</td>
</tr>
</tbody>
</table>

A parking lot and driveway may be located within 2 m of a detached residential zone

Building Length
Maximum building length for a townhouse: 65 m
### Exception 110 continued

**Open Space/Outside Play Area**
There shall be an internal open space area of a minimum 1,050 m² in size, containing a minimum of one outside children's play area curbed or fenced and having an area of at least 100 m².

**Balcony/Solarium/Patio**
Every stacked townhouse dwelling unit shall have a balcony, solarium or walk out patio having a minimum floor area of 4.1 m².

**Privacy Area and Screening for Townhouse Units**
A rear privacy area with a minimum area of 25 m² shall be provided. Rear privacy areas shall require screens, having a minimum height of 1.8 m, along the sides of the areas where abutting units. The sides opposite units may be open.

No driveway or parking space shall be located within 3 m of a ground floor dwelling unit except where such parking space is provided for a specific dwelling unit, in which case it and the driveway serving it may be within 3 m of that specific dwelling unit, provided that a driveway or parking lot may abut any wall that does not contain windows of habitable rooms.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 111</th>
<th>Zone RM2</th>
<th>Map 9</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<tr>
<td></td>
<td>The following uses only are permitted:</td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td>Townhouse Dwellings</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Street Townhouse Dwelling subject to RM5 Zone Regulations as amended below</td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td>Regulations for Townhouse Dwellings:</td>
<td></td>
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<tr>
<td></td>
<td>Lot Width: 40 m</td>
<td></td>
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<tr>
<td></td>
<td>Lot Area: 0.55 ha</td>
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<tr>
<td></td>
<td>Density: 38 units/ha maximum</td>
<td></td>
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<tr>
<td></td>
<td>Yards:</td>
<td></td>
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<tr>
<td></td>
<td>Abutting a street: 6 m</td>
<td></td>
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<tr>
<td></td>
<td>Abutting Hager-Rambo Diversion Channel: 7.5 m</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Abutting all other lot lines: 7 m</td>
<td></td>
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<tr>
<td></td>
<td>Maximum floor areas for at least 25% of the total of all units:</td>
<td></td>
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<tr>
<td></td>
<td>1 bedroom: 75 m²</td>
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<tr>
<td></td>
<td>2 bedroom: 95 m²</td>
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<tr>
<td></td>
<td>3 bedroom: 110 m²</td>
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<tr>
<td>3.</td>
<td>Regulations for Street Townhouse Dwellings:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Front Yard: 6 m</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

805
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 112</th>
<th>Zone RM2</th>
<th>Map 9</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. The following uses only are permitted:
   Townhouse Dwellings
   Street Townhouse Dwelling subject to RM5 Zone Regulations as amended below

2. Regulations for Townhouse Dwellings:
   - Lot Width: 55 m
   - Lot Area: 1 ha
   - Density: 38 units/ha maximum
   - Yards:
     - Abutting a street: 6 m
     - Abutting Hager-Rambo Diversion Channel: 7.5 m
     - Abutting all other lot lines: 7 m
   - Maximum floor areas for at least 25% of the total of all units:
     - 1 bedroom: 75 m²
     - 2 bedroom: 95 m²
     - 3 bedroom: 110 m²

3. Regulations for Street Townhouse Dwellings:
   - Front Yard: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

<table>
<thead>
<tr>
<th>Exception 113</th>
<th>Zone RM2</th>
<th>Map 9</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. The following uses only are permitted:
   Townhouse Dwellings
   Street Townhouse Dwelling subject to RM5 Zone Regulations as amended below

2. Regulations for Townhouse Dwellings:
   - Lot Width: 55 m
   - Lot Area: 1.15 ha
   - Density: 38 units/ha maximum
   - Yards:
     - Abutting a street: 6 m
     - Abutting Hager-Rambo Diversion Channel: 7.5 m
     - Abutting all other lot lines: 7 m
   - Maximum floor areas for at least 25% of the total of all units:
     - 1 bedroom: 75 m²
     - 2 bedroom: 95 m²
     - 3 bedroom: 110 m²

3. Regulations for Street Townhouse Dwellings:
   - Front Yard: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 114</th>
<th>Zone RM2</th>
<th>Map 9</th>
<th>Amendment</th>
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<tbody>
<tr>
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</tbody>
</table>

1. The following uses only are permitted:
   - Townhouse Dwellings
   - Street Townhouse Dwelling subject to RM5 Zone Regulations as amended below

2. Regulations for Townhouse Dwellings:
   - Lot Width: 40 m
   - Lot Area: 0.9 ha
   - Density: 38 units/ha maximum
   - Yards:
     - Abutting a street: 6 m
     - Abutting Hager-Rambo Diversion Channel: 7.5 m
     - Abutting all other lot lines: 7 m
   - Maximum floor areas for at least 25% of the total of all units:
     - 1 bedroom: 75 m²
     - 2 bedroom: 95 m²
     - 3 bedroom: 110 m²

3. Regulations for Street Townhouse Dwellings:
   - Front Yard: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

<table>
<thead>
<tr>
<th>Exception 115</th>
<th>Zone R2.3</th>
<th>Map 15</th>
<th>Amendment</th>
<th>Enacted</th>
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</tbody>
</table>

1. The following additional uses are permitted:
   - Family shelter, including offices accessory to the shelter or institute for the blind
   - Convalescent home
   - Children's Aid Society
   - Long Term Care Facility
   - Other private welfare organizations

2. Regulations for the additional uses:
   - Height: 2 storeys maximum
   - Front yard: 12 metres
   - Rear yard: 15 metres
   - Landscape Areas: 6 metres minimum along Brant Street
   - 3 metres minimum along the north and south property lines
   - 6 metres minimum along the east property line
   - Parking: 16 spaces minimum
   - A parking lot may be located 3 metres from the northerly property boundary.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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</thead>
<tbody>
<tr>
<td>116</td>
<td>RH4</td>
<td>15</td>
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</tr>
</tbody>
</table>

1. Only the following uses are prohibited:
   - Detached dwellings
   - Lodge, fraternity or private club
   - Boarding house

2. Regulations for Stacked Townhouse:
   - Units: 20 units maximum
   - Lot Width: 30 m
   - Lot Area: 0.3 ha
   - Front Yard: 2.5 m
   - Rear Yard: 7.5 m
   - Side Yard: 1.3 m

Landscape Area:
- Abutting Guelph Line: 2.5 m
- Abutting west property line: 5 m
- Abutting north property line: 3 m within 28 m of Guelph Line, 1 m thereafter

Below-grade parking structures shall maintain a setback of 6 m from the north property line.
Visitor Parking: May abut walls of a building containing windows of habitable rooms.

Except as amended herein, all other provisions of this By-Law, as amended shall apply.

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<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
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<tr>
<td>117</td>
<td>RM2</td>
<td>24</td>
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</tr>
</tbody>
</table>

1. The following uses are prohibited:
   - Detached dwellings
   - Lodge, fraternity or private club
   - Boarding house

2. Regulations for Townhouses:
   - Lot Width: 13 m
   - Density: 30.5 units/hectare maximum
   - Yard abutting the northerly property line: 9 m
   - Landscape Area:
     - Where the boundary of a property abuts Upper Middle Road, a strip of land immediately adjoining Upper Middle Road shall be used for landscaping purposes only, with the following minimum widths:
       (i) 145 m easterly from the boundary of the “O1” zone: 3 m
       (ii) abutting the remainder of Upper Middle Road: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>1.</td>
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</tbody>
</table>

1. Regulations for a Triplex:

   Lot Width: Interior unit 7.5 metres
   End unit 9.0 metres

   Every triplex dwelling unit shall have not less than one grade level access, at least 90 cm wide, between the front and rear yards of the unit separate from any access through the habitable portion of the unit.

   Where units have access from a common driveway, the lot width shall be measured between the side lot lines along a line at the front wall of the dwelling unit.

   Where units have access from a common driveway, parking shall be provided for visitors on site at a ratio of 0.5 spaces per dwelling unit.

   Where units have access from a common driveway, a minimum setback of 6.7 metres shall be provided between the common driveway and the garage door of any dwelling unit.

   Where units have access from a common driveway, a minimum setback of 3.0 metres shall be provided between the common driveway and the front wall of any dwelling unit.

   No parking lot shall be permitted within 3.0 metres of a street line.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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<tbody>
<tr>
<td>119</td>
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<tr>
<td>1.</td>
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<tr>
<td>Only the following use is permitted:</td>
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</tbody>
</table>

1. Only the following use is permitted:

   One 6 unit residential building subject to RM2 zone regulations applying to a Fourplex

2. Regulations for a 6 unit building:

   Lot width 25 m
   Lot area 1350 m²
   Yard abutting an R2.1 zone: 10 m

   The portion of the existing building located partly below grade may be used for a maximum of 2 basement dwelling units provided a minimum ceiling height of 2.4 m is provided.

   Parking requirements: 9 tenant parking spaces
                         3 visitor parking spaces

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 120

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
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<td>24</td>
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</tbody>
</table>

1. Only the following uses are permitted:

- Townhouse subject to RM2 zone regulations
- Stacked Townhouse

2. The following additional regulations shall apply to a development containing (a) stacked townhouse units only or (b) a combination of townhouse and stacked townhouse units:

**Density:**
The maximum number of dwelling units per hectare for a development containing any combination of townhouse and stacked townhouse units shall be calculated on the basis of land area per unit as follows:

- Townhouse: 333.3 m²/unit (30 units/ha)
- Stacked Townhouse: 222 m²/unit (45 units/ha)

**Height:**
Maximum 9.1 m measured at front elevation with front elevation defined as building face facing a road and/or driveway.

**Yard:**
- Abutting Walker's Line: 10.6 m
- Abutting any other street: 7.6 m

**Floor Area:**
At least 25% of all townhouse or stacked townhouse units shall have the following maximum floor areas that fall within the following ranges:

- 1 bedroom: 65 m²
- 2 bedroom: 75 m²
- 3 or more bedrooms: 95 m²

**Landscape Area:**
- Abutting a street: 6 m
- Abutting a creek block: 3 m

**Outside Play/Common Area:**
There shall be a minimum of one outside play/common area curbed or fenced and having an area of at least 100 m² for each cluster townhouse and/or townhouse/stacked townhouse development.

**Privacy Area and Screening for Townhouse Units:**
For a townhouse unit abutting a creek block: A rear privacy area with a minimum area of 18.5 m² shall be provided. A rear privacy screen is required which shall be open on the side parallel to the townhouse and adjacent to the creek block having a minimum height of 1.8 m.

Land subject to easement in favour of TransCanada Pipeline may not be used for density calculation purposes and buildings may not be located on this easement.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Table: Exception 121 – Zone RM4

<table>
<thead>
<tr>
<th>Exception 121</th>
<th>Zone RM4</th>
<th>Map 24</th>
<th>Amendment 2020.43</th>
<th>Enacted May 8/00</th>
</tr>
</thead>
</table>

1. Regulations:

<p>| | | | | |</p>
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<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Lot Width:</td>
<td>10 m</td>
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<td></td>
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<tr>
<td>Lot Area:</td>
<td>300 m²</td>
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<tr>
<td>Front Yard:</td>
<td>6 m</td>
<td></td>
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<tr>
<td>Rear Yard:</td>
<td>9 m</td>
<td></td>
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<td></td>
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<tr>
<td>Street Side Yard:</td>
<td>4.5 m</td>
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<tr>
<td>Side Yard:</td>
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<tr>
<td>with attached garage:</td>
<td>1.2 m</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>without attached garage:</td>
<td>1.2 m</td>
<td>2.7 m other side within 12 m of street line, 1.2 m thereafter</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Table: Exception 122 – Zone H-RM2

<table>
<thead>
<tr>
<th>Exception 122</th>
<th>Zone H-RM2</th>
<th>Map 9</th>
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</table>

1. Only the following use is permitted: Townhouse

2. Regulations for Townhouses:

<p>| | | | | |</p>
<table>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Lot Width:</td>
<td>35 m</td>
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<tr>
<td>Lot Area:</td>
<td>0.65 ha</td>
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<tr>
<td>Yards:</td>
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<tr>
<td>Front Yard:</td>
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<tr>
<td>Rear Yard:</td>
<td>9 m</td>
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<td>Street Side Yard:</td>
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<td>Side Yard:</td>
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<tr>
<td>with attached garage:</td>
<td>1.2 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>without attached garage:</td>
<td>1.2 m</td>
<td>2.7 m other side within 12 m of street line, 1.2 m thereafter</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units:</td>
<td>18 units maximum, 4 units per building maximum</td>
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<td></td>
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<tr>
<td>Landscape Area:</td>
<td>6 m abutting North Shore Boulevard</td>
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<tr>
<td>Landscape Buffer:</td>
<td>4 m abutting Francis Road</td>
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<tr>
<td>Privacy Area:</td>
<td>18.5 m² per unit</td>
<td></td>
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</tr>
<tr>
<td>Amenity Area:</td>
<td>none required</td>
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<tr>
<td>Encroachment:</td>
<td>a porch may encroach 1.8 m into a required yard</td>
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<td></td>
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</tr>
<tr>
<td>Parking:</td>
<td>not permitted within 4 m of a detached residential zone</td>
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<tr>
<td>Building Height:</td>
<td>1 ½ storeys maximum, 2 storeys maximum within 30 m of the northerly property line</td>
<td></td>
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</tr>
<tr>
<td>Separation Distance:</td>
<td>6 m between buildings abutting easterly property line, except, where a building abuts Oneida Drive the separation distance shall be 7 m</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following additional uses are permitted:
   Cluster development containing Townhouse and Stacked Townhouse dwellings

2. The following regulations shall apply to a development containing stacked townhouse units only or a combination of townhouse and stacked townhouse units:
   Yard abutting Highway 5: 14 m
   Density: The maximum number of dwelling units per hectare for a development containing stacked townhouse units or a combination of townhouse and stacked townhouse units shall be calculated on the basis of land area per unit as follows:
   Townhouse: 333 m²/unit (30 units per hectare)
   Stacked Townhouse: 200 m²/unit (50 units per hectare)

   Building Height:
   Three storeys to a maximum of 9.1 m measured at front elevation with front elevation defined as building face facing a road and/or driveway.

   Yards:
   Abutting Highway No. 5: 14 m
   Abutting any other street: 7.5 m
   Abutting RM4 or RM5 zone:
   Stacked Townhouse: 15 m
   Townhouse: 9 m

   Floor Areas:
   1 bedroom unit: 75 m²
   2 bedroom unit: 95 m²
   3 bedroom unit: 115 m²

   Landscape Areas:
   Abutting Highway 5 & Walker's Line: 6 m
   Abutting any other property line: 3 m

   Open Space/Outside Play Area:
   There shall be an internal open space area for each townhouse or stacked townhouse development, containing a minimum of one outside children's play area curbed or fenced and having an area of at least 100 m².

   Balcony/Solarium/Patio:
   Every stacked townhouse dwelling unit shall have a balcony, solarium or walk out patio having a minimum floor area of 7.5 m².

   Privacy Area and Screening for Townhouse Units
   A rear privacy area with a minimum area of 25 m² shall be provided. Rear privacy areas shall require screens, having a minimum height of 1.8 m, along the sides of the areas where abutting units. The sides opposite units may be open.

   No driveway or parking space shall be located within 3 m of a ground floor dwelling unit EXCEPT where such parking space is provided for a specific dwelling unit, in which case it and the driveway serving it may be within 3 m of that specific dwelling unit, PROVIDED that a driveway or parking lot may abut any wall that does not contain windows of habitable rooms.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>124</td>
<td>RM4</td>
<td>14</td>
<td></td>
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</tr>
</tbody>
</table>

#### Exception 124

1. Regulations for Detached Dwellings:

   Floor area maximum: 130 m² for at least 7 units

   Regulations for Semi-Detached Dwellings:

   - Lot width per building: 16 m
   - Lot width per unit: 8 m
   - Corner lot width per building: 20 m
   - Corner lot width per unit: 11.8 m
   - Lot area per building: 475 m²
   - Lot area per dwelling unit: 225 m²
   - Front yard: 6 m
   - Rear yard: 6.5 m
   - Side yard: 1.2 m
   - Side yard abutting Ghent Ave.: 4.5 m
   - Floor area maximum: 130 m² for at least 8 units
   - Building coverage: 37% maximum
   - Building height: 8.5 m measured between established grade and the mid-point between the eaves and roof peak

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 125

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
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<tr>
<td>125</td>
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<td>14</td>
<td></td>
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</tr>
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</table>

#### Exception 125

1. Regulations for Semi-Detached Dwellings:

   - Lot width per building: 16 m
   - Lot width per unit: 8 m
   - Corner lot width per building: 20 m
   - Corner lot width per unit: 11.8 m
   - Lot area per building: 475 m²
   - Lot area per dwelling unit: 225 m²
   - Front yard: 6 m
   - Rear yard: 9 m
   - Side yard: 1.2 m
   - Yard abutting R1, R2, R3 zone: 12 m
   - Side yard abutting Ghent Ave.: 4.5 m
   - Building coverage: 37% maximum
   - Building height: 8.5 m measured between established grade and the mid-point between the eaves and roof peak
   - Maximum floor area: 130 m² for at least 2 units

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>126</td>
<td>RM2</td>
<td>18</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following uses are prohibited:

   Detached Dwelling
   Duplex Dwelling
   Community Institution
   Lodge, Fraternity, Private Club

2. Regulations:

   Density: Maximum 8 units; underground parking is not required
   Lot width: 35 m
   Lot area: 2300 m²
   Yard abutting a street: 7.6 m
   Side yard: 3.5 m
   Rear yard: 9.1 m

   Parking requirements: All residential uses subject to the following parking regulations:
   Occupant parking: 2 spaces/unit
   Visitor parking: 0.5 spaces/unit

   Maximum floor area: At least 25% of all townhouse units shall have the following maximum floor areas:
   1 bedroom: 85 m²
   2 bedroom: 105 m²
   3 or more bedrooms: 125 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>127</td>
<td>RM1</td>
<td>23</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following additional uses are permitted:
   - Detached and semi-detached dwellings fronting public and private roads

2. Prohibited Uses: Duplex, Triplex

3. Regulations:
   - Number of units with access to Bellview Street and Bellview Crescent: 23 units maximum
   - Number of semi-detached dwellings: 6 units maximum

   Only detached, 1 ½ storey units permitted abutting 1148 Bellview Crescent, 1153 Bellview Street and 1164 Bellview Street. Detached and semi-detached units with a maximum height of 2 storeys permitted within balance of area.

   Lot Width abutting Bellview Street and Bellview Crescent: 20 metres

   Yards:
   - Abutting Bellview Crescent: 6 m
   - Abutting 1143 and 1148 Bellview Crescent: 2 m
   - Abutting 1153 and 1164 Bellview Street: 2 m
   - Abutting Queen Elizabeth Highway: 13.5 m
   - Rear yard abutting 1148 and 1152 Bellview Street: 9 m
   - Side yards between buildings: 1.2 m

   Floor Area:
   - At least 30% of units shall have a maximum floor area of 145m²

   Parking:
   - 2 occupant spaces per unit
   - 0.5 visitor spaces per unit

   For zoning purposes, all parts within the RM1-127 zone proposed for phased condominium registration which are designed and intended to function as an integral component of a comprehensive condominium development shall be deemed to be one lot for application of the zoning regulations. Zoning regulations shall be applied from the external boundaries of the RM1 exception zone and not from the internal property lines created for condominium registration purposes.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>128</td>
<td>CN2</td>
<td>23</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) Regulations:
   - Lot width: 69 m
   - Lot area: 0.70 ha
   - Landscape Area abutting a street: 6 m
   - Landscape Buffer abutting a residential zone: 6 m
   - Food Store Uses and Convenience Restaurant not permitted within 30 metres of a residential zone.
   - Loading and Unloading Areas are not permitted on building elevations facing a street or a residential zone.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 129 – Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>129</td>
<td>RM2</td>
<td>9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Prohibited Uses:**
   - Fourplexes
   - Lodge, Fraternity or Private Club
   - Boarding House

2. **Regulations:**
   - **Dwelling Units:** 13 units maximum
   - **Lot Width:**
     - Semi-Detached Lot: 12 m
     - Triplex Lot: 18 m
   - **Lot Area:**
     - Semi-detached Building: 750 m²
     - Triplex Building: 750 m²
   - **Front Yard:**
     - for any 7 units: 3 m
     - for any 6 units: 5.5 m
   - **Side Yard between buildings:** 2.5 m each side
   - **Yard abutting an "R2.1" zone:** 12 m
   - **Setback of decks from an "R2.1" zone:** 10 m
   - **Rear Yard:** 7.5 m
   - **Rear Yard Setback for all stairways:** 3 m
   - **Setback from Q.E.W. Exit Ramp:** 13.7 m
   - **Building Coverage:** 25%
   - **Landscape Buffer abutting an R2.1 zone:** 4 m

Maximum height of all buildings: Two storeys and 8.5 metres measured vertically between the established grade and the mean height between the eaves and the ridge of a peaked roof, or two storeys and 8.0 metres measured vertically between the established grade and the highest point of a flat roof.

For the purposes of this exception number, "grade" is defined as the average elevation of the finished surface of ground where it meets the front wall of the building.

- **Parking:**
  - Occupants: 2 spaces per dwelling unit
  - Visitors: 0.70 spaces per dwelling unit
- **Maximum floor area per unit:** 200 m²
- **Swimming Pools:** Not permitted
- **Attached decks:** May be built to the property line between buildings.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 130

<table>
<thead>
<tr>
<th>Exception 130</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>130</td>
<td>RM1</td>
<td>9</td>
<td>2020.43</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

1. Additional uses: detached and semi-detached dwellings fronting public and private roads

2. Uses Prohibited: duplex, triplex

3. Regulations:

   Number of units with access to Carol Street: 17 units maximum

   Only detached, 1 ½ storey units permitted abutting Carol Street and 1138 Carol Street. Detached units with maximum height of 2 storeys permitted within balance of area.

   Lot Width abutting Carol Street: 35 metres

   Yards:
   - Abutting Carol Street: 9 metres
   - Abutting 1168 Carol Street: 2 metres
   - Abutting 1138 Carol Street: 9.5 metres
   - Abutting Queen Elizabeth Highway: 13.5 metres
   - Abutting 1143 and 1153 Bellview Crescent: 9 metres
   - Side yards between buildings: 1.2 metres

   Parking: 2 occupant spaces per unit, 0.5 visitor spaces per unit

   Maximum Floor Area: At least 30% of units shall have a maximum floor area of 145 m².

For zoning purposes, all parts within the RM1-130 zone proposed for phased condominium registration which are designed and intended to function as an integral component of a comprehensive condominium development shall be deemed to be one lot for application of the zoning regulations. Zoning regulations shall be applied from the external boundaries of the RM1-127 zone and not from the internal property lines created for condominium registration purposes.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 131

<table>
<thead>
<tr>
<th>Exception 131</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>131</td>
<td>R3.2</td>
<td>9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following additional uses are permitted:
   - Detached Dwelling subject to RM4 zone regulations
   - Semi-detached Dwelling subject to RM4 zone regulations

2. Regulations:
   - Garages shall not be located closer to a street than the dwelling.
   - Attached garages shall be limited to single car width only

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Table: Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>132</td>
<td>R4</td>
<td>19</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following additional use is permitted: Detached Dwelling

2. Regulations for Detached and Semi-Detached Dwellings:

   - **Lot Width:** 6 m
   - **Lot Area:** 295 m²
   - **Front Yard:** 3 m, 5.5 m for the building elevation containing the garage door
   - **Rear Yard:** 7 m, 3 m abutting an O3 zone
   - **Side Yard:**
     - Detached Dwelling: 1.2 m one side, 60 cm other side, 3 m abutting a street 3 m abutting an O3 zone
     - Semi-Detached Dwelling: 1.2 m both sides, 6 m abutting a street 3 m abutting an O3 zone

   **Lot Coverage:** For detached lots 12 m or greater in width the lot coverage provisions set out in Part 2 Subsection 4.2 shall apply.

   **Built Form:**

   Within each section of a plan of subdivision (i.e. a grouping of three or more contiguous lots fronting the same street, bounded by other streets, subdivision boundary, zone boundary or other section) the following shall apply:

   1. **at least one-third of the dwelling units shall have attached garages which shall not project more than 1.5 m beyond the second storey;**
   2. **one-third of the dwelling units may have attached garages which project a maximum of 6.5 m beyond the second storey;**
   3. **all other dwelling units may have attached garages which project a maximum of 3.5 m beyond the second storey.**
   4. **Not more than 8 contiguous lots shall be 9 m or less in width.**
   5. **Notwithstanding Part 1, Subsection 2.24 a maximum of 70% of the lot area between a street line and the building elevation(s) facing the street may be used for driveways, walkways and patios.**

   **Yard Requirements abutting a creek block shall not apply**

   All buildings and structures shall maintain a minimum setback of 3 metres from an O2 zone. Porches, stairs and canopies not permitted to encroach into an O2 zone. Where an individual property or lot has two or more zoning designations, the zoning regulations shall apply from the property boundary limits unless otherwise specified.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following additional uses are permitted:

The uses and regulations contained in exception number 132
Triplex dwellings

2. Regulations for Triplex Dwellings:

<table>
<thead>
<tr>
<th>Height:</th>
<th>2 storeys maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width:</td>
<td>6m</td>
</tr>
<tr>
<td>Corner Lot:</td>
<td>10.5 m</td>
</tr>
<tr>
<td>Lot area:</td>
<td>180 m²</td>
</tr>
<tr>
<td>Front yard:</td>
<td>6 m</td>
</tr>
<tr>
<td>Side yard:</td>
<td></td>
</tr>
<tr>
<td>End unit with attached garage:</td>
<td>1.2 m</td>
</tr>
<tr>
<td>End unit without attached garage</td>
<td>3 m</td>
</tr>
<tr>
<td>Street Side Yard:</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Rear yard:</td>
<td>9 m</td>
</tr>
<tr>
<td>Swimming pools:</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

The interior unit of a triplex building shall have not less than one grade level access, at least 90 cm wide, between the front and rear yards of the unit separate from any access through the habitable portion of the unit.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1.  

(a) Part 1, Subsection 1.7.1(e) of this By-law shall not apply.  

(b) The following are the only uses permitted:  

<table>
<thead>
<tr>
<th>Finance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Banks</td>
<td></td>
</tr>
<tr>
<td>Finance and loan companies</td>
<td></td>
</tr>
<tr>
<td>Mortgage companies</td>
<td></td>
</tr>
<tr>
<td>Trust companies</td>
<td></td>
</tr>
<tr>
<td>Investment and security</td>
<td></td>
</tr>
<tr>
<td>Other savings and credit</td>
<td></td>
</tr>
</tbody>
</table>

| Insurance and Real Estate      |  |
| Insurance                      |  |
| Real Estate                    |  |

| Offices related to             |  |
| Agriculture, forestry, fishing, | |
| and mining                     | |
| Manufacturing                  |  |
| Construction                   |  |
| Transportation and communications |  |
| Utilities, public or private   |  |
| Public administration          |  |
| Retail, wholesale and manufacturing |  |

| Community                      |  |
| Commercial and business schools|  |
| Religious organizations        |  |
| Other education and related services |  |

| Business                       |  |
| Accountancy services           |  |
| Advertising services           |  |
| Engineering, architectural and | |
| scientific services            | |
| Legal services                 |  |
| Blueprinting and duplicating   | |
| services, newspaper and printing |  |
| Employment agencies            |  |
| Other services to business     | |
| management                     | |

| Health                         |  |
| Medical office                 |  |
| Medical and dental laboratories|  |
| Associations or organizations  | |
| formed to provide medical or   | |
| health services                | |
| Other health services          |  |
### Exception 134 continued

<table>
<thead>
<tr>
<th>Education facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private school</td>
</tr>
<tr>
<td>Boarding school</td>
</tr>
<tr>
<td>Correspondence school</td>
</tr>
<tr>
<td>Day nursery</td>
</tr>
<tr>
<td>Tuition school</td>
</tr>
<tr>
<td>Tutoring school</td>
</tr>
<tr>
<td>Bible or theological school</td>
</tr>
<tr>
<td>Business or commercial school</td>
</tr>
<tr>
<td>Schools - music, drama, dance, art or language</td>
</tr>
</tbody>
</table>

**Recreational**
- Motion picture theatres
- Bowling alleys
- Billiard parlour
- Athletic clubs
- Fitness/recreational clubs
- Auditoriums
- Gymnasiums
- Assembly halls
- Banquet halls
- Lodge, fraternity or private club
- Miniature golf
- Rinks
- Private club
- Curling
- Social organizations
- YMCA, Boy Scouts and the like
- Other recreational services excluding pinball or electronic game machine establishment

**Other**
- Public authority
- Funeral home
- Place of worship
- Standard restaurant
- Convenience restaurant

(c) **Regulations:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yard abutting a street:</td>
<td>3 m</td>
</tr>
<tr>
<td>Landscape Area abutting a street:</td>
<td>5 m</td>
</tr>
<tr>
<td>Yard abutting an O2 zone:</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

Notwithstanding the Landscape Area requirement, a building may encroach into the Landscape Area abutting a street.

A public laneway, having a minimum width of 10 m is permitted.

Notwithstanding Part 1, Subsection 2.15, any lot abutting the northerly boundary of the creek block shall not be required to have frontage on a public street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 135</th>
<th>Zone GE2</th>
<th>Map 23</th>
<th>Amendment 2020.67</th>
<th>Enacted Jan. 15/01 Nov. 11/02</th>
</tr>
</thead>
</table>

1. **Prohibited Uses:**
   - Leather and Textile Industries
   - Metal Industries
   - Wood Industries
   - Paper Industries
   - Plastics Industries
   - Machine Industries
   - Outdoor Storage and Warehousing
   - Outdoor Wholesale Trade
   - Motor Vehicle Service Station

2. **Additional Permitted Use:**
   - School, provided no overnight accommodation is permitted

3. **Regulations:**
   - Lot Width: 15 m measured at the street line
   - Any Recreational Establishment located within 60 m of the CNR shall be fully within an enclosed building and shall not be subject to Footnote (b) Table 5.2.1
   - Yard abutting the CN Rail right-of-way:
     - 30 m for an office use
     - 15 m for an industrial use

4. **Regulations for a Public or Private School:**
   - Separation Distance from a railway right-of-way for a principal school building (including portables): 100 m
   - Separation Distance from a railway right-of-way for designated active play fields, such as soccer fields and ball diamonds: 45 m
   - Yard abutting the boundary of an O1-255 zone: 55 m
   - Side Yard: 5 m
   - Height: Two storeys maximum
   - Floor Area: 4700 m² maximum, including portables
   - Overnight accommodation is prohibited

Notwithstanding the provisions of Part 1, General Conditions and Provisions, Section 2.15, Frontage on a Public Street, a public street may be defined to be a draft-approved road within a plan of subdivision, for the purposes of interpreting frontage for a lot containing a public or private school use

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 136

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tbody>
<tr>
<td>136</td>
<td>RM5</td>
<td>24</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Regulations:

   Lot width: 6 m interior unit, 8 m end unit
   Corner lot width: 12 m on lots abutting Walker's Line and 11.5 m for other lots
   Lot area: 180 m²
   Front yard: 6 m
   Rear yard: 7.5 m

   Maximum floor area per unit provisions shall only apply to a minimum of 30% of all street townhouse dwellings.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 137

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>137</td>
<td>RM5</td>
<td>18</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Regulations for Street Townhouse Dwellings:

   Lot width: 5.5 m interior units, 7.0 m end units
   Corner lot width: 9.5 m
   Side yard: 1.5 m
   Street Side Yard: 4.5 m
   Floor area per unit: 130 m² maximum for at least 8 units
   Lot coverage: 45% maximum

   Open space: The total surface area devoted to driveways, patios and walkways within front yard or side yard abutting a street shall not exceed 60% of the total yard area

   Notwithstanding the definition of Street Townhouse, a street townhouse building may contain up to 9 dwelling units

   Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 138

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>138</td>
<td>RM3</td>
<td>29</td>
<td>2020.81</td>
<td>Oct. 15/01</td>
</tr>
</tbody>
</table>

1. Additional Permitted Uses:

   Detached Dwellings subject to RO3 zone regulations
   Semi-detached Dwellings subject to RO3 zone regulations
   Street Townhouse Dwellings subject to RO2 zone regulations

2. Regulations:

   (i) A maximum of 15% of the total of all dwelling units located within all lots and blocks zoned "RM3-138" shall be detached units.

   (ii) Notwithstanding Part 1, Subsection 2.11 "Daylight Triangles," where Upper Middle Road intersects Quinte Street, the building setback for a detached dwelling from the hypotenuse of a daylight triangle shall be 0.8 m.

   (iii) Visibility Triangles: 6 m x 6 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 139

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
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<tr>
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<td>RH4</td>
<td>23</td>
<td>2020.68</td>
<td>April 17/01</td>
</tr>
</tbody>
</table>

1. **Only the Following Use is Permitted:** Townhouses subject to RM2 zoning regulations

2. **Regulations:**
   - **Density:** 67 units maximum
   - **Rear Yard:** 4.5 metres
   - **Underground parking:** none required

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Exception 140

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>140</td>
<td>RM2</td>
<td>26</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) **Townhouse Regulations:**

- **Density:** 12 units maximum
- **Lot width:** 38 m
- **Lot area:** 0.35 ha
- **Yard abutting a street:** 7.6 m
- **Side yard:** 4.5 m for dwelling, 3.5 m for garage
- **Rear yard:** 6.5 m
- **Yard abutting R1, R2, R3 zone:** 6.5 m
- **Privacy area:** 40 m² per unit
- **Screening of a privacy area:** Required on all sides except abutting the building

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

### Exception 141

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>141</td>
<td>RO2</td>
<td>29</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Regulations:**

   A minimum of 85% of all dwelling units on all lots and blocks abutting a street having a deemed width of 26 metres or greater shall be attached units.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception 142</th>
<th>Zone RM3</th>
<th>Map 24</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

(1) **Prohibited Uses:**

- Detached
- Semi-detached
- Duplex
- Triplex
- Fourplex

(2) **Additional Permitted Uses:**

Street townhouse dwellings subject to RM5 zone regulations.

(3) **Other Regulations for Permitted Uses:**

- Yard abutting Dundas Street: 13.7 metres
- Landscape Areas for all uses except street townhouses: 6 m abutting Dundas Street: 3 m abutting any other property line
- All buildings and structures shall maintain a minimum setback of 7.5 metres from the boundary of an O2 zone.
- Apartment Building Height: 4 storeys maximum
- A minimum of 30% of all townhouse, stacked townhouse and apartment dwelling units on all lands zoned RM3-142 shall have the following maximum floor areas:
  - 1 bedroom unit: 75 m²
  - 2 bedroom unit: 95 m²
  - 3 bedroom unit: 115 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 143

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM3</td>
<td>24</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Prohibited Uses:**
   - Apartment buildings
   - Medical office

2. **Additional Permitted Uses:**
   - Single family dwellings subject to RM4 regulations
   - Street townhouse dwellings subject to RM5 regulations

3. **Other Regulations for Permitted Uses:**
   - Every townhouse and stacked townhouse development shall provide a minimum 3 metre landscape strip abutting any property line.
   - All buildings and structures shall maintain a minimum setback of 7.5 metres from the boundary of an O2 zone.
   - A minimum of 30% of all townhouse and stacked townhouse dwelling units on all lands zoned RM3-143 shall have the following maximum floor areas:
     - 1 bedroom unit: 75 m²
     - 2 bedroom unit: 95 m²
     - 3 bedroom unit: 115 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 144

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM2</td>
<td>24</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following additional use is permitted:
   - Medical Office

2. **Prohibited Uses:**
   - Detached
   - Semi-detached
   - Duplex
   - Triplex
   - Fourplex

3. **Regulations for a Medical Office:**
   - Yard abutting Walker's Line 4.5 m
   - Northerly side yard 3.0 m
   - Landscape Areas:
     - 5 m abutting the rear property line
     - 4.5 m abutting the front and side property lines

   Notwithstanding the above, a building may encroach 1.5 m into the northerly landscape area.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following additional uses are permitted:

Detached and Semi-Detached dwellings subject to RM4 regulations, except as amended below;
Street Townhouse Dwellings subject to RM5 zone regulations, except as amended below:

2. Regulations for Detached Dwellings:

Front Yard: 7.5 metres
Building Height: 2 storeys maximum
Lot coverage for dwellings with attached or detached garages:
- 1 storey dwelling and all accessory structures: 40% maximum
- Dwelling greater than 1 storey and all accessory structures: 33% maximum

3. Regulations for:

<table>
<thead>
<tr>
<th>Semi-Detached Building</th>
<th>Semi-Detached Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width:</td>
<td>12 m</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>430 m$^2$</td>
</tr>
<tr>
<td>Front Yard:</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Maximum Height:</td>
<td>2 storeys</td>
</tr>
</tbody>
</table>

Lot coverage for dwellings with attached or detached garages:
- 1 storey dwelling and all accessory structures: 40% maximum
- Dwelling greater than 1 storey and all accessory structures: 33% maximum

4. Regulations for Street townhouse dwellings:

| Lot Width: | 5.9 metres |
| Lot Area:  | 200 m$^2$  |
| Front Yard:| 7.5 metres |
| Height:    | 2 storeys  |
| Side Yard: |            |
|            | End unit with attached garage: 1.2 m |
|            | End unit without attached garage: 3 m |

Except as amended herein, all other provisions of this By law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 146

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH4</td>
<td>26</td>
<td>2020.179</td>
<td>Nov. 15/04</td>
</tr>
</tbody>
</table>

(1) Regulations for a Retirement Home:

- Front Yard: 10 metres
- Yard abutting Lake Ontario: 20 metres from top-of-bank

A 3 metre wide landscape strip is required abutting the east lot line.

Amenity area requirement: 30% of net lot area

One (1) parking space located at the northeast corner of the site may encroach into the required parking lot setback from a street line.

A driveway is permitted to encroach into the required setback from a street line.

Parking: 0.06 occupant spaces per unit
          0.25 visitor spaces per unit
          0.13 staff spaces per unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 147

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>MXC</td>
<td>10</td>
<td>2020.46</td>
<td>Jun 19/00</td>
</tr>
</tbody>
</table>

EXCEPTION 147 deleted by By-law 2020.300
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>148</td>
<td>MXG</td>
<td>14</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following additional use is permitted:
   Bicycle sales and service which shall not be subject to Footnote (a) of Table 5.2.1, Part 5

2. Regulations:
   - Lot Width: 10 m
   - Lot Area: 425 m²
   - Side Yard: 1.3 m
   - Outside Storage: Not Permitted

Except as amended herein, all other provisions of this By-Law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>149</td>
<td>RM3</td>
<td>1</td>
<td>2020.43</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

(1) Prohibited Uses:
   - Lodge, fraternity or private club
   - Boarding House

(2) Additional Permitted Uses:
   Detached and semi detached dwellings, subject to RM4 zone regulations, except for the following:
   - Triplex dwellings, subject to RM1 zone regulations.
   - Cluster single family, semi-detached, triplex, townhouse or stacked townhouse units.
   - Street townhouse dwellings subject to RM5 zone regulations.

(3) Regulations for all Permitted Uses:
   - Minimum lot widths and areas shall not apply for cluster detached, semi-detached, triplex, townhouses or stacked townhouses dwellings;
   - Maximum building height: 3 storeys
   - Minimum building setback from a "P" zone: 10 metres
   - The total number of dwelling units permitted on all lands zoned "RM1-152", "RM3-151", "RM3-150" and "RM3-149" shall not exceed 198 units;
   - A rest/retirement home shall be subject to the following additional regulations:
     - Maximum number of rest/retirement dwelling units: 136 units
     - Maximum rest/retirement dwelling unit size: 75 m²

A common area with a minimum size of 100 m² shall be provided on the ground floor of any rest/retirement home building;

(f) For zoning purposes, all parts of the lands zoned "RM1-152", "RM3-151", "RM3-150" and "RM3-149" proposed for phased condominium registration which are designed and intended to function as an integral component of a comprehensive condominium development shall be deemed to be one lot for application of the zoning regulations. Zoning regulations shall be applied from the external boundaries of the zones and not from the internal property lines created for condominium registration purposes;

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 150

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM3</td>
<td>1</td>
<td>2020.43</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

(1) Permitted uses on lands zoned RM3-150 shall be restricted to a maximum of five townhouse units, subject to RM3 zone regulations, except as follows:

(a) Maximum building height: 1 ½ storeys

(b) Minimum building setback from the stack of the Bayview Crematory: 60 metres

(2) For zoning purposes, all parts of the lands zoned RM1-152, RM3-151, RM3-150 and RM3-149 proposed for phased condominium registration which are designed and intended to function as an integral component of a comprehensive condominium development shall be deemed to be one lot for application of the zoning regulations. Zoning regulations shall be applied from the external boundaries of the zones and not from the internal property lines created for condominium registration purposes.

(3) Minimum width of landscape strip abutting Spring Gardens Road: 6 m

(4) An entry gate or decorative wall with a maximum height of 1.8 metres is permitted within the landscape strip abutting Spring Gardens Road;

(5) Minimum width of landscape strip abutting a P zone: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 151

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM3</td>
<td>1</td>
<td>2020.43</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

(1) Prohibited Uses:
- Lodge, fraternity or private club
- Boarding House

(2) Additional Permitted Uses:
- Detached and semi-detached dwellings subject to RM4 zone regulations
- Triplex dwellings, subject to RM1 zone regulations.
- Street townhouse dwellings subject to RM5 zone regulations.
- Cluster detached dwellings, semi-detached, triplex or townhouse units

(3) Regulations for all Permitted Uses:

(a) Minimum lot widths and areas shall not apply for cluster detached, semi-detached, triplex or townhouses;

(b) Maximum building height: 2 ½ storeys

(c) The total number of dwelling units permitted on all lands zoned RM1-152, RM3-151, RM3-150 and RM3-149 shall not exceed 198 units;

(d) For zoning purposes, all parts of the lands zoned RM1-152, RM3-151, RM3-150 and RM3-149 proposed for phased condominium registration which are designed and intended to function as an integral component of a comprehensive condominium development shall be deemed to be one lot for application of the zoning regulations. Zoning regulations shall be applied from the external boundaries of the zones and not from the internal property lines created for condominium registration purposes;

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Exception 152

<table>
<thead>
<tr>
<th>Zone RM1</th>
<th>Map 1</th>
<th>Amendment 2020.43</th>
<th>Enacted May 8/00</th>
</tr>
</thead>
</table>

(1) **Prohibited Uses:**

- Duplexes

(2) **Additional Permitted Uses:**

- Detached and semi-detached dwellings subject to RM4 zone regulations
- Cluster Detached and Semi-detached Dwellings

(3) **Regulations for all Permitted Uses:**

- Minimum lot widths and areas shall not apply for cluster semi-detached or single family development;

- Minimum Yard abutting a single family residential zone: 9 m

- Maximum building height: 1 ½ storeys

- The total number of dwelling units permitted on all lands zoned RM1-152, RM3-151, RM3-150 and RM3-149 shall not exceed 198 units;

- For zoning purposes, all parts of the lands zoned RM1-152, RM3-151, RM3-150 and RM3-149 proposed for phased condominium registration which are designed and intended to function as an integral component of a comprehensive condominium development shall be deemed to be one lot for application of the zoning regulations. Zoning regulations shall be applied from the external boundaries of the zones and not from the internal property lines created for condominium registration purposes.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 153 – RH2

<table>
<thead>
<tr>
<th>Exception 153</th>
<th>Zone RH2</th>
<th>Map 20</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The following additional use is permitted:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse subject to RM2 zone regulations</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combined Townhouse and Stacked Townhouse development</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Regulations for:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Townhouse Dwellings:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Northampton Blvd.:</td>
<td>22 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Headon Forest Drive:</td>
<td>6 m for side building elevations only</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Highway No.5:</td>
<td>75 m for dwelling units, 13.5 m for accessory buildings and structures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Density:</td>
<td>34 units per hectare</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Stacked Townhouse Dwellings:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Northampton Blvd.:</td>
<td>22 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Headon Forest Drive:</td>
<td>7.5 m, 6 m for side building elevations only</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Highway No.5:</td>
<td>75 m for dwelling units, 13.5 m for accessory buildings and structures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Density:</td>
<td>50 units per hectare</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Combined Townhouse/Stacked Townhouse Dwellings:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Northampton Blvd.:</td>
<td>22 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Headon Forest Drive:</td>
<td>7.5 m, 6 m for side building elevations only</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Highway No.5:</td>
<td>75 m for dwelling units, 13.5 m for accessory buildings and structures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Density:</td>
<td>Townhouse: 333 m² per unit (30 u/ha) Stacked Townhouse: 200 m² per unit (50 u/ha)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Apartment Building:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>6 storeys</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply 532

### Exception 154 – RH2

<table>
<thead>
<tr>
<th>Exception 154</th>
<th>Zone RH2</th>
<th>Map 20</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>1. Only the following use is permitted:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment Buildings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Area:</td>
<td>1 ha</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Walker's Line:</td>
<td>10.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting an O2 zone:</td>
<td>6 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other yards:</td>
<td>7.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density:</td>
<td>50 units per hectare maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height:</td>
<td>2 storeys maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking:</td>
<td>2 occupant spaces /unit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.35 visitor spaces/unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Every Apartment Building shall contain a minimum of 4 dwelling units and a maximum of 26 dwelling units.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply 533
1. The following additional uses are permitted:
   - Detached dwelling subject to RM4 zone regulations
   - Semi-detached, Duplex, Triplex dwellings subject to RM1 zone regulations
   - Fourplex dwelling subject to RM2 zone regulations
   - Street Townhouse dwellings subject to RM5 zone regulations
   - Recreation Centre for the exclusive use of residents
   - Accessory Facilities, for the exclusive use of residents, including management office, medical office, community centre, post office, hair salon, one convenience store

2. The following uses are prohibited:
   - Apartment Building
   - Community Institution
   - Lodge, Fraternity, Private Club
   - Long-Term Care Facility
   - Retirement Home
   - Hospital

3. Regulations for all Permitted Uses:
   - Accessory Facilities:
     (i) 400 m² maximum floor area for all uses including 200 m² maximum for a convenience store.
     (ii) Buildings containing Accessory Facilities shall be set back 12 m from a dwelling unit.
     (iii) Buildings containing Accessory Facilities shall provide a 6 m landscape area abutting street lines and property lines.
   - Total Dwelling Units Permitted: 196 units maximum
   - Yard abutting a street: 6 m
   - Yard abutting O1, O2, O3, P zone: 6 m
   - Rear Yard: 6 m
   - All residential buildings shall maintain a separation distance of 90 m from a GE2 zone.
   - Building Height: Within 60 m of the CNR right-of-way building height shall meet or exceed 111.5 m geodetic datum. Within 50 m of an abutting O1 zone: 2 storeys maximum
   - Landscape area: none required abutting a street for stacked townhouses only

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 156 – Zone H-O1

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>156</td>
<td>H-O1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Additional permitted uses:

   - Driving Range
   - Miniature Golf Course
   - Athletic, Recreation Club
   - Lodge, Fraternity, Private Club
   - Bowling Alley
   - Place of Worship
   - Public or Private School excluding overnight accommodation

2. Prohibited Uses:

   - Hospital
   - Long Term Care Facility

3. Regulations for all permitted uses:

   - Yard abutting north property line: 30 m
   - Floor Area Ratio: 0.2:1 maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply 804

### Exception 157 – Zone RM3

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>157</td>
<td>RM3</td>
<td>23</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Only the following uses are permitted:

   - Stacked Townhouse
   - Apartment Building
   - Townhouse subject to RM2 zone regulations

2. Regulations:

   - Townhouses:

     - Lot width: 120 m
     - Lot Area: 2.6 ha
     - Number of units: 67 units maximum
     - Yard abutting a residential zone: 15 m
     - Separation distance: 60 m between a unit and a railway right-of-way
     - Landscape area: 6 m abutting a street
     - Landscape buffer: 6 m between a parking lot and a residential zone
     - 3 m between a driveway and a residential zone

   - Floor Area: At least 25% of all dwelling units shall have the following floor areas:
     - 1 bedroom units: 65 m² maximum
     - 2 bedroom units: 75 m² maximum
     - 3 or more bedroom units: 95 m² maximum

   (continued on next page)
**Part 14 – Exceptions to Zone Designations**

**Exception 157 continued**

Stacked Townhouse:

- Lot width: 120 m
- Lot Area: 2.6 ha
- Number of units: 101 units maximum
- Yard abutting a residential zone: 15 m
- Separation distance: 60 m between a unit and a railway right-of-way

Floor Area: At least 25% of all dwelling units shall have the following maximum floor areas:

- 1 bedroom units: 65 m² maximum
- 2 bedroom units: 75 m² maximum
- 3 or more bedroom units: 95 m² maximum

**Combined Townhouse and Stacked Townhouse:**

Density: The maximum number of dwelling units for a development containing a combination of townhouses and stacked townhouses shall be determined as follows:

- Townhouse: 336.7 m² per unit (29.7 u/ha)
- Stacked Townhouse: 222 m² per unit (45 u/ha)

Lot width: 120 m
Lot Area: 2.6 ha
Yard abutting a residential zone: 15 m
Separation distance: 60 m between a unit and a railway right-of-way

Floor Area: At least 25% of all units shall have the following maximum floor areas:

- 1 bedroom units: 65 m² maximum
- 2 bedroom units: 75 m² maximum
- 3 or more bedroom units: 95 m² maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 158</th>
<th>Zone CN1</th>
<th>Map 16</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape area abutting Dawlish Road: 6 m</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting Dawlish Road: 15 m</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Total Floor Area of all Fast Food Restaurants: 260 m²</td>
<td></td>
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</tr>
<tr>
<td>Fast Food Restaurants shall maintain a separation distance of 90 m from Dawlish Road.</td>
<td></td>
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</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>159</td>
<td>R2.1</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1.</strong></td>
<td>The following additional use is permitted: Long Term Care Facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2.</strong></td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The maximum number of residents shall not exceed 100 persons.</td>
<td></td>
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<tr>
<td></td>
<td>The maximum number of sleeping rooms shall not exceed 75.</td>
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<tr>
<td></td>
<td>No self-contained units shall be permitted save one housekeeper’s unit.</td>
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<tr>
<td></td>
<td>Parking: 0.34 spaces per sleeping room.</td>
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<tr>
<td></td>
<td>Building Height: one storey</td>
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<td></td>
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<tr>
<td></td>
<td>Yard abutting a street: 7.5 m</td>
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<tr>
<td></td>
<td>Yard abutting west lot line: 2.4 m within 42 m of Aldershot Place, 5.9 m thereafter</td>
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<tr>
<td></td>
<td>Yard abutting north lot line: 5.5 m</td>
<td></td>
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<tr>
<td></td>
<td>Encroachment: A canopy may encroach to within 5.5 m of Park Avenue.</td>
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</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>160</td>
<td>H-RM2</td>
<td>20</td>
<td></td>
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</tr>
<tr>
<td><strong>1.</strong></td>
<td>Regulations for a Day Care Centre:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Side Yard: 3 m for a building wall of 9.8 m or less in length; 6 m for a building wall greater than 9.8 m in length</td>
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</tr>
<tr>
<td></td>
<td>Parking: All parking spaces shall be set back: 3 m from all lot lines; One space per 25 m² of gross floor area maximum, 3 spaces may be provided in the front yard</td>
<td></td>
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<tr>
<td></td>
<td>Floor Area Ratio: 0.3:1 maximum</td>
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<tr>
<td></td>
<td>Lot Coverage: 20% maximum</td>
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</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>161</td>
<td>RM5</td>
<td>15</td>
<td></td>
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</tr>
<tr>
<td><strong>1.</strong></td>
<td>Regulations for Street Townhouse:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Rear Yard: 20 m</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 162</th>
<th>Zone CN2</th>
<th>Map 16</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The following additional use is permitted:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Regulations:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Floor Area for a Fast Food Restaurant:</td>
<td></td>
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<td></td>
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<tr>
<td>Spatial Separation:</td>
<td></td>
<td></td>
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</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 163

<table>
<thead>
<tr>
<th>Exception 163</th>
<th>Zone R3.2</th>
<th>Map 20</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard:</td>
<td></td>
<td></td>
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<tr>
<td>Yard abutting the TransCanada Pipeline Easement:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Rear Yard:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Yard:</td>
<td></td>
<td></td>
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</tr>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 164

<table>
<thead>
<tr>
<th>Exception 164</th>
<th>Zone RH4</th>
<th>Map 3</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Only the following use is permitted:</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2. Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units:</td>
<td>252 maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height:</td>
<td>4 storeys maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting a street:</td>
<td>6 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting south property line:</td>
<td>9 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting west property line:</td>
<td>7 m within 50 m of Plains Road, 20 m thereafter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Area:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting a street:</td>
<td>6 m</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Abutting south property line:</td>
<td>4.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting west property line:</td>
<td>6 m</td>
<td></td>
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</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 165

<table>
<thead>
<tr>
<th>Zone PC</th>
<th>Map 8 &amp; 9A</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. The following additional uses are permitted in Spencer Smith Park:

   - Retail Commercial
   - Service Commercial
   - Entertainment Uses
   - Recreation Uses
   - Hospitality Uses

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 166

<table>
<thead>
<tr>
<th>Zone PC</th>
<th>Map 3</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. The following additional use is permitted: Banquet Centre

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following additional uses are permitted:

   - Standard, Fast Food, and Convenience restaurants
   - Outdoor patio
   - Terrace or rooftop patio
   - Art gallery/studio
   - Craft store
   - Cameras & photographic supplies
   - Gifts and novelties
   - Hobby shop
   - Book store
   - Confectionery store
   - Antique store
   - Sporting goods, including bicycle and inline skate rentals

2. **Regulations:**

   - Maximum Building size: 2500 m²
   - Maximum height of building: 1 storey from Lakeshore Road
     2 storeys from the promenade level
   - Maximum Retail unit size: 200 m²
   - Yard abutting a residential zone: 3 m
   - Yard abutting a street: 3 m
   - Yard abutting shoreline protection: 20 m
   - Yard abutting any other lot line: 0

   **Outside Storage:**

   Only merchandise displayed for retail sale or rent may be stored outside, provided the merchandise is not stored in a truck, trailer, or vehicle.

   Perishable waste shall not be stored outside. It must be kept in refrigerated storage within a building.

   Non-perishable waste stored outside shall be kept within a solid screen enclosure.

   **Patio:**

   The seating capacity of a patio shall not exceed 50% of the seating capacity of the restaurant with which the patio is associated.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 168

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
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</thead>
<tbody>
<tr>
<td>RM5</td>
<td>23</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Regulations:**

   - Lot Width: 6 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply. 784

### Exception 169

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
</table>

1. **Regulations:**

   - Lot Width: 6 m
   - Lot Depth: 45 m
   - Landscape Area: 4.5 m abutting a street

   Except as amended herein, all other provisions of this By-law, as amended, shall apply 785

### Exception 170

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
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</thead>
<tbody>
<tr>
<td>RM2</td>
<td>23</td>
<td></td>
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</tr>
</tbody>
</table>

1. **Prohibited Uses:**

   - Detached Dwelling
   - Duplex Dwelling
   - Lodge, Fraternity, Private Club

2. **Regulations:**

   - Landscape Area: 6 m abutting a street

   Except as amended herein, all other provisions of this By-law, as amended, shall apply 786

### Exception 171

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
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</thead>
<tbody>
<tr>
<td>H-RH4</td>
<td>23</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Regulations:**

   - Building Height: 8 storeys maximum

   Except as amended herein, all other provisions of this By-law, as amended, shall apply 787
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>172</td>
<td>RM3</td>
<td>23</td>
<td>2020.147</td>
<td>Aug 11/03</td>
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<tr>
<td>1.</td>
<td>Prohibited Uses:</td>
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<tr>
<td></td>
<td>Detached Dwelling</td>
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<tr>
<td></td>
<td>Duplex Dwelling</td>
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<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
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<tr>
<td></td>
<td>Landscape Area abutting a street: 6 m</td>
<td></td>
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<tr>
<td>3.</td>
<td>Additional Regulations for Townhouse dwellings:</td>
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<tr>
<td></td>
<td>Density: Maximum 92 townhouse units, without underground parking</td>
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<td></td>
<td>Side yard: 7 metres</td>
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<tr>
<td></td>
<td>A maximum of 55% of the lot area between a street line or common element road and the building elevation(s) facing the street or common element road may be used for driveways, walkways and patios.</td>
<td></td>
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<tr>
<td></td>
<td>Notwithstanding the definition of ‘Lot’ under By-law 2020, as amended, a parcel of tied land which has an interest in a common element road in a common element condominium corporation, must abut that common element road and need not abut a public road.</td>
<td></td>
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<tr>
<td></td>
<td>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</td>
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</table>

<table>
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<tr>
<th>Exception</th>
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<th>Amendment</th>
<th>Enacted</th>
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</thead>
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<tr>
<td>173</td>
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<tr>
<td>1.</td>
<td>Prohibited Uses:</td>
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<tr>
<td></td>
<td>Detached Dwelling</td>
<td></td>
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<tr>
<td></td>
<td>Duplex Dwelling</td>
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<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
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<tr>
<td></td>
<td>Landscape Area abutting a street: 6 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</td>
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</tbody>
</table>

July, 2018
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 174</th>
<th>Zone R3.2</th>
<th>Map 14</th>
<th>Amendment 2020.64</th>
<th>Amendment 2020.282</th>
<th>Enacted Oct. 10/00 Feb. 1/10</th>
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<tbody>
<tr>
<td>1.</td>
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<td>2.</td>
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</table>

1. **Additional Permitted Use:**
   Community Institution

2. **Regulations for Community Institution Use:**

   **Yards:**
   - Abutting Drury Lane: 15 metres
   - Abutting Caroline Street: 65 metres
   - Abutting west lot line: 11 metres
   - Abutting north lot line: 60 metres

   **Landscape area:**
   - Abutting Caroline Street: 6 metres
   - Abutting Drury Lane: 3 metres except 15% of frontage abutting Drury Lane which may be minimum 1.5 metres

   **Landscape Buffer:**
   - Parking lot: 6 metres abutting R3.2 zone
   - Principal building: 11 metres abutting R3.2 zone

   **Parking:**
   180 spaces including 6 designated accessible parking spaces

   **Height of Building Additions:**
   1 storey maximum on west elevation
   2 storey maximum on east and north elevations

   **Loading and Unloading:**
   Loading and unloading shall not take place within 30 metres of a residential zone.
   Loading/unloading docks shall be screened from view from a street or adjoining residential zone.

   **Outside Storage:**
   Perishable waste shall not be stored outside. It must be kept in refrigerated storage within a building.
   Non-perishable waste stored outside on lands abutting a residential zone shall be kept within a solid screen enclosure subject to Part 1, subsection 2.2.1 (c).

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<td>Jul 10/00</td>
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<td>2020.53</td>
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<td></td>
<td></td>
<td>22</td>
<td>2020.54</td>
<td>Sept 18/00</td>
</tr>
</tbody>
</table>

1. **Prohibited Uses:**
   - Supermarket/Grocery Store
   - All residential uses

2. **Regulations:**
   - Maximum floor area per retail use: 3000 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>176</td>
<td>D</td>
<td>1</td>
<td>2020.43</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

1. Notwithstanding Part 2, Subsection 2.21 (k) the existing yards for the existing greenhouses are permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>177</td>
<td>RM2</td>
<td>14</td>
<td></td>
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</tr>
</tbody>
</table>

1. Only the following uses are permitted:

   - Maximum 5 dwelling units
   - Second floor dwelling units in combination with ground-floor commercial
   - Lodge, fraternity, private club
   - Boarding house
   - Educational facilities
   - Barber/Hairdresser shop
   - Photography studio
   - Dressmaker shop
   - Hobby shop
   - Florist
   - Book store
   - Antique store
   - Art gallery
   - Interior Decorating Store
   - All Office Uses

2. Regulations:

   Permitted uses are allowed in the existing building only. Exterior alterations are permitted provided they are in keeping with the architectural character of the building. Additions may only be made to rear building elevations, provided that each floor of the addition shall not expand the corresponding floor of the original building by more than 50%.

   **Lot Area:** 1500 m²
   **Landscape Area:**
   - 3 m abutting easterly lot line
   - 1.5 m abutting northerly and westerly lot lines
   - 2 m between the north building elevation and a parking lot
   - 2.8 m between the west building elevation and a parking lot
   **Landscape Buffer:** 6 m abutting an R3.1 zone
   **Amenity Area:** 20 m² per unit for dwelling units on the second floor when commercial uses are located on the ground floor

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>178</td>
<td>RM3</td>
<td>18</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 1.        | Prohibited Use:  
           | Apartment Building  
           | Lodge, Fraternity, Private Club |
| 2.        | Regulations:  
           | Density: 50 units per ha maximum  
           | Front Yard: 5 m  
           | Rear Yard: 1.5 m  
           | Side Yard: 7.5 m within 20 m of New Street, 6 m thereafter  
           | Landscape Area: 5 m abutting New Street  
           | Landscape Buffer: 3 m abutting a residential zone  
           | Privacy Area: Privacy screens shall be provided perpendicular to the rear building elevation. |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
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<td>RO1</td>
<td>29</td>
<td>2020.239</td>
<td>Mar 17/08</td>
</tr>
</tbody>
</table>
| 1.        | Regulations:  
           | The existing detached dwelling shall be permitted. Exterior alterations and additions to the existing dwelling may be permitted, provided that each floor of an addition shall not expand the corresponding floor of the original dwelling by more than 25%. |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>180</td>
<td>MXG</td>
<td>14 &amp; 15</td>
<td>2020.48</td>
<td>Sept 18/00</td>
</tr>
</tbody>
</table>
| 1.        | Permitted Uses  
           | Notwithstanding the uses permitted in an MXG zone, the following uses are prohibited:  
           | standard restaurant  
           | motor vehicle service station  
           | fast food restaurant  
           | machinery & equipment sales  
           | convenience restaurant  
           | pet sales  
           | convenience store  
           | retail brewery  
           | recreational establishment  
           | nursery-garden centre  
           | entertainment establishment  
           | lumber sales  
           | hotel  
           | swimming pool sales  
           | caterer  
           | dry-cleaning depot, laundromat, laundry service |
| 2.        | Regulations  
           | Building Height – 3 storey to a 9 metre maximum where building height is measured from the top of the curb on the east side of Brant Street at the midpoint of the property to the highest point of the building or structure. |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>181</td>
<td>DRH</td>
<td>9A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Regulations:**

   - **Building Height:** 13 storeys maximum
   - **Yard abutting a street:** 7.5 m
   - **Yard abutting east lot line:** 7.5 m
   - **Yard abutting south lot line:** 15 m
   - **Landscape Area:**
     - Abutting east lot line: 1.25 m within 15 m of south lot line, 7.5 m thereafter
     - Abutting south lot line: 3 m within 15 m of west lot line, 1 m thereafter
     - Abutting a street: 7.5 m

   **Parking Structure:**
   - An enclosed parking structure shall not project above grade.
   - An enclosed parking structure may be constructed to the limit of Ontario Street.

   **Encroachments:**
   - A canopy may encroach to within 3 m of Ontario Street
   - A balcony or canopy may encroach 60 cm into any other required yard or landscape area.

*Except as amended herein, all other provisions of this By-law, as amended, shall apply* 801

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>182</td>
<td>GE1</td>
<td>23</td>
<td>2020.66</td>
<td>Jan 15/01</td>
</tr>
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</table>

1. **Front Yard:** 5 m
2. **Landscape Area abutting a front lot line:** 5 m

*Except as amended herein, all other provisions of this By-law, as amended, shall apply.*

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<th>Zone</th>
<th>Map</th>
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<tr>
<td>183</td>
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<td>23</td>
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</table>

1. **Regulations for Semi-Detached Dwellings:**

   - **Lot Width:** 6 m
   - **Lot Area:** 215 m²
   - **Rear Yard:** 6.5 m

*Except as amended herein, all other provisions of this By-law, as amended, shall apply* 802
### Exception 184

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<thead>
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<tbody>
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<td>R2.3</td>
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</table>

1. **Regulations:**

   - Lot Width: 21 m
   - Front Yard: 9 m
   - Side Yard: 1.2 m and a combined side yard width of at least 4 m
   - Garage: For a minimum of 50% of the dwelling units, an attached or detached garage shall be located no closer to the street line than the closest point of the front elevation of the dwelling. For remaining dwelling units, an attached or detached garage shall be located no closer to the street line than 2 m beyond the closest point of the front elevation of the dwelling.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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### Exception 185

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<tbody>
<tr>
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</table>

1. **Regulations:**

   - Lot Width: 16.7 m
   - Lot Area: 580 m²
   - Side Yard: 1.2 m and a combined side yard width of at least 4 m
   - Garage: An attached or detached garage shall be located no closer to the street line than 1 m beyond the closest point of the front elevation of the dwelling.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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### Exception 186

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1. Only the following use is permitted: Semi-Detached Dwelling

2. **Regulations:**

   - Lot Width: 9.7 m/unit
   - Lot Area: 330 m²/unit
   - Street Side Yard: 6 m
   - Swimming pools are not permitted

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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Part 14 – Exceptions to Zone Designations

<table>
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<td>23</td>
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1. Regulations for an Apartment Building:

   Units: 305 maximum
   Height: 4 storeys maximum
   Yards:
   - Abutting north lot line: 10 m
   - Abutting south lot line: 10 m
   - Abutting east lot line: 7.5 m
   - Abutting a recreation facility: 7.5 m
   Enclosed occupant parking: 70%

   Encroachments: Balconies, decks and stairs may encroach 2 m into a required yard

   Notwithstanding Part 2 Section 1 (i) driveways shall be set back 5 m and parking spaces shall be set back 4 m from a window of a habitable room in a dwelling unit located on the ground floor or basement. A ramp for access to enclosed parking shall be exempt from this requirement.
   Parking shall not be required for a den within a dwelling unit.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<tr>
<td>188</td>
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<td>9A</td>
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</tr>
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</table>

1. The following uses are prohibited:

   All residential uses
   Hotel

2. Regulations:

   Front Yard: 1.2 m
   Rear Yard: 1.2 m

   A roofed-over, unenclosed, one-storey porch may encroach 1.2 m into the required front yard.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 189
#### Zone RM2
#### Map 18
#### Amendment
#### Enacted

1. Only the following use is permitted: Townhouse Dwellings

2. Regulations:
   - Units: 8 units maximum
   - Lot Width: 27 m
   - Lot Area: 0.2 ha
   - Yard abutting a street: 7.5 m
   - Yard abutting R1, R2, R3 zone: 9 m
   - Rear Yard: 9 m
   - Side Yard:
     - Abutting north lot line: 3.5 m for a 2 storey building or part thereof
     - Abutting south lot line: 1.85 m for a 1 or 1 ½ storey building or part thereof
   - Encroachment: A stairway is permitted to encroach 2 m into the required yard abutting Walkers Line and 2 m into the northerly side yard.
   - Visitor parking is permitted within 1.5 m of a window of a habitable room.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply

### Exception 190
#### Zone RH4
#### Map 26
#### Amendment
#### Enacted

1. Regulations for an Apartment Building:
   - Units: 90 units plus 1 guest unit maximum
   - Height: 5 storeys maximum
   - Rear Yard: 20 m
   - Side Yard: 7.5 m abutting west lot line
   - Encroachments: Balconies, decks and stairs may encroach 2 m into a required yard

   Notwithstanding Part 2 Section 1 (i) driveways shall be set back 2.5 m and parking spaces shall be set back 3.5 m from a window of a habitable room in a dwelling unit located on the ground floor or basement. A ramp for access to enclosed parking shall be exempt from this requirement.

   Parking shall not be required for a den within a dwelling unit.
   Occupant parking shall not be required for a Guest Unit

   Except as amended herein, all other provisions of this By-law, as amended, shall apply
## Part 14 – Exceptions to Zone Designations

<table>
<thead>
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<td>R3.2</td>
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<tr>
<td>1.</td>
<td>Regulations:</td>
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<td></td>
<td></td>
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<tr>
<td></td>
<td>Lot Area:</td>
<td>445 m²</td>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<tr>
<td>1.</td>
<td>Regulations for Stacked Townhouse:</td>
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</tr>
<tr>
<td></td>
<td>Density:</td>
<td>45 units/ha minimum, 55 units/ha maximum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear Yard:</td>
<td>6.5 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side Yard:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting west lot line:</td>
<td>3.5 m for a side building elevation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting east lot line:</td>
<td>5.75 m for a rear building elevation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting east lot line:</td>
<td>12.5 m within 34 m of north lot line, 6 m thereafter</td>
<td></td>
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<tr>
<td></td>
<td>Height:</td>
<td>3 storeys to a maximum height of 12 m measured at the front building elevation facing a street or driveway.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscape Area:</td>
<td>4 m abutting Upper Middle Road</td>
<td></td>
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<tr>
<td></td>
<td>Visitor Parking:</td>
<td>0.3 spaces per unit</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Parking is permitted within 60 cm of a building</td>
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</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
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<th>Enacted</th>
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<tbody>
<tr>
<td>193</td>
<td>RNA1 &amp; RNA2</td>
<td>3 &amp; 4</td>
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<td></td>
</tr>
<tr>
<td>1.</td>
<td>In addition to the regulations for a School contained in Part 1, Subsection 2.21 (a) the following shall also apply:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Yard abutting an O2 or O3 zone:</td>
<td>10 m</td>
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<tr>
<td></td>
<td>Maximum Building Height:</td>
<td>2 storeys</td>
<td></td>
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<tr>
<td></td>
<td>Maximum Impervious Surface:</td>
<td>60%</td>
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</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. A detached dwelling is permitted on an existing Lot of Record subject to the following:

2. Regulations for a Detached Dwelling on a Lot of Record:

   - Front Yard: 7.5 m
   - Side Yard: 5 m
   - Rear Yard: 9 m
   - Height: 2 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. The following additional uses are permitted:

   - Uses ancillary to a school are also permitted
   - One detached dwelling on an existing Lot of Record

2. Regulations for a Detached Dwelling on a Lot of Record:

   - Front Yard: 7.5 m
   - Side Yard: 5 m
   - Rear Yard: 9 m
   - Height: 2 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. A detached dwelling is permitted on an existing Lot of Record subject to the following:

2. Regulations for a Detached Dwelling on a Lot of Record:

   - Front Yard: 7.5 m
   - Side Yard: 5 m
   - Rear Yard: 9 m
   - Height: 2 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

### Table: Exception 194

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<th>Amendment</th>
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<tr>
<td>194</td>
<td>RNA3</td>
<td>3 &amp; 4</td>
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</table>

1. A townhouse dwelling shall be defined as a building of not more than 2 storeys in height designed to provide at least 2 and not more than 6 dwelling units with each unit separated from an adjoining unit by a common or party wall with a separate outside entrance to each unit.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

### Table: Exception 195

<table>
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<td>195</td>
<td>O2</td>
<td>3 &amp; 4</td>
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<td></td>
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</tbody>
</table>

1. The following additional uses are permitted:

   - Uses ancillary to a school are also permitted
   - One detached dwelling on an existing Lot of Record

2. Regulations for a Detached Dwelling on a Lot of Record:

   - Front Yard: 7.5 m
   - Side Yard: 5 m
   - Rear Yard: 9 m
   - Height: 2 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

### Table: Exception 196

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<td>3 &amp; 4</td>
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</tbody>
</table>

1. A detached dwelling is permitted on an existing Lot of Record subject to the following:

2. Regulations for a Detached Dwelling on a Lot of Record:

   - Front Yard: 7.5 m
   - Side Yard: 5 m
   - Rear Yard: 9 m
   - Height: 2 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 197

<table>
<thead>
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<th>Zone</th>
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<tr>
<td>H-RNA1</td>
<td>3 &amp; 4</td>
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<td>H-RNA2</td>
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</tr>
<tr>
<td>H-RNA3</td>
<td></td>
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</table>

1. Prior to removal of the “H” holding symbol a detached dwelling, not including a Home Based Business or Cottage Industry, is permitted subject to the following:

   - Lot Width: 30 m
   - Lot Area: 2 ha
   - Front Yard: 9 m
   - Side Yard: 5 m, 15 m minimum combined side yards
   - Street Side Yard: 7.5 m
   - Rear Yard: 9 m

2. Prior to removal of the “H” holding symbol a detached dwelling, not including a Home Based Business or Cottage Industry, is permitted on a lot of record subject to the following:

   - Front Yard: 9 m
   - Side Yard: 5 m, 15 m minimum combined side yards
   - Street Side Yard: 7.5 m
   - Rear Yard: 9 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 198

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<tbody>
<tr>
<td>RM5</td>
<td>14</td>
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</table>

1. Regulations:

   - Lot Width: 6 m interior unit, 7.8 m end unit
   - Front Yard: 6 m for the dwelling unit, 12 m for garage
   - Side Yard: 1.8 m
   - Parking: 3 spaces per unit

   Notwithstanding the definition of Street Townhouse, the 90 cm grade-level access through each unit shall not be required.

   The maximum number of units per building shall be 7.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 199

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</table>

1. The following additional use is permitted:

Detached Dwellings subject to R3.1 zone regulations

2. Regulations for Cluster Homes

   Number of units: 8 maximum

   Lot Width: 18 m

   Yards:
   - Abutting Dynes Road: 32 m
   - Abutting north and south lot lines: 8 m
   - Abutting other lot lines: 6 m

   Landscape Area: 6 m abutting Dynes Road

   Landscape Buffer: 3 m abutting all lot lines

   Visitor Parking: A maximum of two spaces are permitted within 26.5 m of Dynes Road

   Building Height: 1 ½ storeys (As per the definition of Half Storey found in Part 16)

Except as amended herein, all other provisions of this By-law, as amended, shall apply

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### Exception 200

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<tr>
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</tbody>
</table>

1. Regulations:

   Lot Coverage: Maximum 43% for one storey dwellings

   Rear Yard: 7.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
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<th>Zone</th>
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**Exception 202**

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**Exception 203**

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### Part 14 – Exceptions to Zone Designations

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<tr>
<td><strong>1.</strong></td>
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<tr>
<td>The following use only is permitted:</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>A residential development consisting of 2- and 3-unit buildings</td>
<td></td>
<td></td>
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<tr>
<td><strong>2.</strong></td>
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<tr>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units:</td>
<td>26 maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Width:</td>
<td>120 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Area:</td>
<td>1.0 ha</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yards:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting a street:</td>
<td>7.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting R3.2 zone:</td>
<td>9 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting RM2-93 zone:</td>
<td>4.5 m within 40 m of northerly lot line, 9 m thereafter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height:</td>
<td>2 storeys maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking:</td>
<td>2 occupant spaces per unit, 0.5 visitor spaces per unit</td>
<td></td>
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</tr>
<tr>
<td>No common driveway or parking lot shall be located within 3 m of a building except where such parking space is provided for the exclusive use of that unit.</td>
<td></td>
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</tr>
<tr>
<td>Every exclusive use driveway shall have a minimum length of 6.7 m</td>
<td></td>
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</tr>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply

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<table>
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<td>Jun 14/10</td>
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<td></td>
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</tr>
<tr>
<td>Additional Permitted Uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uses permitted in all zones as well as uses permitted in a BC1 zone are subject to BC1 zone regulations, except that the maximum building height should be six storeys.</td>
<td></td>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply

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<table>
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<tr>
<td>206</td>
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<tr>
<td><strong>1.</strong></td>
<td></td>
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<td></td>
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<tr>
<td>Regulations for Townhouses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density:</td>
<td>36 units per ha maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting the side elevation of a dwelling unit:</td>
<td>4 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard abutting the rear elevation of a dwelling unit:</td>
<td>7 m</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Landscape area abutting King Road:</td>
<td>6 m</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Rear privacy areas shall require screens having a minimum height of 1.8 m along the sides only.</td>
<td></td>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply
### Exception 207

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<td>RO1</td>
<td>29</td>
<td>2020.3</td>
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</table>

1. Minimum setback from an O3 zone for all buildings and structures: 6 metres

2. The existing building setbacks are recognized for the life of the existing structures

Except as amended herein, all other relevant provisions of this By-law, as amended, shall apply.

### Exception 208

<table>
<thead>
<tr>
<th>Exception</th>
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<td>208</td>
<td>RM5</td>
<td>24</td>
<td>2020.49</td>
<td>Jun 19/00</td>
</tr>
</tbody>
</table>

1. **Regulations for Street Townhouses**

   Rear Yard: 8 m

Except as amended herein, all other relevant provisions of this By-law, as amended, shall apply.

### Exception 209

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>RM5</td>
<td>24</td>
<td>2020.49</td>
<td>Jun 19/00</td>
</tr>
</tbody>
</table>

1. **Regulations for Street Townhouses**

   Yard abutting Walker’s Line: 10.5 m
   Rear Yard: 7.5 m

Except as amended herein, all other relevant provisions of this By-law, as amended, shall apply.

### Exception 210

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>210</td>
<td>RM5</td>
<td>24</td>
<td>2020.49</td>
<td>Jun 19/00</td>
</tr>
</tbody>
</table>

1. **Regulations for Street Townhouses**

   Yard abutting Walker’s Line: 10.5 m
   Lot width: 5.9 m – interior unit; 7m – end unit
   Side yard abutting O2 zone: 4.5 m
   Landscape Area: 4.5 m abutting a street

Except as amended herein, all other relevant provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 211</th>
<th>Zone RO3</th>
<th>Map 29</th>
<th>Amendment 2020.5</th>
<th>Enacted Aug 9/99</th>
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</table>

1. **Additional Permitted Use:**

   Patio Dwelling

2. **For the purposes of this section, “patio dwelling” is defined as a detached dwelling which has its rear yard amenity area enclosed on two sides by the building walls of the dwelling.**

3. **Regulations for a Patio Dwelling Use:**

   **Lot Width:** 12 m
   **Lot Area:** 255 m²
   **Front Yard:** 3 m to a habitable portion of a patio dwelling; 5.5 m to the front wall of a garage
   **Interior Side Yards:** 1.2 m on one side and 0.6 m on the other, provided that the minimum distance between side walls of adjoining patio dwellings is 1.8 m
   **Side Yard Abutting a Street:** 3 m; 5.5 m to the front wall of a garage
   **Rear Yard:** A minimum of 50% of the total width of a patio dwelling shall have a rear yard of 7.5 m; the remaining 50% of the patio dwelling width may be permitted to have a rear yard of 0.6 m, but only provided that this portion of the patio dwelling abuts the rear yard amenity area of an adjoining patio dwelling to the rear.

   Porches, stairs and canopies are permitted to encroach a maximum distance of 1.2 m into the minimum front yard and side yard abutting a street, but are not permitted to encroach into the 0.6 m interior side and rear yard setbacks.

   **Height:** Any portion of a dwelling located within 7.2 m of a rear lot line shall have a maximum height of one storey.
   **Coverage:** 60% maximum
   **Required Parking:** 2 spaces per unit
   **Openings:** No openings are permitted on any building wall located a distance of 0.6 m or less from a lot line

4. **Where a lot depth is less than 30 m, the maximum lot width for a street townhouse is 11 m.**

   Except as amended, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>213</td>
<td>RO4</td>
<td>29</td>
<td>2020.5</td>
<td>Aug 9/99</td>
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<tr>
<td>214</td>
<td>H-R2.1 and R2.1</td>
<td>1</td>
<td>2020.14</td>
<td>Oct 28/99</td>
</tr>
</tbody>
</table>

1. A minimum of 80% of all dwelling units on all lots and blocks zoned RO2-212, and located adjacent to a public street having a deemed width of 26 m or greater, shall be attached units.

2. Notwithstanding the minimum rear yard setback provisions of an RO2 zone, where a lot fronts on a public street having a deemed width of 26 m or greater, and driveway access to the dwelling unit on that lot is provided from the flanking street, an attached garage may have a minimum rear yard setback of 1.2 m provided that an outdoor amenity area with a minimum size of 55 m² is provided within the rear yard.

Except as amended, all other provisions of this By-law, as amended, shall apply.

1. On a lot with a depth less than 30 m, a street townhouse building may contain a maximum of 9 dwelling units and have a maximum building length of 75 m.

Except as amended, all other provisions of this By-law, as amended, shall apply.

1. Additional Permitted Use:

   Additional dwelling units to a maximum total of one dwelling unit per 200 m² of lot area, and subject to the following regulations:

   - Amenity area per dwelling unit: 20 m²
   - Parking: 1.25 spaces per dwelling unit
   - Parking setback from Plains Road: 9 m
   - Parking setback from any other property line: 3 m

   A minimum of 50% of a yard abutting Plains Road West shall be maintained as open space.

2. Regulations for all Permitted Uses:

   All additional permitted uses are allowed only within a building as it existed on the date of enactment of this by-law. Exterior alterations or additions only to the side and rear elevations of a building are permitted provided that the residential appearance and character of the building are maintained and any alterations or additions to the building are in keeping with the architectural design and character of the building.

   - Lot Width: 15 m
   - Front Yard: 20 m
   - Rear Yard: 9 m
   - Attached Garage: shall be recessed a minimum distance of 1 m behind the front wall of the livable portion of the dwelling unit at grade.
**Exception 214 continued**

Building Height: 1 ½ storeys minimum

The existing building setbacks are recognized for the life of the buildings.

Uses permitted under Part 1, Section 2.21, Uses Permitted in All Zones, of this by-law, shall be subject to the following additional regulations:

- Front Yard: 20 metres
- Parking setback from Plains Road: 9 metres
- A minimum of 50% of a yard abutting Plains Road West shall be maintained as open space.

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Table: Exception 215 – Zone H-RM2

|---------------|------------|-----|-------------------|-------------------|

1. **Permitted Uses:**

   Residential buildings containing up to a maximum of 4 units per building, subject to RM2 zone regulations for a fourplex.

2. **Additional Regulations:**

   - Minimum lot width: 10 metres
   - For zoning purposes, the lands shall be deemed to have frontage on Plains Road West.
   - Attached Garage: An attached garage shall not project more than 2 m beyond the front of the livable portion of the dwelling unit at grade.
   - Any yard abutting a rear building elevation shall be 6 metres. Any yard abutting a side building elevation shall be 4.5 metres.
   - No parking shall be permitted within 50 metres of Plains Road West.
   - No driveway or parking space shall be located within 1.5 m of a building.

Except as amended, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<th>Map</th>
<th>Amendment</th>
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<td>2020.96</td>
<td>Nov 5/01</td>
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1. **Regulations**:

Yard abutting a side building elevation of a detached dwelling: 3 m
Minimum separation between detached dwellings: 3 m
Minimum separation between semi-detached dwellings or between a detached dwelling and a semi-detached dwelling: 4.5 m

Height: 1½ storeys maximum and 9 metres.

Attached garage: an attached garage shall not project more than 2 m beyond the front of the livable portion of the dwelling unit at grade.

For zoning purposes, the lands shall be deemed to have frontage on Plains Road West.

Except as amended, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>Dec 7/99</td>
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</table>

1. **Permitted Uses**:

The following uses only are permitted:

- Extraction and storage of clay and shale material
- Manufacture and storage of finished clay products and accessory building materials as an accessory use to a licensed mineral resource extraction use as permitted in Areas A, B, and C as shown on Map E-217
- Office use associated with a brick plant
- Accessory structures associated with a brick plant
- Storage and maintenance of equipment and vehicles associated with a brick plant and quarry

2. **Regulations**:

The regulations of the GE1 zone shall apply, except as amended below:

Outside storage of materials, equipment, finished or unfinished products, outdoor waste or refuse containers to be screened from Highway 403 and the street abutting the south lot line. Outside storage of finished products not permitted within 30 metres of the south lot line and 10 metres of a street.
## Exception 217 continued

| Parking: | 1 space/3 employees for office and industrial uses. |
| Maximum Building Coverage: | 12 % of net lot area |
| Maximum Site Coverage: | 40% of net lot area |
| Maximum Building Height: | 16 m and shall not exceed the geodetic datum of 149 m |

### Building Height:
For the purposes of this by-law, building height shall be defined as the perpendicular distance from every point at grade around the perimeter of such building to the highest point of the building or structure and shall include any ornamental dome, tower, cupola, water storage tank, electric apparatus, sign, television antenna, structure work for mechanical equipment required for the operation of the building or structure. Exhaust or chimney stacks and silos are not included in this definition of building height.

### Coverage:
For the purposes of this by-law, site coverage shall include the sum total of all hard surfaces including building coverage, parking lots, loading areas, and storage areas.

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 218

<table>
<thead>
<tr>
<th>Zone R5</th>
<th>Map 5</th>
<th>Amendment 2020.18</th>
<th>Enacted Dec 7/99</th>
</tr>
</thead>
</table>

1. **Additional Permitted Use:**

   Detached dwelling subject to R2.1 zone regulations.

2. **Regulations for Cluster Homes:**

   - **Lot area:** 6500 m²
   - **Density:** 11 units maximum
   - **Floor area per unit:** 220 m² maximum for detached unit, 150 m² maximum for semi-detached unit
   - **Yards:**
     - Abutting Greenwood Drive: 40 m
     - Abutting all other property boundaries: 7.5 m adjacent to a rear building elevation, 3 m adjacent to a side building elevation
   - **Spatial Separation:**
     - Between side building elevations: 3 m

   Accessory buildings or structures are permitted only behind rear elevations of buildings and a minimum of 3 m from any lot line and 5.5 m from a private driveway.

   - **Parking:** Occupant parking is permitted only within a garage and associated single width driveway
   - **Driveway length:** 6 m

   No parking is permitted within 10 m of Greenwood Drive.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 219</th>
<th>Zone RM1</th>
<th>Map 1</th>
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</table>

1. **Additional Permitted Use:** Street Townhouse

2. **Regulations for Detached Dwellings:**

   Detached dwellings shall be subject to R2.2 zone regulations

3. **Regulations for Semi-Detached Dwellings:**

   - **Density:** 12 units maximum
   - **Lot area:** 425 m² per building
   - **Lot area per unit:** 214 m² per unit
   - **Side yard per unit:** One side 1 m, other side none
   - **Rear yard:** 6 m
   - **Yard abutting an O2 zone:** 2.8 m
   - **Lot coverage for 10 units or less:** 45% maximum
   - **Lot coverage for 11 or 12 units:** 40% maximum
   - **Parking:** 3 spaces per unit

4. **Regulations for Triplexes and Street Townhouses:**

   - **Density:** 12 units maximum
   - **Lot area:**
     - **Two units:** 195 m²
     - **Ten units:** 200 m²
   - **Side yard (end unit):** 1.5 m
   - **Rear yard:** 6 m
   - **Yard abutting an O2 zone:** 4.5 m
   - **Lot coverage:** 45% maximum
   - **Parking:** 3 spaces per unit
   - **Height:** 2 ½ storeys maximum

Notwithstanding the definition of street townhouse contained in Part 16, Definitions, to this by-law, the 90 cm wide grade-level access between the front and rear yards shall not be required.

Except as amended, all other provisions of this By-law, as amended, shall apply.
The following uses are permitted:

1. Printing ink manufacturing;

2. Except within the area bounded by Plains Road East, 100 m south of Plains Road East, the westerly property limit and 175 m east of the westerly property limit the following additional uses are permitted:
   (i) the manufacture, compounding, separating, blending, and packaging of polymers or other chemical compounds provided that the processing operation is enclosed; and
   (ii) chemical laboratories

Except as amended, all other provisions of this By-law, as amended, shall apply.

1. Additional Permitted Use: Funeral Home

Except as amended, all other provisions of this By-law, as amended, shall apply.

1. Additional Permitted Uses:
   Supermarket/Grocery Store
   Furniture and Appliances
   Veterinary Services

2. Regulations:
   The keeping of animals outside in association with a veterinary service is not permitted.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
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<th>Exception</th>
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<td>R5</td>
<td>9</td>
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<td>Jan 17/00</td>
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1. **Additional Permitted Use:** All Office Uses

2. **Regulations:**

   Office uses shall be limited to a maximum of 6 office uses and a maximum floor space of 400 m² per office, provided such uses are located within the existing building.

Except as amended, all other provisions of this By-law, as amended, shall apply.

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<table>
<thead>
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<td>Jan 17/00</td>
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</table>

1. **Permitted Uses:** Cluster homes shall be limited to one-unit buildings only

2. **Regulations**

   **Number of dwelling units:** seven (7) maximum

   **Lot width on Bellview Crescent:** 9 metres

   The minimum lot width provisions of this by-law shall not apply.

   **Yard requirements:**
   - Abutting Bellview Crescent: 30 metres
   - Abutting northerly lot line: 9 metres
   - Abutting westerly lot line: 1.8 metres
   - Abutting easterly lot line: 12 metres

   **Building height:** 1 ½ storeys maximum

   **Parking:** 3 spaces per dwelling unit (2 occupant, 1 visitor), which may be accommodated on a surface driveway

For each dwelling unit, the lot shall be deemed to be the parcel of land zoned R5-224 and nothing in this by-law shall prevent the erection and use of seven (7) dwelling units on the lands zoned R5-224.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 225

<table>
<thead>
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1. **Permitted Uses:**
   
   Footnote (f) to Table 2, Permitted Uses, of Part 3 – Employment Zones, of this by-law, shall not apply to standard restaurants.

2. **Prohibited Use:**
   
   Night Club

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 226

<table>
<thead>
<tr>
<th>Exception</th>
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</table>

1. **Permitted Uses**
   
   In addition to the uses permitted in an H zone, the following uses are also permitted:
   
   - All uses permitted in a BC1 zone
   
   The following use is prohibited:
   
   Night Club

2. **Upon removal of the prefix Holding symbol “H”, the following provisions apply:**
   
   Footnote (f) to Table 2, Permitted Uses, of Part 3 – Employment Zones, of this by-law, shall not apply to standard restaurants.

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 227

<table>
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</table>

1. **Additional Permitted Uses:**
   
   Retail Uses:
   - Nursery or garden centre
   - Swimming pools sales and service
   - Sale of machinery and equipment, except heavy equipment
   - Building and construction materials

2. **Prohibited Use:**
   
   Hotel

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 228
**Zone:**

Deleted as a result of By-law 51-2008

### Exception 229
**Zone:**

Deleted as a result of By-law 51-2008

### Exception 230
**Zone:** RM4

<table>
<thead>
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</table>

1. **Regulations for Semi-detached dwelling units**
   
   Street side yard: 3 metres
   Lot width: 7 metres

   Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 231
**Zone:** RM5

<table>
<thead>
<tr>
<th>Exception 231</th>
<th>Zone</th>
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<td>2020.37</td>
<td>Feb 28/00</td>
</tr>
</tbody>
</table>

1. **Regulations for Street Townhouses**
   
   Rear Yard: 7.5 metres

   A 90 cm wide grade-level access through each dwelling unit from front to rear yard is not required.

   Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 232
**Zone:** RM5

<table>
<thead>
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</table>

1. **Regulations for Street Townhouses**
   
   Street Side Yard: 2.75 metres

   A 90 cm wide grade-level access through each dwelling unit from front to rear yard is not required.

   Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 233

<table>
<thead>
<tr>
<th>Exception</th>
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<td>RM5</td>
<td>27</td>
<td>2020.37</td>
<td>Feb 28/00</td>
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</table>

1. **Regulations for Street Townhouses**

Front Yard: 3 metres 5.8 metres garage (a)

Street Side Yard: 3 metres
Rear Yard: 8 metres

Lot Width for lots less than 30 metres in depth: 7.5 metres
Lot Area: 185 m²

A 90 cm wide grade-level access through each dwelling unit from front to rear yard is not required.

Porches are permitted to encroach a maximum of 1.5 m into a required yard abutting a street.

(a) The 5.8 m yard applies only to the entrance elevation of a garage otherwise the garage shall be set back 3 metres from a street line.

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 234

<table>
<thead>
<tr>
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1. **Regulations for semi-detached dwelling units**

Front yard: 3 m 5.8 m garage (a)

Street side yard: 3 m
Rear yard: 7.5 m

Lot width for lots less than 30 m in depth: 9.0 m
Lot Area: 225 m²

(a) The 5.8 m yard applies only to the entrance elevation of a garage otherwise the garage shall be set back 3 metres from a street line.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 235

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>RM5</td>
<td>27</td>
<td>2020.38</td>
<td>Feb 28/00</td>
</tr>
</tbody>
</table>

1. **Regulations for Street Townhouses**

   Rear yard: 7.5 metres  
   Street side yard: 3 metres

   The 90 cm grade level access through each dwelling unit from front to rear yard is not required.

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 236

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM5</td>
<td>27</td>
<td>2020.38</td>
<td>Feb 28/00</td>
</tr>
</tbody>
</table>

1. **Regulations for Street Townhouses**

   Front yard: 3 m  
   Street side yard: 3 m  
   Rear yard: 7.5 m  
   Lot width for lots less than 30 metres in depth: 7.5 m  
   Lot area: 185 m²

   The 90 cm grade-level access through each dwelling unit from front to rear yard is not required.

   (a) The 5.8 m yard applies only to the entrance elevation of a garage otherwise the garage shall be set back 3 metres from a street line.

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 237

<table>
<thead>
<tr>
<th>Zone</th>
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<td>MXG</td>
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<td>PL990726 (OMB#)</td>
<td>Dec 4/00</td>
</tr>
</tbody>
</table>

1. The following additional use is permitted:  
   Motor vehicle sales, leasing, rental, and service

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<td>Dec 4/00</td>
</tr>
</tbody>
</table>

1. The following additional use is permitted:
   Motor vehicle sales, leasing, rental, and service

2. **Regulations:**

   Landscape Buffer abutting a residential zone: 6 m, 3 m within 92 m of Drury Lane

   For the purposes of this exception, landscape buffer is defined to mean a strip of land, located within a required yard, to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and composed of planting materials suitable to the soil and climactic conditions of the site.

   Except as amended, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
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</tbody>
</table>

1. The following additional use is permitted:
   Motor vehicle sales, leasing, rental, and service

2. **Regulations:**

   Landscape Buffer abutting a residential zone: 3 m

   For the purposes of this exception, landscape buffer is defined to mean a strip of land, located within a required yard, to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and composed of planting materials suitable to the soil and climactic conditions of the site.

   Except as amended, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
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</tbody>
</table>

1. The following additional use is permitted:
   Motor vehicle sales, leasing, rental, and service

2. **Regulations:**

   Landscape Buffer abutting a residential zone: 3 m, 6 m within 24 m of Leighland Road

   For the purposes of this exception, landscape buffer is defined to mean a strip of land, located within a required yard, to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and composed of planting materials suitable to the soil and climactic conditions of the site.

   Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 241

<table>
<thead>
<tr>
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<td>Dec 4/00</td>
</tr>
</tbody>
</table>

1. The following additional use is permitted:
   - Motor vehicle sales, leasing, rental, and service

2. **Regulations:**
   
   (i) Outdoor Storage
   - Merchandise kept for retail sale, rental, or lease is not permitted within 9 m of Guelph Line.
   - Merchandise kept for retail sale, rental, or lease is not permitted within 4.5 m of a residential zone within 100 m of Guelph Line.

   (ii) Yard abutting a residential zone: 12 m

   (iii) Side yard: 2.7 m

   (iv) Landscape buffer abutting a residential zone: 12 m, 3 m within 100 m of Guelph Line
   
   For the purposes of this exception, landscape buffer is defined to mean a strip of land, located within a required yard, to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and composed of planting materials suitable to the soil and climactic conditions of the site.

   (v) The parking, storage, and display of trucks exceeding a gross vehicle weight of 5, 500 kg not permitted

Except as amended, all other provisions of this By-law, as amended, shall apply.

### Exception 242

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<th>Amendment</th>
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**EXCEPTION 242 deleted by By-law 2020.205**

### Exception 243

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</tbody>
</table>

1. **Regulations:**

   A minimum of 85% of all dwelling units on all lots and blocks zoned RO2-243 and located adjacent to a public street having a deemed width of 26 metres or greater (Dryden Avenue) shall be attached units;

   Building height: 12 metres maximum measured from the geodetic elevation of the centre line of Dryden Avenue opposite the midpoint of each townhouse unit.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Exception 244

<table>
<thead>
<tr>
<th>Zone</th>
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<td>16</td>
<td>2020.42</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

1. Side Yard: 1.2 m each side
2. Street Side Yard: 4 m
3. Garage: An attached or detached garage shall be located no closer to the street line than 4 m beyond the closest point of the front elevation of the dwelling, including porches.
4. Height of any building within 30 metres of an O1 zone: 2 storeys maximum

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

### Exception 245

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
<tbody>
<tr>
<td>RM4</td>
<td>16</td>
<td>2020.42</td>
<td>May 8/00</td>
</tr>
</tbody>
</table>

1. Rear Yard: 7.5 m
2. Garage: An attached or detached garage shall be located no closer to the street line than 3 m beyond the closest point of the front elevation of the dwelling, including porches
3. Setback of any principal residential dwelling unit from the boundary of a GE2 zone: 70 m
4. Height of any building within 30 metres of an O1 zone: 2 storeys maximum
5. Within a distance of 50 metres from Unsworth Avenue, retail or service commercial or office uses, not exceeding a total floor area of 400 m² for a convenience store, are permitted.

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

### Exception 246

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
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<td>CR</td>
<td>24</td>
<td>2020.55 2020.205</td>
<td>Jun 19/00 Apr 28/08</td>
</tr>
</tbody>
</table>

1. **Regulations:**
   - Building setback abutting a creek block: 4.5 m
2. **Prohibited Uses:**
   - Hotel
   - Convention Centre/Conference Centre
   - Banquet Centre
   - Outdoor Patio
   - Night Club
   - Recreational Establishment
   - Entertainment Establishment
   - Video Game/Pinball Machine Arcade

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.
### Exception 247

**Zone:** RM2  
**Map:** 24  
**Amendment:** 2020.59, 2020.96  
**Enacted:** Aug 8/00, Nov 5/01

1. Regulation for Street Townhouses:
   - Front Yard: 20 metres
   - Side Yard: 1.2 metres
   - Rear Yard: 7.5 metres
   - Density: Maximum 38 units/ha
   - Amenity Area: 50 m²/unit
   - Landscape Area: 3 metres abutting a street
   - Parking: 2 occupant spaces per unit  
   1.0 visitor spaces per unit

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

### Exception 248

**Zone:** RM5  
**Map:** 24  
**Amendment:** 2020.59, 2020.96  
**Enacted:** Aug 8/00, Nov 5/01

1. Regulation for Street Townhouses
   - Lot Width: 6.3 metres – interior unit  
   6.8 metres – end unit

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

### Exception 249

**Zone:** RM5  
**Map:** 24  
**Amendment:** 2020.59, 2020.96  
**Enacted:** Aug 8/00, Nov 5/01

1. Regulation for Street Townhouses:
   - Lot Width: 6.3 metres – interior unit, 6.7 metres – end unit
   - Lot area: 180 m²
   - Rear yard: 7.5 metres

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

### Exception 250

<table>
<thead>
<tr>
<th>Exception</th>
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</table>
Part 14 – Exceptions to Zone Designations

<table>
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<td>15</td>
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</tbody>
</table>

1. **Additional Permitted Uses:**

   The following additional uses are permitted provided they are set back a minimum of 36 m from the western property line:
   - The manufacture of chemical products including water and waste water treatment chemicals, process chemicals for the mining, steel-making, automotive, electronic, agriculture, rubber, and papermaking industries and chemicals for oil and gas production.
   - The manufacture of polymers
   - The reactive and non-reactive blending of other chemicals and materials
   - Other chemical production activities or processes related to the industrial uses listed above

2. **Prohibited Uses:**

   - The manufacture of paint, varnish, or of resins related thereto.

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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</table>

1. A minimum of 85% of all dwelling units on all lots and blocks zoned RO2-252 and located adjacent to Dryden Avenue, shall be attached units.

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.
1. **Permitted Uses**

Apartments
Cluster Homes subject to RM2-254 zone regulations
Retail or service commercial or office uses, not exceeding a total floor area of 400 m², including 200 m² for a convenience store, only provided they are accessory to and contained within an apartment building
Meeting rooms accessory to and contained within an apartment building.

2. **Regulations**

The total number of apartment dwelling units located on all lots and blocks zoned RM3-253 shall not exceed 300;
The total number of dwelling units located on all lots and blocks zoned RM3-253 and RM3-254 shall not exceed 525.

3. **Regulations for Apartments**

- Height: 4 storeys maximum
- Yard abutting a public street: 7.5 m
- Yard abutting a rear building elevation: 9 m
- Yard abutting a side building elevation: 4.5 m
- Yard abutting a detached residential use: 12 m
- Landscape area abutting a public street or a detached residential use: 6 m
- Maximum unit size: 185 m²

4. For the purposes of this by-law, “cluster homes” means a multiple unit residential development on a single lot comprised of one, two, three, and/or four unit buildings with attached units divided vertically from adjoining units.

5. Notwithstanding the above, two residential apartment buildings may be permitted to have a maximum building height of 6 storeys, subject to the following:

   (i) These apartment buildings shall have a minimum setback of 200 metres from Upper Middle Road;
   (ii) These apartment buildings shall have a minimum setback of 10 metres from the boundary of the “O1-255” and “O1-256” zones;
   (iii) The floor area of each of these apartment buildings shall not exceed 15,000 m²

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.
1. **Permitted Uses**

   Street Townhouses subject to RM5 zone regulations

   Cluster Homes

   For the purposes of this by-law, “cluster homes” means a multiple-unit residential development on a single lot comprised of one, two, three and/or four unit buildings with attached units divided vertically from adjoining units.

2. **Regulations for Cluster Homes**

   Density: The total number of dwelling units located on all lots and blocks zoned RM3-253 and RM2-254 shall not exceed 525.

   Height: Two storeys maximum

   Yard abutting a public street: 3 m to a dwelling
   5.5 m to a garage

   Yard abutting a rear building elevation: 7 m

   Minimum separation between the rear elevations of buildings: 14 m

   Minimum separation between the rear elevation of a building and the side elevation of a building: 8.5 m

   Minimum separation between the side elevations of all buildings: 2.4 m

   Porches, stairs, and canopies are permitted to encroach a maximum distance of 1.5 m into the front yard and side yard abutting a street:

   Maximum unit size: $185 \text{ m}^2$

   Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>255</td>
<td>O1</td>
<td>23</td>
<td>2020.66</td>
<td>Jan 15/01</td>
</tr>
</tbody>
</table>

1. **Permitted Uses**

   The following are the only uses permitted:

   - Private Open Space, excluding any buildings, except for the following:
     - One clubhouse designed for private recreation and meeting, provided that it is
       accessory to the residential uses located within the “RM2-254” zone, and provided that
       no overnight accommodation is permitted
   - Storm water Management and Erosion control facilities
   - Walking trails and nature viewing
   - Parking lots

2. **Regulations**

   - Yard abutting a railway right-of-way for a club house building: 100 m
   - Floor Area for a club house building: 575 m² maximum
   - Floor Area for a club house kitchen: 30 m² maximum

   The use of the kitchen shall be restricted to warming of food and related servery functions.

   The club house shall be permitted only to a maximum distance of 50 metres from the boundary
   between the O1-255 zone and the RM2-254 zone.

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

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<table>
<thead>
<tr>
<th>Exception</th>
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<th>Amendment</th>
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<td>O1</td>
<td>23</td>
<td>2020.66</td>
<td>Jan 15/01</td>
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</tbody>
</table>

1. **Permitted Uses**

   The following are the only uses permitted:

   - One Public Health Care (Wellness House) building, provided that no overnight health care
     accommodation is permitted
   - Private Open Space, excluding any buildings
   - Storm Water Management and Erosion Control Facilities
   - Walking Trails and Nature Viewing
   - Parking Lots

2. **Regulations**

   The above-noted permitted uses are subject to the regulations set out in Part 1, Section 2.21 of
   this by-law, and subject to the following:

   - Yard abutting a railway right-of-way for all buildings: 100 m

   The public health care building (the Wellness House) shall be permitted only to a maximum
   distance of 50 metres within the boundary between the O1-256 zone and the RM2-254 zone.
# Part 14 – Exceptions to Zone Designations

## Exception 256 continued

**Off-Street Parking Standard for the public health care building (the Wellness House):**

1. **Regular spaces per 100 m² GFA:** 1.4 spaces per 100 m² GFA
2. **Handicap parking spaces per 100 m² GFA:** 0.4 spaces per 100 m² GFA

**Height:** Two storeys maximum

Except as amended herein, all other relevant provisions of this by-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 257</th>
<th>Zone RO2</th>
<th>Map 29</th>
<th>Amendment 2020.69</th>
<th>Enacted Nov 28/00</th>
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</thead>
<tbody>
<tr>
<td>1. A minimum of 85% of all dwelling units on all lots and blocks zoned RO2-257, and located adjacent to a public street having a deemed width of 26 metres or greater, shall be attached units.</td>
<td></td>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1. Additional Permitted Use:</td>
<td></td>
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</tr>
</tbody>
</table>

**Townhouse subject to the following regulations:**

- **Front yard:** 7.5 m
- **Side yard:** 6 m
- **Rear yard:** 4.5 m
- **Density:** 56 units maximum
- **Landscape buffer abutting an O3 zone and a property line:** 1.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 259</th>
<th>Zone CN1</th>
<th>Map 23</th>
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<tbody>
<tr>
<td>1. Prohibited Uses:</td>
<td></td>
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</table>

- Residential
- Retail uses between 1800 m² and 5600 m² in floor area where food products are not the principal goods retailed
- Night club

2. Regulations:

**Supermarket/Grocery Store Floor Area:** 3000 m² maximum
**Yard abutting a railway right-of-way:** 30 m for office uses

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 260

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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### Exception 261

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<td>Enacted (OMB) Nov 19/08</td>
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1. **Prohibited Uses**
   - Supermarket/Grocery Store

2. **Regulations**
   - A maximum gross floor area of 16,500 m² per retail use of which the area used for the display, cold storage, and preparation of food within a department store shall not exceed 4,180 m².

   A maximum Floor Area Ratio of 0.3:1 for the entire development

   Notwithstanding the provisions of Part 1, Section 2.25 Off-Street Parking and Loading Requirements, a parking standard of 5.1 spaces per 100 m² gross floor area shall apply for the Retail Centre.

   Except as amended herein, all other provisions of this By-law 2020, as amended, shall apply.

### Exception 262

<table>
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<th>Zone</th>
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</table>

1. A minimum of 85% of all dwelling units on all lots and blocks zoned RO2-262 and located adjacent to a public street having a deemed width of 26 metres or greater, shall be attached units.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 263

<table>
<thead>
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<th>Zone</th>
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</table>

1. **Prohibited Use:**
   - Night Club

2. **Regulations:**
   - Minimum setback from a residential zone: 25 m
   - Side yard: no minimum

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 264

<table>
<thead>
<tr>
<th>Exception</th>
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</table>

1. **Additional Permitted Use**
   
   Apartment building, subject to RM3 zone regulations

2. **Additional Regulation for Apartment Building Use**
   
   Apartment Building Use is allowed in the existing building only. Exterior alterations are permitted provided they are in keeping with the architectural character of the structure.

   - Lot Width: 18 m
   - Lot Area: 0.15 ha
   - East Side Yard Setback: 2 m
   - Privacy Area: Not required
   - Amenity Area: Located in rear yard only

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 265

<table>
<thead>
<tr>
<th>Exception</th>
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<th>Map</th>
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</table>

### Exception 266

<table>
<thead>
<tr>
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<td>266</td>
<td>BC1</td>
<td>14</td>
<td>2020.100</td>
<td>Sept 24/01</td>
</tr>
</tbody>
</table>

EXCEPTION 266 deleted by By-law 2020.397 on June 18, 2018.
1. **Permitted Uses**

The following additional uses are permitted:

1. Standard restaurant
2. Auctioneer
3. Dairy
4. Hair Stylist
5. Catalogue retail establishment
6. Floor coverings hardware
7. Interior decorating centre
8. Second-hand shop
9. Tailor
10. Union halls
11. Veterinary service
12. Automobile parts and accessories
13. Laundries, cleaners, pressers or dyeing plant
14. Radio and television
15. Florist
16. Video rental
17. Gifts and novelties
18. Building and construction material
19. Outdoor patio
20. Bank and financial institutions
21. Food catering
22. Art shop and gallery
23. Curtains and draperies
24. Furniture
25. Household appliances
26. Sample or showroom
27. Swimming pools – sales and service
28. Taxidermist
29. Upholsterer
30. Antique shop and refinishing
31. Kitchen and bathroom centre
32. Paint, glass, and wallpaper
33. Sporting goods
34. Hobby shop
35. Camera and photographic supplies
36. Nursery or garden centre
37. Sale and rental of machinery and equipment except Heavy Construction Equipment

2. **Loading and Unloading**

Loading and unloading docks in the north and west building elevations facing the North Service Road and Guelph Line and loading and unloading activities in the yards abutting the North Service Road and Guelph Line are permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

**EXCEPTION 268 deleted by By-law 2020.127**
1. **Prohibited Uses**

Stacked Townhouses
Street Townhouses

2. **Regulations**

Minimum building height: 2 storeys within 67 m of Appleby Line

Apartment buildings: Within 67 m of Appleby Line apartment buildings shall contain retail and service commercial uses only, on ground floor of building

Townhouses:
- Subject to URM Zone regulations
- Not permitted within 140 m of Appleby Line
- For townhouse, vehicle access to Imperial Way shall be indirect access only via a common lane
  - The following regulations shall apply for a townhouse:
    - Visitor parking requirement: 0.5 spaces/unit
    - 2 metre landscape area abutting Imperial Way
    - Garages shall not project beyond front wall of the dwelling unit at grade.
    - Where a plan of condominium proposes individual lots fronting onto a common element driveway, the following shall apply:
      - Minimum lot area: 140 m²
      - Minimum lot width: 5.5 metres
      - Visitor parking requirement: 0.5 spaces/unit
      - 2 metre landscape area abutting Imperial Way
      - Garages shall not project beyond front wall of the dwelling unit at grade.
      - Notwithstanding the definition of 'lot', a lot created by a plan of condominium may abut a common element driveway.

Visitor Parking for Apartment Building:

0.35 spaces/unit except that visitor parking may be reduced by an amount equal to the number of on-site retail and service commercial parking spaces

Drive-Through Facilities:

One only permitted, provided it shall be located within 67 m of Appleby Line and is located in a building elevation adjacent to Ironstone Drive.
Part 14 – Exceptions to Zone Designations

**Exception 269 continued**

Floor Area for Retail and Service Commercial Buildings:

Minimum ground floor area per building: 1,200 m²
Yard abutting a Pipeline Easement: 1.5 m

Footnotes (f) and (g) to Table 7.2.1 of Part 7 shall not apply.

Footnote (a) to Table 7.4.1 of Part 7 is amended to require a maximum building setback of 19.5 m for all buildings abutting Ontario Hydro Corridor.

Retirement Home: Not permitted within 67 metres of Appleby Line

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

<table>
<thead>
<tr>
<th>Exception 270</th>
<th>Zone UCR3</th>
<th>Map 28</th>
<th>Amendment 2020.104 PL011221 (OMB) Oct 28/02</th>
<th>Enacted (OMB) Jul 14/08</th>
</tr>
</thead>
</table>

1. Permitted Uses:

   - Retirement home
   - Ground floor retail and service commercial

2. Regulations:

   - Maximum residential density: 255 units per hectare
   - Maximum FAR: 2.5:1
   - Required Parking: 90 spaces
   - Minimum enclosed parking: 66 spaces
   - Minimum retail and service commercial floor space on ground floor: 575 m²
   - Direct public access to all retail and service commercial uses must be maintained from the Appleby Line or Ironstone Drive frontage.
   - Building setback from the hypotenuse of a daylight triangle: 0 m
   - Daylight triangle dimensions: 7 m x 7 m
   - Underground parking structure setbacks:
     - minimum: 1.5 m abutting Appleby Line
     - minimum: 2.0 m abutting Ironstone Drive
     - minimum: 1.6 m within 10 m of the intersection of Appleby Line & Ironstone Drive
     - minimum: 0.0 m abutting the hypotenuse of a daylight triangle
     - minimum: 2.0 m abutting the southerly lot line

3. Community Benefits pursuant to Section 37 of the Planning Act:

   - $200,000 for improvements to parks and open space within the Uptown Mixed Use Centre

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Only the following use is permitted:
   Street townhouses subject to URM Zone Regulations as amended herein

2. Regulations:

   **Lot area:** 154 m²

   **Front lot line:** The Corporate Drive street line shall be deemed to be the front lot line for all through lots abutting Corporate Drive.

   **Built form:** Notwithstanding Section 5.8, Part 7, the following shall apply:
   - Vehicle access to Corporate Drive is prohibited.
   - No amenity areas shall be permitted in a yard abutting Corporate Drive except open space.
   - On through lots abutting Corporate Drive, units shall present a front building elevation to Corporate Drive.
   - An attached garage shall not project more than 2 m beyond the wall of the livable portion of the dwelling unit at grade.
   - A detached garage located in a rear yard shall be set back 4 m from a dwelling on the same lot and 6 metres from a rear street line or lot line.
   - A detached garage located in a rear yard may be set back 5.5 m from a rear street line or lot line if a curb-faced sidewalk is provided along the street or if a sidewalk is not located between the garage and the street.

   **Encroachments:**
   - A porch may encroach 1.5 m into a front yard provided the porch has a maximum floor area of 4.5 m².
   - A stairway may encroach 2.4 m into a front yard.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

#### Exception 272

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
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<td>Oct 28/02</td>
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</table>

1. **Uses:** Only an Apartment Building is permitted.

2. **Regulations:**

   Footnote (h) to Table 7.2.1 of Part 7 shall not apply.

   Front lot line: The Appleby Line street line shall be deemed to be the front lot line for through lots.

   **Home-Based Business:**
   Notwithstanding Part 1, Section 2.18, a Home-Based Business may occupy 100% of the ground floor area, excluding garage.

   **Built Form:** Notwithstanding Section 5.8, Part 7, the following shall apply:
   - Vehicle access to Appleby Line is prohibited.
   - Units shall present a front building elevation to Appleby Line.
   - An attached garage shall not project more than 2 m beyond the wall of the livable portion of the dwelling unit at grade.
   - A detached garage located in a rear yard shall be set back 4 m from a dwelling on the same lot and 6 metres from a rear street line.
   - A detached garage located in a rear yard may be set back 5.5 m from a rear street line or lot line if a curb-faced sidewalk is provided along the street or if a sidewalk is not located between the garage and the street.

   **Encroachments:**
   A porch may encroach 1.5 m into a front yard provided the porch has a maximum floor area of 4.5 m².
   A stairway may encroach 2.4 m into a front yard.

*Except as amended herein, all other provisions of this By-law, as amended, shall apply.*

#### Exception 273

<table>
<thead>
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<th>Zone</th>
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<th>Amendment</th>
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<tr>
<td>UCR3</td>
<td>28W</td>
<td>2020.348</td>
<td>Jun 30/14</td>
</tr>
</tbody>
</table>

1. **Uses:** Only an Apartment Building is permitted.

2. **Regulations:**

   Yard abutting Corporate Drive: 0.0 m
   Yard abutting Appleby Line: 0.0 m
   Yard abutting Cobra Crescent: 5.0 m
   Yard abutting internal north property line: 0.0 m
   Yard abutting east property line: 2.0 m
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Description</th>
<th>Specification</th>
</tr>
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<tbody>
<tr>
<td>Privacy Screen encroachment</td>
<td>0.35 m into a required yard</td>
</tr>
<tr>
<td>Density</td>
<td>453 units/ha (71 units maximum)</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>4.15:1 maximum</td>
</tr>
<tr>
<td>Building Height</td>
<td>26 m maximum – 4 stories minimum</td>
</tr>
<tr>
<td>Amenity Area</td>
<td>15 m²/unit</td>
</tr>
<tr>
<td>A solarium associated with a dwelling unit may be</td>
<td>included in the calculation of amenity area.</td>
</tr>
<tr>
<td>Landscape area abutting a street</td>
<td>0.0 m</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>5%, including 1 m landscape area abutting east</td>
</tr>
<tr>
<td>property line</td>
<td></td>
</tr>
<tr>
<td>Parking lot setback from a street</td>
<td>0 m when combined with a screen wall or fence</td>
</tr>
<tr>
<td></td>
<td>having a height of 2.4 m minimum abutting Corporate</td>
</tr>
<tr>
<td></td>
<td>Drive and 1.8 m minimum abutting Cobra Crescent</td>
</tr>
<tr>
<td>Parking structure setback from a street or</td>
<td>Part 1, Subsection 2.26 (5) shall not apply.</td>
</tr>
<tr>
<td>property line</td>
<td>Part 2, Subsection 1 (j) shall not apply.</td>
</tr>
<tr>
<td>Dwelling unit on the ground floor</td>
<td>Part 7, Table 7.2.1, Footnote (h) shall not apply.</td>
</tr>
<tr>
<td></td>
<td>Part 7, Subsection 4.5, (c) and (e) shall not apply.</td>
</tr>
<tr>
<td>General Provisions</td>
<td>Part 7, Subsection 1, (g) and (h) shall not apply.</td>
</tr>
<tr>
<td>Parking Lots</td>
<td>Part 7, Subsection 4.5, (e) shall not apply.</td>
</tr>
<tr>
<td>Balconies</td>
<td>Part 7, Subsection 4.12 shall not apply.</td>
</tr>
<tr>
<td>Daylight Triangle – setback from hypotenuse</td>
<td>0.0 m setback for building and underground parking</td>
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<tr>
<td></td>
<td>structure</td>
</tr>
<tr>
<td>Visibility Triangle</td>
<td>7 m x 7 m</td>
</tr>
<tr>
<td>Zoning Provisions shall apply from</td>
<td>Actual Street Width of Appleby Line</td>
</tr>
<tr>
<td>Parking Structure (entrance and exit ramp)</td>
<td>0.0 m setback from Cobra Crescent</td>
</tr>
<tr>
<td>setback from a street</td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>90 tenant spaces, 2 of which shall be accessible</td>
</tr>
<tr>
<td></td>
<td>parking spaces (all underground)</td>
</tr>
<tr>
<td></td>
<td>16 visitor spaces, 1 of which shall be an accessible</td>
</tr>
<tr>
<td></td>
<td>parking space (13 spaces on grade, 3 spaces</td>
</tr>
<tr>
<td></td>
<td>underground)</td>
</tr>
<tr>
<td>Architectural detail encroachment</td>
<td>0.35 m into a required yard.</td>
</tr>
<tr>
<td>Balconies on east building elevation</td>
<td>Balconies on the east building elevation are only</td>
</tr>
<tr>
<td></td>
<td>permitted within 13 m of Corporate Drive.</td>
</tr>
</tbody>
</table>

### 3. Definitions:

- Solarium: A glass-enclosed balcony

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 274

#### Zone UCR1

#### Map 28

#### Amendment 2020.106 PL010539 (OMB)

#### Enacted (OMB) Aug 16/02

<p>| | | | | |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Additional Permitted Use</td>
<td>Motor Vehicle Service Station subject to Part 1, Subsection 2.10; excluding minor or running repairs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Additional Regulations for a Motor Vehicle Service Station</td>
<td>Minimum lot width: 60 m</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Minimum lot area: 0.4 ha</td>
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<tr>
<td></td>
<td></td>
<td>Floor area: 300 m² for a service station convenience store</td>
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<tr>
<td></td>
<td>Yard abutting a pipeline easement: 1.5 m minimum</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>2 m maximum, except that a free-standing car wash building may be set back 14 m maximum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yard abutting east and south property lines: 12 m</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td>Yard abutting Appleby Line: 4 m maximum</td>
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<tr>
<td></td>
<td>Glazing: 35% for each building elevation of an enclosed building adjacent to Appleby Line and an Ontario Hydro Corridor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Street wall: A street wall shall occupy 41% of the frontage along Upper Middle Road and 50% of the frontage along Appleby Line. The walls shall be constructed of similar materials as the principal building and designed to be complimentary to the principal building.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Street wall setbacks: Subject to the yard requirements of the principal building</td>
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<td></td>
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</tr>
<tr>
<td></td>
<td>Minimum building height measured from the finished grade to the top of the parapet: 5.5 m</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Landscape area: 34% of the lot area including 4.5 m abutting the north and east lot lines and 3 m abutting the south lot line</td>
<td></td>
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<tr>
<td></td>
<td>Maximum width of driveway: 9.0 m</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Drive-through facilities: Not permitted</td>
<td></td>
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</tbody>
</table>

For the purposes of this subsection:

- **Glazing** means any exterior portion of an enclosed building wall covered or cladded with any type of glass material;
- **Enclosed Building** means a building enclosed by walls, which contains interior floor area; excluding a car wash building;
- **Street Wall** means any wall, adjacent to and facing a public street, which forms part of an enclosed building or extends from an enclosed building wall and may include walls attached to the weather canopy or freestanding walls, which match the height of the enclosed building height.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 275 – Zone GE2

<table>
<thead>
<tr>
<th>Exception 275</th>
<th>Zone GE2</th>
<th>Map 23</th>
<th>Amendment 2020.109</th>
<th>Enacted Feb 25/02</th>
</tr>
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</table>

1. **Regulations:**
   (i) Part 3, Footnote (f) to Table 3.2.1 shall not apply to Standard and Fast Food Restaurant uses.
   (ii) Total floor area for all Fast Food Restaurant uses: 757 m² maximum
   (iii) Total floor area for all Standard Restaurant uses: 929 m² maximum
   (iv) Floor area except for any building containing a Standard Restaurant use: 1200 m² minimum, except, one Standard Restaurant may occupy a single building of 500 m² maximum floor area.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 276 – Zone RM5

<table>
<thead>
<tr>
<th>Exception 276</th>
<th>Zone RM5</th>
<th>Map 24</th>
<th>Amendment 2020.114</th>
<th>Enacted Apr 8/02</th>
</tr>
</thead>
</table>

1. **Regulations:**
   Lot Width: 6.3 m – interior unit
              6.8 m – end unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
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<th>Exception</th>
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<td>2020.113</td>
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<td>280</td>
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<td>2020.127</td>
<td>May 23/06</td>
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</table>

#### 1. Regulations

- **Lot width:** 18 m
  - Lots 1 and 2 may have a lot width of 6 m provided the lot area exceeds 0.25 ha.
- **Lot area:** 700 m²
- **Front yard:** 11 m
- **Rear yard:** 10 m
- **Side yard:**
  - With attached garage or carport: 1.2 m
  - Without attached garage or carport: 1.2 m one side, 3 m other side
- **Yard abutting pipeline easement:** 10 m

The common lot line between Lots 1 and 2 is deemed to be a side yard for zoning purposes.

All pools and accessory structures shall be set back 7.5 m from an O2 zone.

Part 10, Section 5.5 regarding dwelling units and impervious surface shall not apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 278

Notwithstanding Part 1, Subsection 2.21 (g), "Minimum distance between Group Home properties", a Group Home is permitted in an existing dwelling on two adjoining lots provided the adjoining lots have the same zoning.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 279

<table>
<thead>
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<td>279</td>
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</tbody>
</table>

### Exception 280

#### 1. Prohibited Uses

- All residential Uses
- Drive-through facilities

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<td>282</td>
<td>R2.3</td>
<td>24</td>
<td>2020.122</td>
<td>Jun 24/02</td>
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<td>2020.124</td>
<td>Jun 10/02</td>
</tr>
</tbody>
</table>

1. Regulations for Existing Dwellings at 615 and 619 Maple Avenue:
   - Front Yard: 3.8 m
   - North side yard: 1.35 m

2. Regulations for Triplex Use at 619 Maple Avenue:
   - Lot area: 150 m²/unit
   - Landscape Area: 10% of total lot area

3. Regulations for Townhouse Units:
   - Minimum Lot Width: 8 m
   - Maximum Number of Units: 4
   - Maximum Number of Units per Building: 2
   - Maximum Width for Common Driveway: 6 m
   - Side Yard: 3 m
   - Separation Between Buildings: 3 m
   - Height: 2 storeys to 11.5 m maximum measured from the fixed grade to the peak of the roof

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. Regulations
   - Lot Area: 650 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. Additional Permitted Use: Long-Term Care Facility

2. Regulations for a Long-Term Care Facility:
   - Lot Width: 40 m
   - Rear Yard: 11 m
   - Height: 4 storeys maximum
   - Landscape Areas: 3 m abutting the southerly property line
     A paved walkway, gazebo, benches, and other portable furniture are permitted within a landscape area abutting a creek block.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 284

**Zone**: RH4  
**Map**: 23  
**Amendment**: 2020.125  
**Enacted**: Jun 24/02

1. **Regulations for Street Townhouses:**

   Lot Width: 6.7 m  
   Lot Area: 190 m²  
   Rear Yard: 7 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 285

**Zone**: RH4  
**Map**: 23  
**Amendment**: 2020.125  
**Enacted**: Jun 24/02

1. **Additional Permitted Use:**

   Townhouse subject to RM2 zone regulations

2. **Regulations for all other permitted uses**

   Building Height:
   - Within 45 m of Kilmer Drive: 4 storeys maximum
   - All other areas: 6 storeys maximum

   Landscape Area and Buffer:
   - Abutting a hydro corridor: 6 m
   - Abutting the westerly property boundary adjacent to a CC1 zone: 6 m
   - Abutting the southerly property boundary adjacent to a CC1 zone: 3 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 286

**Zone**: RM5  
**Map**: 24  
**Amendment**: 2020.126  
**Enacted**: Jul 8/02

1. **Regulations for Street Townhouses:**

   A street townhouse building may contain 9 dwelling units.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<th>Amendment</th>
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<td>289</td>
<td>GE2</td>
<td>14</td>
<td>2020.127</td>
<td>May 23/06</td>
</tr>
</tbody>
</table>

1. **Regulations for Townhouses**

   Side building elevation abutting north lot line: 2.4 metres
   All other building elevations abutting north lot line: 9 metres
   Yard abutting creek block: 7.5 metres
   Side building elevation abutting Millcroft Park Drive within 30 metres of easterly lot line: 6 m
   All other building elevations abutting Millcroft Park Drive: 7.5 metres
   Setback for driveway and parking: 3 metres from north lot line
   Maximum density for townhouse use having only grade-level parking: 34 units/ha

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. **Regulations:**

   Notwithstanding the provisions of Part 3, Table 3.2.1, Footnote (f), a freestanding fitness and racquet club shall be permitted.

   Notwithstanding Part 1, General Conditions and Provisions, Section 2.25, Off-Street Parking and Loading Requirements, required parking for the fitness and racquet club may be provided off-site at 957 Cumberland Avenue.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. **Only the following use is permitted:**

   Motor Vehicle Sales, Leasing, Rental, and Service

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Exception 290 | Zone RH4 | Map 14 | Amendment 2020.127 | Enacted May 23/06
--- | --- | --- | --- | ---

1. Only the following uses are permitted:
   - Apartment Building
   - Retirement Home

2. Regulations
   - Lot Width: 30 metres
   - Lot Area: 1.0 hectare
   - Maximum FAR: 2.0:1
   - Maximum Building Height: 12 storeys
   - Front Yard & Street Side Yard: 6 metres maximum for floors 1 and 2
   - Rear Yard: 7.5 metres
   - Density: 50 units/ha minimum, no maximum
   - Amenity area: 25 m² per bedroom, 15 m² per efficiency

Landscape Area between Guelph Line or Glenwood School Drive and a parking lot or driveway: 6 m

Landscape Area between Guelph Line and Glenwood School Drive and a building elevation: 0 to 6 m

A building entrance shall be provided adjacent to Guelph Line or Glenwood School Drive.

The required yard between a building and the street line shall be landscaped.

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

Enclosed Occupant Parking: 75% of all required occupant parking

(a) The maximum yard shall apply to 40% of the building elevation along Guelph Line or Glenwood School Drive.

Except as amended, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>291</td>
<td>R2.1</td>
<td>1</td>
<td>2020.131</td>
<td>Aug 12/02</td>
</tr>
<tr>
<td>292</td>
<td>BC1</td>
<td>23</td>
<td>2020.134</td>
<td>Sept 30/02</td>
</tr>
<tr>
<td>293</td>
<td>RM1</td>
<td>10</td>
<td>2020.136</td>
<td>Oct 21/02</td>
</tr>
</tbody>
</table>

#### Exception 291 (R2.1)
1. **Additional Regulations for Detached Dwellings:**
   - Number of Lots: 10 maximum
   - Lot Width: 14 m
   - Side Yard: 1.2 m
   - Rear Yard: 20 m

   Side Yard abutting Plains Rd. W.: To be measured from the Actual width of Plains Road West rather than the deemed width

   Attached Garage: An attached garage shall not project more than 2 m beyond the front of the livable portion of a one-storey or one and a half storey dwelling unit at grade and not more than 1 m beyond the front of the livable portion of a two-storey dwelling unit at grade.

   Building Height Maximum: 1 ½ storey to 9.5 m
   2 storeys to 9.5 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

#### Exception 292 (BC1)
1. **Additional Permitted Use:**
   - One motor vehicle sales, leasing, rental, and service

2. **Regulations:**
   - (i) Outdoor Storage
     Where the principal permitted use is a motor vehicle sales, leasing, rental, and service use, the outside storage of motor vehicles kept for retail sale, lease, or rental on the premises is permitted within the required yard abutting a street but not within the landscape area.
   - (ii) Yard abutting a creek block: 7.5 m
   - (iii) Minimum lot area for a motor vehicle sales, leasing, rental, and service use: 1.3 hectares

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

#### Exception 293 (RM1)
1. **Permitted Uses:**
   - Semi-detached and triplex dwellings only

2. **Regulations:**
   - Building height maximum: 2 storeys to 9.75 metres

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 294

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>RM1</td>
<td>10</td>
<td>2020.136</td>
<td>Oct 21/02</td>
</tr>
</tbody>
</table>

1. Permitted Uses:
   Semi-detached dwellings only

2. Regulations:
   - Lot width: 14 m per building, 6 m per unit
   - Lot area: 195 m² per unit
   - Rear yard: 7.5 m where average building lot depth is less than 26 m
   - Building Height maximum: 2 storeys to 9.75 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 295

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
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<tr>
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<td>24</td>
<td>2020.139</td>
<td>Dec 16/02</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2020.319</td>
<td>Jul 16/02</td>
</tr>
</tbody>
</table>

1. Additional Permitted Use:
   Elementary School

2. Regulations for an elementary school and portable classrooms:
   - Maximum floor area of school building: 6,395 m²
   - Maximum number of portable classrooms: 4
   - Minimum number of parking spaces required for school building and 4 portables: 112
   - Number of short-term lay-by stopping spaces: 15
   - Maximum Building Height: 2 storeys

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 296

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>R3.1</td>
<td>16</td>
<td>2020.140</td>
<td>Feb 24/03</td>
</tr>
</tbody>
</table>

1. Regulations for detached dwellings
   - Any 4 lots abutting Mountain Grove Avenue: Maximum 233 m²
   - Other lots abutting Mountain Grove Avenue: Maximum 237 m²
   - All other lots: Maximum 280 m²

2. Building Height: 2 storeys to 9 m maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 297</th>
<th>Zone CC2</th>
<th>Map 21</th>
<th>Amendment 2020.142</th>
<th>Enacted Mar 17/03</th>
</tr>
</thead>
</table>

1. Prohibited Uses:

- Fast Food Restaurant
- Restaurant Drive-through Facilities
- Recreational Establishment
- Entertainment Establishment

2. Regulations for a Commercial Building:

- **Yards:**
  - Westerly side yard: 19 m
  - Rear yard: 40 m
  - Yard abutting Appleby Line: Where the building elevation facing Appleby Line is a straight line and is substantially perpendicular to New Street the yard may be reduced from 6 m to 3.5 m for a maximum distance of 13.5 m.

  Loading/unloading shall not take place within 19 m of a residential zone.

- **Landscape Buffers:**
  - Abutting the westerly property boundary: 7.5 m
  - Abutting the southerly property boundary: 8 m
  - A pedestrian walkway may encroach a maximum distance of 1.5 m into the landscape buffer along the westerly property boundary, within a distance 42 m south of the northerly property line.

- **Landscape Area:**
  - Where the building elevation facing Appleby Line is a straight line and is substantially perpendicular to New Street, the landscape area may be reduced from 6 m to 3.5 m for a maximum distance of 13.5 m.

- **Height:**
  - One storey and 10 m maximum

- **Floor Area per unit:**
  - 1300 m² maximum

3. Regulations for a Commercial Building containing Residential Units:

- Notwithstanding the building height regulations of a CC2 zone, the maximum building height shall be three storeys and 16 metres.

4. Regulations for all uses:

- **Fencing:** On lands abutting a residential zone, a solid screen fence shall be installed along the common boundary with the residential zone and shall have a minimum total height of 3.2 m above grade measured along the common lot line.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<table>
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<tr>
<td>299</td>
<td>R2.3</td>
<td>24</td>
<td>2020.145</td>
<td>Aug 11/03</td>
</tr>
</tbody>
</table>

1. **Regulations:**
   - Lot Area: 620 m²
   
   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<tr>
<td>300</td>
<td>CR</td>
<td>25</td>
<td>2020.146</td>
<td>Aug 11/03</td>
</tr>
</tbody>
</table>

1. **Prohibited Uses:**
   - Supermarket/Grocery Store

2. **Regulations:**
   - Maximum building setback for principal building from Dundas Street and Appleby Line: 8 m
   - Setback for driveway from west lot line: 1 m
   - Minimum floor area for a convenience store use associated with automotive commercial use: 145 m²

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
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<tr>
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<td>RM5</td>
<td>24</td>
<td>2020.149</td>
<td>July 7/03</td>
</tr>
</tbody>
</table>

1. **Rear yard abutting creek block:** 7.5 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>302</td>
<td>RM2</td>
<td>24</td>
<td>2020.149</td>
<td>Jul 7/03</td>
</tr>
</tbody>
</table>

1. Permitted uses:
   Townhouse only

2. Regulations for Townhouse:
   - Lot Area: 0.15 ha
   - Rear yard abutting creek block: 7.5 m
   - Side yard abutting creek block: 4 m
   - Yard abutting easterly property line (R3.4 zone): 1.2 m
   - Maximum density: 6 units
   - Landscape area abutting Country Club Drive: 3 m
   - Landscape buffer abutting east lot line: Not required
   - Driveway depth: Minimum 6.5 m

For each unit, a maximum of 60% of the area between a street line or common element road and the building elevation(s) facing the street or common element road may be used for driveways, walkways, and patios.

Notwithstanding the definition of “Lot” under By-law 2020, as amended, a lot which has an interest in a common element driveway, must abut that common element and need not abut a public road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
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<tr>
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<td>RM5</td>
<td>24</td>
<td>2020.152</td>
<td>Aug 11/03</td>
</tr>
</tbody>
</table>

1. A maximum of 55% of the lot area between a street line and the building elevation(s) facing the street may be used for driveways, walkways, and patios.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 304</th>
<th>Zone RM2</th>
<th>Map 24</th>
<th>Amendment 2020.152</th>
<th>Enacted Aug 11/03</th>
</tr>
</thead>
</table>

1. Regulations for Townhouse:

   - Density: 64 units maximum
   - Yard abutting Boros Road: 4.5 m
   - Encroachment into a Yard abutting a street: 1.2 m maximum for a porch that is roofed over or screened but is otherwise unenclosed.
   - Driveway Depth: 6.5 m

A maximum of 55% of the yard area between a common driveway and the building elevation(s) facing the common element driveway must abut that common element driveway and need not abut a public road.

Notwithstanding the 42 m deemed street width of Appleby Line, for the purposes of yards and landscape areas the existing 40 m street width shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 305</th>
<th>Zone DW</th>
<th>Map 9A</th>
<th>Amendment 2020.150</th>
<th>Enacted Jul 7/03</th>
</tr>
</thead>
</table>

Regulations for a Mixed-Use (Residential and Commercial) Building:

1. Yards:

   - Below grade: 0.15 m
   - Lakeshore Road:
     - For floors six to nine: 9.0 m
   - Elizabeth Street (within 15 m of Pine St)
     - For floors five to twelve to limit of the balconies: 4.8 m
   - Pine Street:
     - For floors five to eight to limit of the balconies: 3.6 m

2. Daylight Triangle:

   - Building setback: 2.8 m
   - Underground Parking Structure: 1.2 m

3. Height: 12 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>306</td>
<td>RO3</td>
<td>29</td>
<td>2020.151</td>
<td>Aug 11/03</td>
</tr>
</tbody>
</table>

1. Additional Permitted Use: Townhouse

2. Regulations for Townhouse Dwellings:
   - Density: 10 units maximum
   - Lot width: 12 m
   - Lot Area: 0.38 ha
   - Yard abutting a creek block: 7.5 m
   - Yard abutting a side building elevation: 1.2 m
   - Yard abutting a rear building elevation: 6 m
   - Landscape Area abutting a creek block: 3 m
   - Driveway length: 6.7 m
   
   Parking lots may be set back 1.5 m from a wall of a building containing windows of habitable rooms.
   
   Part 2, Section 19 “RO3 Zone Regulations, Subsection 19.4 ‘Detached Garages’ and 19.8 ‘Encroachments’” shall not apply.

3. Regulations for a Semi-Detached Dwelling abutting Orchard Road:
   - Rear Yard: 6 m

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
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</thead>
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<tr>
<td>307</td>
<td>RO3</td>
<td>29</td>
<td>2020.154</td>
<td>Nov 24/03</td>
</tr>
</tbody>
</table>

1. Notwithstanding Part 2, Subsection 19.4, clause (vi), first paragraph, of this by-law, dwellings containing 5.5 metre driveways and/or double garages may be permitted on consecutive lots adjacent to one another.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 308

**Zone:** RO3  
**Map:** 29  
**Amendment:** 2020.155  
**Enacted:** Sept 29/03

1. **Additional Permitted Use:**

   Townhouse subject to the following regulations:
   - Lot width: 36 m
   - Density: 19 units maximum
   - Yard abutting Orchard Road: 4 m
   - Yard abutting a pipeline easement: 10 m
   - Southerly side yard: 7 m

   Landscape buffer along northerly side lot line: 2 m
   Landscape Area abutting a creek block: 3 m
   Driveway length: 6.7 m

   Driveways and parking lots may be set back 2 metres from a wall of a building containing windows of habitable rooms.

   Part 2 – Residential Zones, Section 19.8, shall not apply.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 309

**Zone:** R5  
**Map:** 3  
**Amendment:** 2020.224  
**Enacted:** Feb 26/07  
**Enacted:** Dec 10/12

1. **Permitted Use:** Cluster detached dwellings only

2. **Regulations for cluster detached dwellings:**

   - Maximum number of units: 16
   - Floor area per unit: 280 m² maximum

   Yards:
   - Abutting Shadeland Avenue: 10 metres
   - Abutting a side building elevation: 1.2 metres
   - Abutting a rear building elevation:
     - in Areas A, C, and D on Diagram 309: 10 metres
     - in Area B on Diagram 309: 11 metres

   Notwithstanding the above yard requirements, the minimum yard for any building elevation along the north side of 968 Shadeland Avenue is 2 metres.

   Separation between buildings:
   - in Areas A, B, and C on Diagram 309: 2.4 metres
   - in Area D on Diagram 309: 26 metres

   Driveway length for each unit: 6.7 metres

   Maximum building height: 1.5 stories, 8 metres
Exception 309 (continued)

<table>
<thead>
<tr>
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<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>309</td>
<td></td>
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</table>

Landscape area abutting R2 zones: 1 metre abutting the common driveway and parking spaces
Landscape buffer: Shall not apply

Minimum width of common driveway block within 75 metres of Shadeland Avenue = 10 m
Minimum setback of common driveway block and visitor parking spaces from the wall of a building containing habitable rooms = 2 m

Setbacks for accessory buildings and structures are subject to regulations under Section 2.2.1 and 2.2.4 from the units' boundaries rather than lot lines.

Diagram 309:

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Table:

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<th>Amendment</th>
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<td>311</td>
<td>GE1</td>
<td>22</td>
<td>2020.15</td>
<td>Nov 15/04</td>
</tr>
</tbody>
</table>

1. The following additional uses are permitted:
   - One Free-standing Standard Restaurant
   - One industrial or office building, minimum 1,430 m² in size, containing a maximum of 430 m² of retail and service commercial space

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The uses permitted in the CR zone, unless specifically prohibited below, and the following additional uses are permitted up to a maximum floor area of 15,250 m²:

(a) Additional Permitted Uses:

Warehouse Club
Retail Uses between 1800 m² and 5600 m² in gross floor area where food products are not the principal goods retailed
Other Retail Uses
Indoor Farmer’s Market
Indoor Physical Fitness Centre

(b) Prohibited Uses:

Industrial Uses:
Plastic Film Extrusion
Printing
Painting and Coating Processes
Food Production
Photofinishing
Electronic Component Manufacturing

Schools
Long Term Care Facilities
Public and Private Hospitals, Public Health Care, Social Services
Places of Worship, Monasteries, Convents, and Cemeteries
Day Care Centre
Motor Vehicle Sales, Leasing, Rental, and Service
Boat, Motorcycle, Snowmobile Sales and Service
Recreational Vehicle, Utility Trailer Sales and Service
Vehicle Paint or Body Shop
Recreational Establishment except Indoor Physical Fitness Centres
Entertainment Establishment
Community Institution
Outdoor Patio Accessory to any Permitted Use
Outdoor Farmer’s Market
Supermarket/Grocery Store
Department Store
Hotel
Dwelling Units on Second and Third Floors
Terrace Patio
Night Club
Exception 313 (continued)

2. Regulations:

(a) Any outdoor sales or the outdoor display of goods offered for sale in conjunction with a permitted use shall be within an enclosed structure, with the exception of building and construction material and/or nursery stock.

(b) A car wash shall only be permitted within a distance of 90 metres from Appleby Line.

(c) The following noise criteria shall be utilized for purposes of designing the necessary noise mitigation:

<table>
<thead>
<tr>
<th>Criteria (Leq 1 hour)</th>
<th>Indoor Sound Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Uses: All:</td>
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</tr>
<tr>
<td>Service Commercial:</td>
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</tr>
<tr>
<td>Fast Food Restaurant:</td>
<td>45 dBA</td>
</tr>
<tr>
<td>Convenience Restaurant:</td>
<td>45 dBA</td>
</tr>
<tr>
<td>Standard Restaurant:</td>
<td>40 dBA</td>
</tr>
<tr>
<td>Veterinary Service:</td>
<td>40 dBA</td>
</tr>
<tr>
<td>Other Service Commercial:</td>
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<tr>
<td>Office Uses: Individual Offices:</td>
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<tr>
<td>Reception Areas:</td>
<td>45 dBA</td>
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<tr>
<td>General Offices:</td>
<td>45 dBA</td>
</tr>
<tr>
<td>Hospitality: All:</td>
<td>40 dBA</td>
</tr>
<tr>
<td>Automotive: All:</td>
<td>No limit</td>
</tr>
</tbody>
</table>

| Outdoor Sales Area All:        | 60 dBA*            |

*or the ambient due to road traffic, whichever is higher

(d) Parking Rate: 4.8 spaces / 100 square metres of gross floor area

3. All parking areas are to be provided as surface parking. No above grade or below grade parking structures are permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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### Table: Exception 313

<table>
<thead>
<tr>
<th>Exception 313</th>
<th>Zone MXC</th>
<th>Map 10</th>
<th>Amendment 2020.168</th>
<th>Enacted Jun 14/04</th>
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</thead>
<tbody>
<tr>
<td>1. Floor Area:</td>
<td>465 m² maximum for all fast food restaurant uses.</td>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
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<th>Zone</th>
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<td>R5</td>
<td>14</td>
<td>2020.170</td>
<td>Aug 11/04</td>
</tr>
</tbody>
</table>

1. Only the following use is permitted: Cluster detached dwellings

2. Regulations:
   - Number of dwelling units: 14 maximum
   - Yards:
     - Side building elevation abutting west lot line: 1.2 metres
     - Rear building elevation abutting west, north, and east lot lines: 7.5 metres
     - Side building elevation abutting east lot line: 2.3 metres
     - Side building elevation abutting south lot line: 2 metres
   - Separation between dwellings: 1.2 metres
   - Driveway length: 6.7 metres
   - Maximum building height: 1 ½ storeys, 7.5 metres
   - Landscape Area: 3 metres wide abutting east and west sides of main driveway, for a minimum depth of 8 metres from Caroline Street

A half-storey loft is not permitted in the rear half of a dwelling abutting a residential use.

Driveways and parking spaces are not permitted within 2.5 metres of the east lot line and within 1.2 metres of the west lot line.

Landscape Buffer: Shall not apply

Privacy fencing having a minimum height of 1.8 metres shall be installed on the west lot line where abutting a residential dwelling unit.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
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<th>Zone</th>
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<td>H-GE1</td>
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<td>Aug 11/04</td>
</tr>
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</table>

1. Prior to the removal of the ‘H’ Holding Symbol, only the following use is permitted:
   - Wholesaling of stone products and landscape contracting

2. Refer to Part 11, Holding Zones, Appendix A1 for ‘H’ removal requirements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 316</th>
<th>Zone RM2</th>
<th>Map 23</th>
<th>Amendment 2020.173</th>
<th>Enacted Sept 20/04</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The following additional use is permitted:</td>
<td>Office use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Office use is subject to the regulations of Part 1, 2.19 (Office uses in residential zones), except as amended below:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The requirement for a dwelling unit having existed a minimum of 2 years shall not apply.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Minimum lot width: 30 metres</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Maximum height: 2 storeys</td>
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<tr>
<td></td>
<td>Any building shall provide a residential appearance and character.</td>
<td></td>
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<tr>
<td></td>
<td>Landscape Area: 50% of the front yard shall be maintained as landscape area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 metres abutting rear lot line and north lot line, except for a parking back-up area, which may encroach 2 metres into the required north landscape area.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fencing: Solid screen fencing shall be installed along the rear lot line</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Parking: Shall be set back 3 metres from the rear lot line and north lot line.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Residential use permitted on second floor.</td>
<td></td>
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<tr>
<td></td>
<td>Yards:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting Walker’s Line: 7.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting north side yard: 3 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting south lot line: 8 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting east lot line: 20 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
1. Regulations for Common Element Condominium Townhouses:
   - Lot width: 25 m
   - Lot area: 0.24 ha
   - Density: Maximum 34 units/ha without underground parking
   - Landscape area: 4.5 m abutting New Street
   - 2.5 m abutting Claridge Road
   - Setback for a Parcel of Tied Land from a side yard: 1.2 m

2. Regulations for a Parcel of Tied Land:
   - Front Yard: 2.7 m
   - Side Yard: 0.0 m
   - Rear yard: 3.5 m
   - Driveway length: 6.7 m

   A privacy screen is not required to be closed on the side opposite a dwelling unit.

   Notwithstanding Part 1, Section 2.2 1 c), the following shall apply to accessory buildings and structures:
   - Permitted only in rear yard
   - Minimum setback: 0.9 m from a lot line
   - Maximum height: 2.5 m
   - Maximum floor area: 6 m²

3. The above regulations shall apply for a Parcel of Tied Land located within 30 m of New Street, except as amended below:
   - Front yard: 0.0 m. Front yard is deemed to be the yard facing New Street.
   - A privacy area shall be a minimum of 15 m²/unit and is not permitted in a yard facing New Street.
   - A privacy screen may be a minimum of 1.2 m high and have a maximum opening of 3 m on one side.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. Regulations for a place of worship:
   - Landscape buffer abutting Kirkburn Drive: 3 metres

   Part 1, 1.7.1 (g) shall not apply. Zoning regulations shall apply from the perimeter of the property.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>319</td>
<td>BC1</td>
<td>25</td>
<td>2020.184</td>
<td>April 25/05</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2020.176</td>
<td>May 23/06</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2020.256</td>
<td>Nov 10/08</td>
</tr>
</tbody>
</table>

1. Yard abutting a street: 6 metres minimum, 9 metres maximum
2. Minimum Lot Area for Block 89, Plan 20M-1035: 0.4 ha
3. A hydro transformer or switch station shall be permitted in the landscape area or buffer.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 320</th>
<th>Zone H-BC1</th>
<th>Map 25</th>
<th>Amendment 2020.176</th>
<th>Enacted May 23/06</th>
</tr>
</thead>
</table>

1. **Permitted Uses**
   
   i) A maximum of 0.9 hectares (located within building envelopes ‘A’, ‘B’, and ‘C’ on Diagram 320) of the lands zoned “BC1-320” may be used for freestanding service commercial uses, restaurants, service stations, and one freestanding convenience store;

   ii) The total floor area of all uses permitted under subsection (i) shall not exceed 1400 m², excluding a service station.

2. **Regulations**
   
   i) A minimum of 270 m² of building(s) floor area shall be located within building envelope ‘A’ on Diagram 320 and the following shall apply:

      - Yard abutting a street: 6 metres minimum
      - 9 metres maximum

      - Yard abutting an O2 zone: 7.5 m including a 3 m landscape buffer

   ii) A minimum of 180 m² of building(s) floor area shall be located within building envelope ‘B’ on Diagram 320 and the following shall apply:

      - Yard abutting Dundas Street: 3 metres minimum
      - 6 metres maximum

      - Yard abutting any other street: 6 metres minimum
      - 9 metres maximum

   iii) A minimum of 800 m² of building(s) floor area shall be located within building envelope ‘C’ on Diagram 320 and the following shall apply:

      - Yard abutting Dundas Street: 3 metres minimum
      - 6 metres maximum

      - Yard abutting an O2 zone: 7.5 m including a 3 m landscape buffer

   iv) Floor area for a convenience store accessory to a service station: 200 m² maximum

(continued on next page)
### Exception 320 continued

#### Diagram 320

3. Refer to Part 11, Holding Zones, Appendix A, Number 41, for ‘H’ removal requirements. Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 321</th>
<th>Zone H-CN1</th>
<th>Map 25</th>
<th>Amendment 2020.176</th>
<th>Amendment 2020.310</th>
<th>Enacted May 23/06 Nov 5/12</th>
</tr>
</thead>
</table>

1. **Prohibited Use**
   
   A supermarket with a maximum floor area of 3250 m²

2. **Additional Permitted Use**
   
   Car Wash subject to the regulations of Part 1, 2.9 of this By-law

3. **Regulations**
   
   i) Yard abutting a residential zone:
      
      Buildings one storey in height: 6 metres
      Buildings greater than one storey in height: 12 metres

   ii) A minimum of 460 m² of building(s) floor area shall be located within building envelope ‘A’ on Diagram 321 and the following shall apply:
      
      Yard abutting Dundas Street: 3 metres minimum
      6 metres maximum

   iii) A minimum of 180 m² of building(s) floor area shall be located within building envelope ‘B’ on Diagram 321 and the following shall apply:
      
      Yard abutting Walkers Line: 3 metres minimum
      6 metres maximum

(continued on next page)
### Exception 321 continued

<table>
<thead>
<tr>
<th>Yard abutting Dundas Street:</th>
<th>3 metres minimum</th>
<th>6 metres maximum</th>
</tr>
</thead>
</table>

iv) A minimum of 560 m$^2$ of floor area shall be located within two buildings within building envelope ‘C’ on Diagram 321 and the following shall apply:

Yard abutting Walkers Line:  
3 metres minimum  
6 metres maximum

#### Diagram 321

![Diagram 321](image)

5. Refer to Part 11, Holding Zones, Appendix A, Number 42, for ‘H’ removal requirements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 322</th>
<th>Zone MXE</th>
<th>Map 25</th>
<th>Amendment 2020.184</th>
<th>Amendment 2020.176</th>
<th>Amendment 2020.373</th>
<th>Enacted Apr 25/05</th>
<th>Enacted May 23/06</th>
<th>Enacted Nov 28/16</th>
</tr>
</thead>
</table>

1. Yard abutting a street: 6 metres maximum
2. Additional Permitted Use: Day Care Centre
3. Notwithstanding PART 1, section 2.2.2, the maximum yard requirement for a principal building shall not apply to accessory buildings or structures associated with an outdoor play area of a day care centre.
4. A minimum setback of 30 m from Appleby Line is required for an outdoor play area associated with a day care centre.
5. A minimum setback of 30 m from a Business Corridor zone is required for an outdoor play area associated with a day care centre.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 323

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH1</td>
<td>18</td>
<td>2020.178</td>
<td>Dec 6/04</td>
</tr>
</tbody>
</table>

1. Permitted Uses:

   Only the following use is permitted: Sponsored Residence

   **Definition:**
   A Sponsored Residence is a residential building which is operated as non-profit housing under a program which is wholly or partly funded by government and/or charitable organizations and within which all units or a majority of units are occupied by persons who qualify under this program.

2. Regulations:

   a) A Sponsored Residence shall be subject to the RH1 zone regulations except as follows:

   - Resident parking: 0.27 spaces/unit
   - Staff parking: 0.08 spaces/unit
   - Visitor parking: 0.15 spaces/unit
   - Maximum # of units: 162
   - Maximum building height: 11 storeys for the apartment building which existed on the date of the passage of this By-law and 6 storeys for any new building.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 324

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM2</td>
<td>20</td>
<td>2020.180</td>
<td>Nov 15/04</td>
</tr>
</tbody>
</table>

1. Regulations for Townhouses:

   - Minimum lot width: 35 m
   - Minimum front yard: 4.5 m
   - Minimum rear yard: 7.5 m
   - Minimum side yard: 3.8 m
   - Maximum density: 18 units

   - Minimum yard between a side elevation and an R3.2 zone: 6.0 m
   - Minimum yard between a parking space and an R3.2 zone: 3.0 m
   - Minimum yard between a rear elevation and an R3.2 zone: 6.4 m for one unit, 7.0 m for all other units
   - Landscape buffer between a visitor parking area and an R3.2 zone: 3.0 m
   - Landscape area abutting a creek block: 3.0 m
   - Maximum length of a townhouse building: 60 m
   - Minimum distance between a parking space or driveway and a wall of a building containing windows of habitable rooms: 1.4 m
   - Maximum encroachment of a roofed porch into a front yard: 1.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 325</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment 2020.184</th>
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</tr>
</thead>
<tbody>
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<td></td>
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</table>

EXCEPTION 325 deleted by Zoning By-law 2020.230

<table>
<thead>
<tr>
<th>Exception 326</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment 2020.184</th>
<th>Enacted Apr 25/05</th>
</tr>
</thead>
<tbody>
<tr>
<td>ME2</td>
<td></td>
<td>25</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following are the only permitted uses:
   Residential: Dwelling units on 2nd or 3rd floor of a commercial or office building
   
   The following retail uses are permitted on the ground floor only of two storey or higher residential units:
   Retail Commercial:
   - Office furniture and equipment
   - Computer hardware and software
   - Convenience store
   - Sporting goods, photography supplies, and hobby shops
   - Books, music, flowers, and gifts
   - Food store, paper products and pharmacy
   - Other retail uses
   Service commercial:
   - Dry cleaning depot
   - Other service commercial uses
   Office:
   - All office uses

2. Lot width: 7 m
3. Lot area: 155 m²
4. Front yard (for the purposes of this exception, the frontage is deemed to be Walker’s Line): 0.5 m
5. Side yard: 1.2 m from side wall to lot line
   0 m interior side yard
6. Street side yard: 2.4 m
7. Rear yard: 1.75 m
8. Minimum driveway length: 6 m
9. Height: 3 storeys maximum
10. Driveway width: 5.5 m maximum
11. Privacy area: 11 m²
12. Lot coverage: 75% maximum, excluding decks
13. Fence setback from rear property line: 2 m
14. Required parking: 4 spaces per unit (tandem parking permitted)
15. The basements of the commercial/residential units shall only be used for storage and mechanical/furnace rooms.
16. Floor area for a non-residential use: 85 m² maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 327

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAL4</td>
<td>25</td>
<td>2020.184</td>
<td>Apr 25/05</td>
</tr>
</tbody>
</table>

1. The following is the only permitted use: Street townhouses

2. Lot width: 4.3 m

3. Lot area: 90 m²

4. Front yard (for the purposes of this exception, the frontage is deemed to be the 17 m wide local road): 3 m

5. Side yard: 1.2 m from side wall to lot line
   0 m interior side yard

6. Street side yard: 2.4 m

7. Rear yard: 1.75 m

8. Height: 3 storeys maximum

9. Driveway width: 5.5 m maximum

10. Fence setback from rear property line: 2 m

11. Lot coverage: 80% maximum, excluding decks

12. Privacy area: 11 m² per unit

13. Driveway length: 6 m for 3 m wide driveway
   1.75 m for 5.5 m wide driveway

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 328

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2.4</td>
<td>21</td>
<td>2020.186</td>
<td>Apr 25/05</td>
</tr>
</tbody>
</table>

1. Regulations for detached dwellings

   Building Height: Maximum 1 ½ storeys to 10 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Permitted Uses:
   Retirement Home and detached 2-unit retirement buildings

2. General Regulations:
   Notwithstanding Part 1, Section 2.27 (Deemed Street Width), zoning regulations shall be applied from the engineering required width of Plains Road West instead of the deemed street width.

Landscape Area Abutting Plains Road:
- 4.5 metres for a maximum of 11 parking spaces abutting Plains Road
- 1.5 metres for a turning circle and adjacent sidewalk

Landscape Buffer:
- 6 metres abutting south lot line and 5 metres abutting east lot line
- One parking space may encroach 1.0 metre and one back-up area may encroach 4.0 metres into the required easterly landscape buffer, within the northerly 35 metres of the property.

Parking:
   For Retirement Home:
   - Occupant: 54 spaces, of which 1 shall be a designated accessible parking space
   - Employee: 10 spaces
   - Visitor: 18 spaces of which 1 shall be a designated accessible parking space
   - Parking for the building at 292 Plains Road West is included in the above employee parking requirement.

   For 2-unit dwellings:
   - 1 parking space per unit

Regulations for Retirement Home:
   Maximum height: 3 storeys
   Yards:
   - South and east lot lines: 30 metres
   - West side lot line: 6 metres, except the northerly 15 metres of the building which may be set back 3 metres and the southerly 20 metres of the building, which may be set back 2 metres
   - North lot line: 9 metres
   - Maintenance garage: 7.5 metres abutting south lot line and 35 metres abutting west lot line
   - Existing setbacks are recognized for the building at 292 Plains Road West.
   - Garbage enclosure: 7.5 metres from the east lot line.
## Exception 329 continued

Regulations for 2-unit buildings:

- **Maximum number of units:** 8
- **Maximum height:** 1 storey, 6 metres
- **Yards:**
  - Abutting west lot line: 60 metres
  - Abutting south lot line: 9 metres
  - Abutting east lot line: 8 metres
  - Abutting north lot line: 30 metres

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Table: Exception 330

<table>
<thead>
<tr>
<th>Exception 330</th>
<th>Zone RAL3</th>
<th>Map 25</th>
<th>Amendment 2020.203</th>
<th>Enacted Apr 10/06</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Permitted Uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouses, stacked townhouse and apartment buildings, subject to the RAL3 zone regulations.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2. Additional Regulations:</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Lot width:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street ‘A’ (Palladium Way)</td>
<td>115 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street ‘B’ (Thomas Alton Boulevard)</td>
<td>108 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area:</td>
<td>1.5 ha</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape area:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting Street ‘A’ (Palladium Way):</td>
<td>6 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting Street ‘B’ (Thomas Alton Blvd):</td>
<td>6 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian walkway:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A 3 m wide walkway shall be provided between the property and the street and shall be unencumbered except that a driveway may cross the walkway.</td>
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</tr>
<tr>
<td>Built form:</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Rear elevations are not permitted facing Street ‘A’ (Palladium Way) or Street ‘B’ (Thomas Alton Boulevard).</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balconies are not permitted facing Street ‘A’ (Palladium Way) or Street ‘B’ (Thomas Alton Boulevard).</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle access to Street ‘A’ (Palladium Way) is permitted.</td>
<td></td>
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</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 331

<table>
<thead>
<tr>
<th>Zone RAL4</th>
<th>Map 25</th>
<th>Amendment 2020.203</th>
<th>Enacted Apr 10/06</th>
</tr>
</thead>
</table>

1. Only the following use is permitted: Apartment building

2. Regulations for an apartment building:

   - Lot width: Street ‘A’ (Palladium Way): 95 m
   - Street ‘B’ (Thomas Alton Boulevard): 175 m
   - Lot area: 2 ha
   - Building height: 4 storeys minimum, 10 storeys maximum
   - Density: Minimum 100 units per hectare
   - Maximum 185 units per hectare
   - Yard abutting a street: 7.5 m minimum (at grade)
   - 12 m maximum (at grade)
   - For each storey above 6 storeys, an additional 3 m is required from the minimum setback.

   Where more than 60% of a building is located within building envelope ‘A’ on Diagram 331, frontage shall be deemed to be on Street ‘A’ (Palladium Way).

   Where more than 60% of a building is located within building envelope ‘B’ on Diagram 331, frontage shall be deemed to be on Street ‘B’ (Thomas Alton Boulevard).

   - Floor Area Ratio: 1.0:1
   - Amenity Area: 25 m² per bedroom; 15 m² per efficiency
   - Yard abutting a pipeline easement: 10 m

   Below-grade enclosed occupant parking: 75%

   Any enclosed parking structure shall not project above grade.

   Parking is not permitted in the area between a building wall and Street ‘A’ (Palladium Way).

   Parking is not permitted in the area between a building wall and Street ‘B’ (Thomas Alton Blvd).

   - Landscape Area: Abutting Street ‘A’ (Palladium Way): 6 m
   - Abutting Street ‘B’ (Thomas Alton Blvd): 6 m
   - Abutting a residential zone: 6 m
   - Abutting an MXE zone: 3 m

   - Pedestrian walkway: A 3 m wide walkway shall be provided between the property and the street and shall be unencumbered except that a driveway may cross the walkway.

   - Built form: Balconies are not permitted facing Street ‘A’ (Palladium Way)
   - Balconies are not permitted facing Street ‘B’ (Thomas Alton Blvd)
   - Vehicle access to Street ‘A’ (Palladium Way) shall be permitted.
Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 332

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>332</td>
<td>CN1</td>
<td>25</td>
<td>2020.203</td>
<td>Apr 10/06</td>
</tr>
</tbody>
</table>

1. Prohibited Use: Supermarket/Grocery Store
2. Additional Permitted Use: Convenience/Specialty Food Store
3. Regulations:
   - Yard abutting a street: 3 metres minimum, 6 metres maximum

Buildings shall occupy 60% of the Appleby Line frontage (extending from the intersection of Street ‘B’ (Thomas Alton Boulevard) south along Appleby Line).

Buildings shall occupy 60% of the Street ‘B’ (Thomas Alton Boulevard) frontage (extending from the intersection of Street ‘B’ (Thomas Alton Boulevard) and Appleby Line, westerly 100 metres).

Yard abutting a hydro right-of-way: 6 metres

Built form: Rear building elevations containing service doors are not permitted facing a street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 333

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>333</td>
<td>BC1</td>
<td>18</td>
<td>2020.127</td>
<td>May 23/06</td>
</tr>
</tbody>
</table>

1. Prohibited Use: Freestanding restaurant
2. Regulations:
   - Lot Width: 30 metres
   - Lot Area: 0.4 hectares
   - Maximum FAR: 1.5:1
   - Maximum Building Height: No maximum
   - Minimum Building Height: 3 storeys

Building setback from Guelph Line and Harvester Road:
   - 4 metres minimum and 6 metres maximum for floors 1 to 3 (a) and an additional 3 metres for floors 4 and above from Urban Plaza dimensions illustrated below

Building setback from Urban Plaza:
   - 4 metres minimum and 6 metres maximum for floors 1 to 3 (a) and an additional 3 metres for floors 4 and above from Urban Plaza dimensions illustrated below

   - Rear Yard: 7.0 metres
   - Side Yard: 3.0 metres
   - Building setback abutting a creek: 7.5 metres

(continued on next page)
Exception 333

Separation distance from a railway right-of-way: 30 metres for sensitive uses

Landscape Area between Guelph Line or the Urban Plaza or Harvester Road, and a parking lot or driveway: 4 metres

Landscape Area between Guelph Line or the Urban Plaza or Harvester Road, and a building elevation: 4 to 6 metres

Landscape Area abutting a creek block: 3 metres

Landscape Area abutting any other street: 3 metres

In addition to entrances to interior courtyards and parking lots, at least one entrance door in each building shall be provided facing Guelph Line or Harvester Road.

Parking is not permitted in a required front yard.

Loading/unloading docks and activities are not permitted in building elevations facing Guelph Line, Harvester Road, or the Urban Plaza.

(a) The maximum yard shall apply to 40% of the building elevation abutting Guelph Line, the Urban Plaza or Harvester Road. For a multi-building development this regulation only applies to the first building on a lot.

Urban Plaza:
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
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<tr>
<td>334</td>
<td>GE1</td>
<td>18</td>
<td>2020.127</td>
<td>May 23/06</td>
</tr>
</tbody>
</table>

1. The following uses are prohibited:
   - Chemical Industries
   - Petro Chemical Laboratories
   - Bulk Propane Storage Depot
   - Solid Fuel Supply Yard
   - Oil Depot
   - Waste Transfer Station

2. Regulations:

   Yard abutting Harvester Road or Laurentian Drive: 3 m minimum  
   Landscape Area abutting Harvester Road or Laurentian Drive: 26 m maximum
   Outdoor Storage is prohibited in a front yard, within 10 m of a street, or within 140 m of an O2 zone.
   Maximum FAR: 0.65:1
   At least one building entrance shall face the street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>2020.127</td>
<td>May 23/06</td>
</tr>
</tbody>
</table>

1. Regulations:

   Lot Width: 30 metres
   Lot Area: 0.3 hectares
   Maximum FAR: 0.65:1

   Yard abutting Guelph Line or Harvester Road: 4 m minimum and 6 m maximum
   Yard abutting QEW ramps: 14 m minimum and 26 m maximum
   Yard abutting South Service Road: 4 m minimum and 26 m maximum
   Rear Yard: 7 metres
   Side Yard: 3 metres

   Landscape Area between Guelph Line or Harvester Rd, and a parking lot or driveway: 6 metres
   Landscape Area between Guelph Line or Harvester Rd, and a building elevation: 4 to 6 metres
   Landscape Area abutting South Service Road: 3 metres

   The required yard between a building and the street line shall be landscaped.

   A building entrance shall be provided adjacent to Guelph Line or Harvester Road.

   Parking is not permitted in a required front yard.

(continued on next page)
### Exception 335 continued

Loading/unloading docks and activities are not permitted in building elevations facing Guelph Line, Harvester Road, or South Service Road.

(a) The maximum yard shall apply to 40% of the building elevation along Guelph Line or Harvester Road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
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<th>Map</th>
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<tr>
<td>339</td>
<td>CN2</td>
<td>16</td>
<td>2020.206</td>
<td>Aug 8/06</td>
</tr>
</tbody>
</table>

1. The provisions of Part 4 Commercial, Subsection 4.8 Parking, clause (d) shall not apply.

2. Notwithstanding the provisions of Part 1, Section 2.25, Off-Street Parking and Loading Requirements, the Burlington Mall shall be allowed a parking shortfall of 60 spaces.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. The following additional use is permitted: Motor Vehicle Sales, Leasing, Rental, and Service

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. Only the following use is permitted: Parking Lot

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. Regulations
   - Maximum floor area per retail use: 1,300 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 340

**Zone:** RM2  
**Map:** 14  
**Amendment:** 2020.207  
**Enacted:** May 1/06

Regulations for Townhouses:

- **Lot Width:** 30 metres  
- **Lot Area:** 0.14 hectares  
- **Maximum number of units:** 6 units

**Yards:**

- **Front Yard:** 3 metres  
- **Side Yard:** 5 metres  
- **Rear Yard abutting the residential zone:** 6 metres

**Building height:** 2 storeys and 7.5 metres maximum

**Landscape Area:** 3 metres abutting Guelph Line. One visitor parking space may encroach into the required landscape area if a 1 metre high solid decorative fence is provided along the front property line

**Landscape area abutting the north property line:** 1 metre

**Landscape Buffer:** 6 metres abutting the R2.3 zone; two visitor parking spaces may encroach into the required landscape buffer provided they are set back a minimum of 1.72 metres from the R2.3 zone

A front porch may encroach 0.65 metres into the landscape strip abutting Guelph Line

A Driveway and Parking Space may be set back 1.2 metres from a wall of a building containing windows of habitable rooms.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 341

**Zone:** BC1  
**Map:** 22  
**Amendment:** 2020.205  
**Enacted:** Apr 28/08

1. **Additional permitted use:** School, provided no overnight accommodation is permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 342

**Zone:** BC2  
**Map:** 6  
**Amendment:** 2020.205  
**Enacted:** Apr 28/08

1. **Additional permitted use:** School, provided no overnight accommodation is permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>O3</td>
<td>9-A</td>
<td>2020.205</td>
<td>Apr 28/08</td>
</tr>
</tbody>
</table>

1. Additional Permitted Uses:
   Uses permitted in a CN2 zone, subject to CN2 zone regulations.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>DC</td>
<td>9-A</td>
<td>2020.205</td>
<td>Apr 28/08</td>
</tr>
</tbody>
</table>

1. Additional Permitted Use: Detached Dwelling

2. Regulations:
   All permitted uses are subject to R3.2 zone regulations and the following additional regulations:
   - Retail uses: 300 m² total floor area maximum
   - Landscape buffer abutting a DRL or residential zone: 3 m
   - 50% of the area of the front yard and street side yard shall be landscaped, including a 3 m landscape area abutting a street.
   - On lands abutting a residential or DRL zone, fencing shall be installed along the common boundary with the residential or DRL zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense screen.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<tr>
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<td>MXG</td>
<td>3, 22, 27</td>
<td>2020.205</td>
<td>Apr 28/08</td>
</tr>
</tbody>
</table>

1. Additional Permitted Uses:
   - Townhouse subject to RM2 zone regulations
   - Street Townhouse subject to RM5 zone regulations

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Prohibited Use: Townhouse

2. Regulations:

   All permitted uses shall be subject to the following regulations:
   Lot width: 20 m
   Lot Area: 1000 m²
   Front Yard: 12 m
   Side Yard:
       with attached garage or carport: 10% of actual lot width
       without attached garage or carport: 10% of actual lot width, 3 m on one side
   Street Side yard: 9 m
   Garages shall not project from the front elevation of a building.
   Landscape Area:
       50% of the front yard area shall be maintained as landscape area.
       25% of the rear and street side yard shall be maintained as landscape area.

3. Additional Regulations for Office Uses:

   Part 1 – Section 2.19 (Office Uses in Residential Zones) shall not apply; office uses shall be subject to the following:

   Fencing: Solid screen fencing shall be installed along a rear lot line. Solid screen fencing shall be installed along a side lot line extending from the rear lot line to the front wall of the building, if the office use is abutting a residential property. The minimum height of the fencing shall be 1.8 m.

   Landscape Buffer: 6 m abutting an R2.1 and R5 zone

   Parking: Parking shall be provided in accordance with Part 1, Subsection 2.25, “Off-Street Parking and Loading Requirements”. Parking associated with office uses shall be located in a side or rear yard only. Parking shall be set back 1 m from a residential property line and 3 m from a street line.

   Storage and Display: Storage or display of merchandise, material, or equipment is prohibited.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

#### Exception 347

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
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<td>9-A</td>
<td>2020.205</td>
<td>Apr 8/08</td>
</tr>
</tbody>
</table>

1. **Permitted uses:**
   - Detached Dwelling
   - Offices
   - Other Service Commercial Uses

2. **Regulations:**
   - All permitted uses are subject to R3.2 zone regulations and the following additional regulations:
     - Landscape buffer abutting a DRL or residential zone: 3 m
     - 50% of the area of the front yard and street side yard shall be landscaped, including a 3 m landscape area abutting a street.
     - On lands abutting a residential or DRL zone fencing shall be installed along the common boundary with the residential or DRL zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense screen.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

#### Exception 348

<table>
<thead>
<tr>
<th>Zone</th>
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<th>Amendment</th>
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<tr>
<td>DC</td>
<td>9-A</td>
<td>2020.205</td>
<td>Apr 8/08</td>
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</tbody>
</table>

**Additional Permitted Use:**
- Freestanding Restaurant

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

#### Exception 349

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>RA</td>
<td>16</td>
<td>2020.205</td>
<td>Apr 8/08</td>
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</tbody>
</table>

**Additional Permitted Use:**
- School within an existing building only

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

#### Exception 350

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>RA</td>
<td>16</td>
<td>2020.205</td>
<td>Apr 8/08</td>
</tr>
</tbody>
</table>

**Additional Permitted Use:**
- Place of worship including a detached manse, cemetery, and other accessory buildings located on the same property
  - Lot width: 35 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Prohibited Uses:**
   - Flea Market
   - Large Building Supplies/Garden Store
   - Large Furniture and Appliance Store
   - Large Home and Auto Supplies Store
   - Warehouse Club
   - Supermarket/Grocery Store
   - Farmer’s Market
   - Funeral Home
   - Community Institution
   - Automotive Uses
   - Video Game/Pinball Machine Arcade
   - Night Club

   Those uses listed in Part 1, Subsection 2.21, *Uses Permitted in All Zones*, except for the following:

   Home day care, day care centre, group home, emergency shelter, residential social services, miscellaneous

   An elevated parking facility is permitted only as an accessory use to a permitted use.

2. **Additional Permitted Uses:**
   - Dry Cleaning Depot, Laundromat, Laundry Service
   - Apartment Building
   - Retirement Home
   - Stacked Townhouse subject to Part 5, Table 5.5.1 of this By-law
   - Townhouse
   - Automotive Uses within and accessory to a department store
   - Dwelling Units in a commercial/office building

3. **Regulations for a Department Store**
   - Lot Width: 25 m
   - Lot Area: 1000 m²
   - Gross Floor Area: 12,000 m² maximum
     - A maximum of 15% of the floor area of the department store (1800 m²) may be used for the sale of food products.
   - Front Yard: 3 m minimum; 4.5 m maximum
   - Side Yard: No minimum
   - Rear Yard: 3 m
   - Yard abutting a creek block: None required
   - Yard abutting a pipeline easement: 7 m rear, 3 m side
   - Landscape buffer abutting a street: 3 m
   - Landscape area abutting a creek block: None required

   Notwithstanding the provisions of Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”, a department store shall have a maximum of 524 spaces.

   Part 4, Subsections 4.5 and 4.6 of this By-law shall not apply to the first department store constructed on this site.

   Building Height: Maximum 3 storeys (up to 12 m maximum)

(continued on next page)
### Exception 351 continued

4. Regulations for all other permitted uses:

<table>
<thead>
<tr>
<th>Lot Width, Area, Yards:</th>
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</thead>
<tbody>
<tr>
<td>Lot Width:</td>
<td>25 m</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>1000 m²</td>
</tr>
<tr>
<td>Side Yard:</td>
<td>No minimum</td>
</tr>
<tr>
<td>Yard abutting a Street:</td>
<td>3 m minimum, 4.5 m maximum</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>3 m</td>
</tr>
</tbody>
</table>

Yard abutting a pipeline easement: 7 m rear, 3 m side
Separation distance from a railway right-of-way: 30 m for land uses sensitive to railway rights-of-way

#### Height and Density
Floor Area Ratio: 0.5:1 minimum

Floor area per all other retail commercial, service commercial, hospitality, entertainment, or recreational uses: 500 m²

Residential Density: 55 units/ha minimum
Building Height: 2 storeys minimum; no maximum

The gross floor area of each upper storey of a building containing more than one storey must be at least 50% of the gross floor area of the first storey.

#### Landscape Area and Buffers:
Landscape Area abutting a street: 3 m
Landscape Area abutting a creek block or O3 zone: 3 m

An outdoor patio may encroach into a required landscape area abutting a street.

A 3 m wide walkway shall be provided between the building and the street and shall be unencumbered except that a driveway may cross the walkway.

Every building located within 60 m of Fairview Street or Brant Street shall provide a pedestrian accessible door on the building elevation facing the street.

Parking:
Parking shall be provided in accordance with the provisions of Part 5, Subsection 4.6 of this By-law.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
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<th>Zone</th>
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<td>GE1</td>
<td>18</td>
<td>2020.205</td>
<td>Apr 28/08</td>
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</table>

Additional Permitted uses:
University or School, provided no overnight accommodation is permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>Apr 28/08</td>
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</table>

Additional Permitted Uses: School

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
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<td>Apr 28/08</td>
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</table>

1. Prohibited Uses:
   Bulk Propane Storage Depot
   Solid Fuel Supply Yard
   Oil Depot
   Waste Transfer Station
   Recycling Facility
   Truck Depot

2. Regulations:
   Landscape Area abutting the southerly boundary of the hydro corridor adjacent to Upper Middle Road: 15 m
   Outdoor Storage is prohibited in a GE2 zone

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
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<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>Apr 28/08</td>
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Part 10, Subsection 4.4, Regulations, clause (d) of this By-law shall not apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 356

<table>
<thead>
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<td>2020.208</td>
<td>Aug 8/06</td>
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</table>

1. **Permitted Uses:**
The following additional use is permitted: Motor Vehicle Sales, Leasing, Rental, and Service

2. **Regulations:**
   - Landscape Area abutting a creek block: 0 m
   - Maximum building setback abutting North Service Road: 40 m

   The outside storage of motor vehicles kept for retail sale, lease, or rental on the premises is permitted within the required yard abutting a street except within the required landscaping area.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 357

<table>
<thead>
<tr>
<th>Zone</th>
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<tr>
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<td>12</td>
<td>2020.210</td>
<td>Sept 25/06</td>
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</table>

1. **Regulations:**
   - Minimum Lot Width: 6 metres
   - Lot Area: 0.6 ha
   - Westerly side yard: 15 metres
   - Yard abutting pipeline easement: 10 metres

   All pools and accessory structures shall be set back 7.5 metres from the O2 zone.

   Part 10, Section 5.3 regarding garage location shall not apply.

   Setbacks shall be taken from the perimeter of the property and not internal zoning lines.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following uses are prohibited:
   - Funeral Home
   - Auction House
   - Taxi-cab garage
   - Veterinary services
   - Bus Terminal
   - Elevated Parking Garage
   - Parking Lot
   - Service Station per Part 1, 2.10
   - Motor Vehicle Repair Garage
   - Motor Vehicle Sales, Leasing, Rental, and Service
   - Retail Propane Transfer Facility per Part 1, 2.7
   - Dry Cleaning Plant
   - Medical Laboratories
   - Private Propane Transfer Facility per Part 1, 2.7

2. The following additional use is permitted:
   - Mixed Use (Residential and Commercial) Building

3. Regulations for Mixed Use (Residential and Commercial) Building:

   Minimum Yards

   - Front Yard (Pearl Street):
     - Underground parking structure: Min. 2.0 m
     - Floors 1 & 2: Min. 2.4 m (Bldg.)
     - Floors 1 & 2: Max. 1 m greater than Min. (For 50% of the building elevation facing Pearl Street)
     - Floor 3: Min. 7.5 m (Bldg.)
     - Floor 3: Min. 2.4 m for Terrace
     - Floors 4 to 17: Min. 12.0 m (Bldg.)
     - Floor 4: Min. 7.5 m for Terrace

   - Street Side Yard (Lakeshore Road):
     - Underground parking structure: No minimum
     - Floors 1 & 2: No minimum
     - Floors 1 & 2: Max. 1 m greater than min (for 50% of the building elevation facing Lakeshore Road)
     - Floor 3: Min. 4.3 m (Bldg.)
     - Floor 3: Min. 0.0 m for Terrace
     - Floors 4 to 17: Min. 4.3 m (Bldg.)

   - Side Yard (North Side):
     - Underground Parking Structure: no minimum
     - Floors 1 to 17: Min. 8.75 m

(continued on next page)
Exception 358 continued

Rear Yard (West Side):
  Underground parking structure: no minimum
  Floors 1 & 2: Min. 1.35 m (Bldg.)
  Floor 3: Min. 7.5 m (Bldg.)
  Floors 4 to 17: Min. 12.0 m (Bldg.)
  Floor 3: Min. 1.35 m for Terrace
  Floor 4: Min. 6.35 m for Terrace

Balconies: Permitted to project 1.6 m into any yard

Visibility triangle: 6 m x 6 m

Daylight triangle:
  Yard abutting hypotenuse of a Daylight Triangle:
    Underground Parking structure: 0.3 m
    Building above grade: 2.4 m

Maximum Height: 17 storeys to a maximum of 53.5 m
Floor Area Ratio: 4.92:1
Maximum Floor Area for Floors 5 to 17: 630 m²
Amenity Area for Apartment Dwelling Units: 20.0 m² per unit
Parking for Commercial/Office Uses: 12 spaces including 1 designated accessible parking space
Parking for Residential Uses: 110 underground spaces including 4 designated accessible parking spaces

First floor building elevation facing Lakeshore Road: minimum 60% glazing

4. Community Benefits Pursuant to Section 37 of The Planning Act:
   $150 000 for the Public Art Reserve Fund
   $180 000 for the Public Parking Reserve Fund
   Pay for all costs associated with the construction of 8 coloured, patterned concrete crosswalks at Pearl Street and Lakeshore Road, and Elizabeth Street and Lakeshore Road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
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<td>GE1</td>
<td>30</td>
<td>2020.205</td>
<td>Apr 28/08</td>
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</tbody>
</table>

The following are the only permitted uses:

  Extraction and storage of clay and shale material
  Manufacture and storage of finished clay products and accessory building materials
  Office use associated with a brick plant
  Accessory structures associated with a brick plant
  Storage and maintenance of equipment and vehicles associated with a brick plant and quarry

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 360</th>
<th>Zone R2.1</th>
<th>Map 1</th>
<th>Amendment 2020.214</th>
<th>Enacted Dec 18/06</th>
</tr>
</thead>
</table>

Regulations for All Permitted Uses:

Lot Width: 14 m
Minimum lot area:
  Lot 1 (most westerly lot): 580 m²
  Lot 3 (lot between designated dwellings): 560 m²

Yard abutting Plains Road West: 20 m; the existing setbacks for the designated dwellings are recognized

Rear Yard:
  Lot 1 (most westerly lot): 7.5 m
  Lot 3 (lot between designated dwellings): 7 m; 2m for the designated dwellings

Side Yard: minimum 2m from the northeast corner of Lot 3 (lot between designated dwellings) to the southwest corner of the building on Lot 4 (most easterly lot); minimum easterly side yard of 1.5 m for Lot 2 (Unsworth Farmhouse)

Attached garage: shall be recessed a minimum distance of 1 m beyond the front wall of the dwelling unit at grade, not including a front porch.

Fencing: not permitted within the required front yard

Building height: 1.5 storeys minimum
  2 storeys maximum

All zoning setbacks shall be applied from the Engineering required street width of 36 m instead of the deemed width of 42 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Exception 361
### Zone RM2
| Permitted Uses: | 
| Residential Buildings containing up to a maximum of 7 units per building, subject to RM2 zone regulations for townhouses |
| Regulations for Permitted Uses: |
| Lot width: | 7 m |
| Yard abutting a front building elevation: | 7 m (unit 7 – west block, most northerly unit: 7m only applies to the setback for the building elevation where it abuts Unit 6) and 6.7 m for Unit 14 (east block, most northerly unit) |
| Landscape buffer abutting an R2.1-360 zone: | 1.2 m |
| Landscape buffer abutting an R2.1 zone: | 3 m, except at the westerly end of the internal roadway where it may be 2 m |
| Rear building elevation for east block: | 6 m |
| Rear building elevation for west block abutting an R1, R2, R3 zone: | 9 m |
| Side building elevation for east block abutting an R2.1-360 zone: | 1.39 m |
| Side building elevation for west block abutting an R2.1-360 zone: | 1.2 m |
| Side building elevation for east block, most northerly unit: | 1.35 m |
| Side building elevation for west block, most northerly unit: | 1 m |
| Fencing: | Not permitted within 20 m of Plains Road |
| Driveway and Parking Spaces shall be set back 1 m from a building elevation containing habitable rooms (most northerly unit, west block) and 1.35 m (most northerly unit and most southerly unit, east block). |
| Required visitor parking for the townhouses may be located on the R2.1-360 and R5-362 portions of the site. |
| Visitor parking area shall be set back 2 m from an RM2-215 or R5-216 zone. |
| No parking permitted within 48 m of Plains Road West. |
| Projections from the side building elevations shall not be permitted (e.g.: bay windows, porches, etc.) |
| For zoning purposes, density and lot area shall be calculated from the property limits rather than the portion of the property zoned RM2-361. |
| For zoning purposes, lands shall be deemed to have frontage on Plains Road West. |
| All zoning setbacks shall be applied from the Engineering required street width of 36 m instead of the deemed width of 42 m. |
| All zoning regulations shall apply to the external limits of the property rather than the portion of the property zoned RM2-361. |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Exception 362  |  Zone R5  | Map 1  | Amendment 2020.214  | Enacted Dec 18/06
---|---|---|---|---

Regulations for Permitted Uses:

- Lot width: 7 m
- Yard abutting a front building elevation: 6 m
- Minimum driveway length: 6.7 m
- Rear yard: 9 m
- Side yard: 3 m
- Side yard abutting an R1, R2, R3 zone: 4.5 m
- Minimum separation between semi-detached buildings: 4.5 m
- Height: Maximum 1.5 storeys and 9 m

No parking within 48 m of Plains Road West

Required visitor parking for the semi-detached units may be located on the RM2-361 and the R5-362 portions of the site.

For zoning purposes, density and lot area shall be calculated from the property limits rather than the portion of the property zoned R5-362.

For zoning purposes, lands shall be deemed to have frontage on Plains Road West.

All zoning regulations shall apply to the external limits of the property rather than the portion of the property zoned R5-362.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 363</th>
<th>Zone O1</th>
<th>Map 2</th>
<th>Amendment 2020.221</th>
<th>Enacted Dec 18/06</th>
</tr>
</thead>
</table>

1. **Permitted Uses:**
   - Cemetery
   - Buildings and uses that are ancillary to a cemetery

2. **Prohibited Uses:**
   - Crematory

3. **Regulations:**
   For purposes of applying zoning regulations, the entire property is considered one comprehensive development.

   - **Lot Width:** 200 m abutting Snake Road
   - **Lot Area:** 42 ha, including O2 zone land

   - **Landscape Area:**
     - Abutting a street: 4.5 m
     - All lot lines, excluding O2 zone: 9 m

   - **Landscape Buffer:**
     - Along most southerly limit of O1 zone: 10 m
     - Abutting O2 zone: 3 m, except where burials are permitted by approved cemetery burial plan

   - **Yards:**
     - Building setback from O2 zone: 15 m
     - Building setback abutting a pipeline easement: 10 m
     - Setback for burial from pipeline easement: 10 m
     - Setback for burial from O2 zone: 7.5 m; 10 m along most southerly limit of O1 zone. Permitted as shown in cemetery burial plan approved by the Registrar of Cemeteries

   - **Maximum Site Coverage:** 40% of net lot area. Site coverage shall include all areas of the site covered by hard surfaces such as paved or unpaved driveways, parking lots, loading areas, and buildings.

   - **Maximum Building Coverage:** 10% of net lot area, excluding O2 zone.

   - **Maximum number of mausoleums:** 4

   Mausoleums, maintenance buildings, chapel, and office uses shown in Diagram A are subject to regulations of Table B, and all other applicable regulations.

(continued on next page)
Exception 363 continued

Diagram A

(continued on next page)
### Exception 363 continued

Maximum Gross Floor Areas, Building Setbacks, and Building Height:

The maximum gross floor area, minimum building setbacks, and maximum building height specified in Table B shall apply to Buildings 1 to 6 inclusive, as shown on Diagram A:

<table>
<thead>
<tr>
<th>Building # &amp; Use</th>
<th>Maximum Gross Floor Area</th>
<th>Minimum Building Setback</th>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: Maintenance Building</td>
<td>675 m²</td>
<td>40 metres north lot line 130 metres westerly O2 zone 300 metres east lot line</td>
<td>7.65 metres, 160 metres geodetic datum</td>
</tr>
<tr>
<td>2: Mausoleum/Chapel</td>
<td>1400 m²</td>
<td>135 metres north lot line 160 metres westerly O2 zone 300 metres east lot line</td>
<td>1 storey 10 metres 157 metres geodetic datum</td>
</tr>
<tr>
<td>3: Mausoleum/Chapel</td>
<td>1650 m²</td>
<td>275 metres north lot line 275 metres Old York Rd 220 metres Snake Road 150 metres westerly O2 zone</td>
<td>1 storey 11.2 metres 158 metres geodetic datum</td>
</tr>
<tr>
<td>4: Mausoleum/Chapel</td>
<td>2750 m²</td>
<td>450 metres north lot line 250 metres Snake Road</td>
<td>2 storeys 15 metres 155 metres geodetic datum</td>
</tr>
<tr>
<td>5: Mausoleum/Chapel</td>
<td>1575 m²</td>
<td>95 metres Snake Road 575 metres north lot line</td>
<td>1 storey 12.4 metres 150 metres geodetic datum</td>
</tr>
<tr>
<td>6: Office</td>
<td>600 m²</td>
<td>15 metres Snake Road Setback from 1588 Snake Road: - 100 metres minimum - 150 metres maximum</td>
<td>1 storey 5 metres 147 metres geodetic datum</td>
</tr>
</tbody>
</table>

### Building Height:

Building Height shall be defined as the vertical distance from every point at grade around the perimeter of such building to the highest point of the building structure and shall include any ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electric apparatus, sign, television antenna, structure work for mechanical equipment required for the operation of the building or structure, antennas, radio towers, and satellite dishes.

Maximum height for the columbarium, statues, and accessory structures: 4 metres

Statue of Christ the King: 151 metres geodetic datum

### Built Form:

A decorative exterior finish shall be maintained on all building elevations.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
# Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>364</td>
<td>RNA2</td>
<td>2</td>
<td>2020.216</td>
<td>Oct 10/06</td>
</tr>
</tbody>
</table>

1. Permitted Use: Detached Dwelling
2. Regulations:
   - Minimum lot width: 10 metres, corner lot - 13 metres
   - Minimum lot area: 300 m²
   - Side Yard: 1.2 metres
   - Street Side Yard: 4 metres

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>365</td>
<td>RNA3</td>
<td>2</td>
<td>2020.216</td>
<td>Oct 10/06</td>
</tr>
</tbody>
</table>

1. Permitted Use: Townhouses
2. Regulations:
   - Lot Area: 0.4 ha
   - Front Yard: 6 metres
   - Rear Yard: 20 metres for northerly 30 metres of property, 9 metres for remainder of site
   - Density: 14 units maximum
   - Building Height: 2 storeys, 8.5 metres
   - Landscape area: 4.5 metres abutting Plains Road
   - Landscape buffer: 6 metres abutting rear lot line
   - Driveway length: 6.7 metres

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>366</td>
<td>RNA1</td>
<td>4</td>
<td>2020.205</td>
<td>Apr 28/08</td>
</tr>
</tbody>
</table>

Regulations:
- Minimum Lot Width: 30 m
- Minimum Lot Area: 0.3 ha

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

|---------------|---------|--------|---------------------|---------------------|---------------------|----------------------------------------|

1. Permitted Uses:

   Notwithstanding the uses permitted in an RA zone, only the following uses are permitted:
   - One detached dwelling
   - Uses, buildings, and structures accessory to the foregoing permitted use
   - Home-based business

2. Regulations:

   Lot Area: 0.8 ha
   Lot Width: 60 m
   Front Yard: 10 m

   Side Yards:
   - Areas C and H, as shown on Diagram A: 5 m
   - All other lots: 10 m

   Lot Coverage: 25% maximum for all buildings and structures

   Height:
   - Areas C and H, as shown on Diagram A: 2 ½ storeys and 16 m maximum
   - All other lots: 2 ½ storeys and 10.7 m maximum

   Rear Yard for all buildings and structures (excluding septic tile fields):
   - Area A, as shown on Diagram A: 50 m
   - Area C, as shown on Diagram A: 70 m
   - Area E, as shown on Diagram A: 70 m
   - Area G, as shown on Diagram A: 50 m
   - All other lots: 10 m

   Maximum Floor Area for all principal buildings, not including attached garages:
   - Areas A, D, & E, as shown on Diagram A: 325 m²
   - Area B, as shown on Diagram A: 375 m²
   - Area F, as shown on Diagram A: 425 m²
   - All other lots zoned RA-367: No maximum

   For purposes of this exception, “lot width” with reference to a lot, shall be defined as the average horizontal difference between the side lot lines.

   Notwithstanding the definition for ‘Height, Building’ as it applies to rural zones in Part 16 of Zoning By-law 2020, height means the vertical distance measured from grade at the foundation of the front wall to the highest point of a peaked roof.

(Refer to Diagram A on next page)

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
DIAGRAM A Applies to Exception 367

DATE: August 2010
### Exception 368

**Zone**: RG  
**Map**: 31  
**Amendment**: 2020.205  
**Enacted**: Apr 28/08

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>368</td>
<td>RG</td>
<td>31</td>
<td>2020.205</td>
<td>Apr 28/08</td>
</tr>
</tbody>
</table>

1. **Permitted Uses:**
   Notwithstanding the uses permitted in an RG zone, only the following uses are permitted:
   - Conservation uses, save and except any buildings
   - Accessory structures or uses to the foregoing permitted use, including signs, benches, and interpretive displays
   - Accessory flood, storm water, and erosion control structures
   - For purposes of this exception number, “conservation” means the use of land and/or water for the purpose of the planned management and enjoyment of natural resources including forestry, fish, and wildlife management and linear parks and walkways.

2. **Regulations:**
   Any structure shall have a minimum setback of 3 metres from any lot boundary.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 369

**Zone**: GE2  
**Map**: 15  
**Amendment**: 2020.217  
**Enacted**: Oct 10/06

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>369</td>
<td>GE2</td>
<td>15</td>
<td>2020.217</td>
<td>Oct 10/06</td>
</tr>
</tbody>
</table>

1. **Regulations:**
   GE2 zone regulations apply except as amended below:

   - **2394, 2396 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 12 spaces
   - **2388, 2390, 2392 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 13 spaces
   - **2384, 2386 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 14 spaces
   - **2380 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 6 spaces
   - **2358, 2360, 2364 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 12 spaces
   - **2344, 2346 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 7 spaces
   - **2340, 2342 Industrial St:** Landscape abutting a street is not required.  
     West side yard: 1.0 m  
     Required parking: 7 spaces
   - **2300, 2312 Industrial St:** 4 parking spaces permitted within landscape area abutting a street.  
     Required parking: 12 spaces
   - **2280, 2290 Industrial St:** Landscape abutting a street is not required.  
     Required parking: 17 spaces
   - **2270 Industrial St:** 3 parking spaces permitted within landscape area abutting a street.  
     Required parking: 27 spaces
   - **2260 Industrial St:** Required parking: 26 spaces

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Permitted Uses:
   Townhouse, apartment building, and retirement home subject to RM2 zone.
   4 storey townhouse, subject to RH1 zone, as amended below.

2. Regulations for 4 storey townhouse:
   Yards:
   - Front yard abutting Guelph Line: 1.2 metres
   - Rear yard: 17.5 metres
   - Side yard: 4.8 metres
   
   Density: 20 units maximum
   Building height: 4 storeys maximum
   Landscape area: 1.2 metres abutting Guelph Line
   Landscape buffer: 1.25 metres abutting rear lot line
   Rooftop amenity area: Permitted only on 4th floor

   Minimum setback from top of wall/mansard roof assembly and useable floor area for elevations facing the north, west, and south lot lines: 1 metre
   Minimum height of wall assembly for mansard roof, from rooftop floor: 1.5 metres
   Setback for visitor parking from the limit of a wall containing windows of a habitable room: 2.3 metres

3. Regulations for a Parcel of Tied Land (POTL):
   Part 1 – General Conditions and Provisions, Subsection 1.6 – Compliance with this By-law, 1.6.1 (g) shall not apply to the creation of the parcels of tied land through land division applications. All zoning regulations shall apply from the external boundaries of the comprehensive development and not from the limit of the parcels of tied land.
   
   Yard abutting a Public Street: 1.4 metres
   Front yard setback for open stairway: 2.3 metres
   Rear yard: 4.8 metres

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

**Exception 371**

**Zone** MXG  
**Map** 14  
**Amendment** 2020.205  
**Enacted** Apr 28/08

**Additional Permitted Use:** Motor Vehicle Storage

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

**Exception 372**

**Zone** GE2  
**Map** 28  
**Amendment** 2020.205  
**Enacted** Apr 28/08

**Additional Permitted Use:** School, provided no overnight accommodation is permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 373

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-DW</td>
<td>9-A</td>
<td>2020.223</td>
<td>Jun 15/09</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2020.282</td>
<td>Feb 1/10</td>
</tr>
</tbody>
</table>

1. **Additional Permitted Use:**
   - Office up to 20 m² associated with a residential use within the development site.

2. **Prohibited Uses:**
   - Department Store
   - Flea Market
   - Farmer’s Market
   - Large Furniture and Appliance Store
   - Supermarket/Grocery Store
   - Elevated Parking Facility
   - Veterinary Services

3. **Prohibited Use on the Ground Floor of All Buildings:**
   - Recreational Establishment
   - Bank, Trust Company, Credit Union not permitted facing Central Square

4. **Regulations:**

   **Yards:**
   - **Hotel** (on Diagram 223):
     - Yard abutting Lakeshore Road:
       - Floors 1 and 2: 0 m minimum, 2 m maximum
       - Floors 1 and 2 must have the same yard.
       - Floors 3 to 7: An additional 3 m from the face of floors 1 and 2
     - Yard abutting Elizabeth Street:
       - Floors 1 to 7: 0 m minimum, 3.5 m maximum – except the atrium, and provided that the unobstructed width between the inside of the canopy columns and the building face shall be 2.6 m
   - **Condo A** (on Diagram 223):
     - Yard abutting Lakeshore Road:
       - Floors 1 and 2: 0 m minimum, 2 m maximum
       - Floors 1 and 2 must have the same setback to Lakeshore Road
       - Floors 3 to 22, an additional 3 m from the face of Floors 1 and 2
     - Yard abutting Old Lakeshore Road/easterly lot line:
       - Floors 1 and 2: 4 m maximum, and provided that the unobstructed width between the inside of the canopy columns and building face shall be 2.6 m
       - Floors 3 to 22: 2 m minimum setback to limit of balconies except for one section of the building elevation with a width of 11 m maximum where the setback may be 0.75 m
   - **Condo B** (on Diagram 223):
     - Yard abutting Elizabeth Street:
       - Floors 1 to 7: 0 m minimum, 3.5 m maximum, except the atrium, and provided that the unobstructed width between the inside of the canopy columns and the building face shall be 2.6 m
   - **Underground parking structure and Daylight Triangle:**
     - Yard abutting Elizabeth Street, Lakeshore Road, and Old Lakeshore Road/easterly lot line: 0 m
     - Yard abutting southerly lot line, except for Grand Staircase and planters: 1.8 m

(continued on next page)
Exception 373 continued

**Above Grade Yards**
Yard abutting Lake Ontario (stable top of bank), except for Grand Staircase and planters: 20 m
Yard abutting southerly property boundary, except for Grand Staircase and planters: 1.8 m
Separation Distance between Condo A and Hotel, from building face to building face exclusive of canopies, archways, and architectural features: 16 m
Visibility Triangle, Part 1, 2.12: Shall not apply
Minimum and maximum yards shall apply to 80% of any building elevation facing a street.

**Building Height:**
Condo A: 22 storeys to a maximum height of 68 m to the top of roof slab
Condo B: 7 storeys to a maximum height of 23 m to the top of roof slab
Hotel: 7 storeys to a maximum height of 23 m to the top of roof slab

**Floor Area:**
For retail and service commercial uses on the ground floor of all buildings, except restaurants and night clubs, maximum 300 m$^2$ per use.
Total retail and service commercial uses on the ground floor of all buildings: minimum 2750 m$^2$
Floors above the 7th floor, exclusive of unenclosed balconies: maximum 660 m$^2$

**Floor Area Ratio:**
Maximum 4.5:1

**Glazing:**
Ground floor building elevation facing Lakeshore Road: minimum 60%

**Parking:**
Residential uses: 188 underground spaces, including 6 designated accessible parking spaces
Non-residential uses: 272 underground spaces, including 9 designated accessible parking spaces

5. The holding symbol shall be removed from the zoning designation by way of an amending zoning by-law when the following information is submitted to the satisfaction of City Council:
   a) Submission of supporting studies deemed necessary by City Council, including wind tunnel testing and analysis;
   b) Provision of MOE acknowledged Records of Site Condition (2) to the satisfaction of the Region of Halton and the City of Burlington

6. Community Benefits Pursuant to Section 37 of The Planning Act:
   a) Pay for all costs associated with the design, construction and maintenance of the water feature/fountain to be located in Central Square
   b) Pay for all costs associated with design and construction of the Grand Staircase connecting Central Square to the lakeside promenade
   c) Pay for all costs associated with design, construction, and planting of the planters located between the promenade and the south building elevations
   d) Provide a public access easement/right-of-way over Central Square from Lakeshore Road to the lakeside promenade including Grand Staircase and associated ramps, and pay for all costs associated with the easement
   e) Pay for all landscape, sidewalks, stairs, and ramps on Elizabeth Street and Pearl Street road allowance

(continued on next page)
## Exception 373

### Diagram 223

![Diagram 223](image)

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 374</th>
<th>Zone H-O1-374</th>
<th>Map</th>
<th>Amendment 2020.225</th>
<th>Enacted Jul 3/07</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Permitted Uses:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>For land located within 7.5 metres of O2 zone:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scattering gardens</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscaping</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Permitted uses within remainder of O1 zone:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cemetery</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>One crematorium</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other buildings and uses that are ancillary to a cemetery including columbaria, mausolea, chapels, and offices</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Regulations:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>For purposes of applying zoning regulations, all setbacks will be taken from external boundaries of the property and not from the limit of the internal zoning lines between the O1 and O3 zones.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lot Width:</td>
<td>75 m abutting Old York Road</td>
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<tr>
<td></td>
<td>Lot Area:</td>
<td>6.5 ha</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscape Area:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting a street:</td>
<td>10 m</td>
<td></td>
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<td></td>
<td>Landscape Buffer:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Abutting west and south lot lines and 1736 Snake Road:</td>
<td>9 m</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Abutting O2 zone:</td>
<td>1 m</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Yards:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building and structure from O2 zone:</td>
<td>7.5 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In-ground interment setback from O2 zone:</td>
<td>7.5 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scattering garden setback from O2:</td>
<td>1 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In-ground casket interment setback from the south and west lot lines and 1736 Snake Road:</td>
<td>30 m</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(continued on next page)
Exception 374 continued

Maximum Site Coverage: 40% of lot area
Site coverage shall include all areas of the site covered by hard surfaces such as paved or unpaved driveways, parking lots, loading areas, and buildings.

Maximum Building Coverage: 10% of lot area
Maximum number of mausolea: 3

Mausolea, maintenance building, chapels, crematorium, columbaria, and office uses shown in Diagram A are subject to regulations of Table B, and all other applicable regulations.

Diagram A

(continued on next page)
### Exception 374

**Table B**

<table>
<thead>
<tr>
<th>Building No. and Use</th>
<th>Maximum Gross Floor Area/Building</th>
<th>Minimum Building Setback</th>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: Office</td>
<td>400 m²</td>
<td>90 m west lot line</td>
<td>2 storeys</td>
</tr>
<tr>
<td></td>
<td></td>
<td>120 m south lot line</td>
<td>10.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20 m east lot line</td>
<td>169 metres geodetic datum</td>
</tr>
<tr>
<td>2, 3, 4: Mausolea &amp; columbaria</td>
<td>2480 m²</td>
<td>-225 m south lot line</td>
<td>2 storey</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-7.5 m from O2 zone</td>
<td>10.5 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-95 m west lot line</td>
<td>Building 2: 175 m geodetic datum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Within 80 m of west lot line, one mausoleum and/or columbaria is permitted and shall also be subject to the following regulations: -Minimum yard from south lot line: 280 m</td>
<td>Building 3: 177 m geodetic datum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Minimum yard from west lot line: 30 m</td>
<td>Building 4: 179 m geodetic datum</td>
</tr>
<tr>
<td>Crematorium: permitted only within Building 4</td>
<td>325 m²</td>
<td>100 metres from west lot line</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>325 metres from south lot line</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 metres from O2 zone</td>
<td></td>
</tr>
<tr>
<td>5: Maintenance Building</td>
<td>200 m²</td>
<td>Shall be located within 70 m of north lot line</td>
<td>1 storey</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30 m from the limit of a railway right-of-way</td>
<td>7.3 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>182 m geodetic datum</td>
<td>182 m geodetic datum</td>
</tr>
</tbody>
</table>

**Building Height:** Building Height shall be defined as the vertical distance from every point at grade around the perimeter of such building to the highest point of the building or structure and shall include any ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electric apparatus, sign, television antenna, structure work for mechanical equipment required for the operation of the building or structure, antennas, radio towers, and satellite dishes. An exhaust stack associated with a crematorium is not subject to building height definition.

**Maximum height for external columbaria, statues, and accessory structures:** 4 m

**Built Form:** A decorative exterior finish shall be maintained on all building elevations. Only the southerly elevation of the maintenance building is required to have a decorative finish.

**Crematorium:** One crematorium maximum is permitted, which must be located within or attached to Building 4.

**Chapel:** A chapel is permitted only within a mausoleum or columbarium building.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 375

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-O3-375</td>
<td>2</td>
<td>2020.225</td>
<td>Jul 3/07</td>
</tr>
</tbody>
</table>

1. **Permitted Uses:** Private open space

2. **Regulations:**
   - This land will remain in a natural state and no building, structures, or development will be permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 376

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAL4</td>
<td>25</td>
<td>2020.219</td>
<td>Oct 22/06</td>
</tr>
</tbody>
</table>

1. **Permitted Common Element Condominium Uses:**
   - Townhouses on Blocks 1-6 shown on Diagram 331

   Notwithstanding Part 1 – General Conditions and Provisions, Subsection 2.33, Parcel of Tied Land (POTL), the following additional POTL regulations shall apply for townhouses on Blocks 1-6 shown on Diagram 331:

   - Lot width: 6.3 m
   - Front yard: 3 m dwelling
     - 6.7 m garage
   - Side yard for end units: 1.2 m
   - Side yard abutting a street: 3 m
   - Side yard abutting an MXE zone: 3 m
   - Rear yard: 7 m
   - Lot area: 150 m²
   - Additional amenity area: 1800 m² parkette located on Block 10
   - Visitor Parking: permitted on the common element road

2. **Permitted Common Element Condominium Uses:**
   - Apartments on Block 9 shown on Diagram 331

   Notwithstanding Part 1 – General Conditions and Provisions, Subsection 2.33, Parcel of Tied Land (POTL), the following additional POTL regulations shall apply for 4 storey apartment buildings on Block 9 shown on Diagram 331:

   - Lot area: 1.6 ha
   - Yard abutting Dundas Street: minimum: 7 m, 10 m maximum
   - Yard abutting Rotary Way: southeast building corner: 6 m minimum, 10 m maximum; northeast building corner 6 m minimum, 17 m maximum
   - Yard abutting an MXE zone: 10 m
   - All other yards: 5 m
   - Balcony area per unit: 5 m²
   - Additional amenity area: 1800 m² parkette located on Block 10
   - Building height: 4 storeys minimum
   - Landscaped Open Space Area abutting Dundas Street and Rotary Way: 6 m
   - Landscaped Open Space Area for a parking area adjacent to Dundas St: 5 m
   - Landscaped Open Space Area abutting an MXE zone: 6 m
   - Landscaped Open Space Area for a parking area and driveway adjacent to an MXE zone: 1.5 m

(continued on next page)
## Exception 376 (continued)

<table>
<thead>
<tr>
<th>Description</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveway setback from a window of a habitable room:</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Parking space setback from a window of a habitable room:</td>
<td>5 m</td>
</tr>
<tr>
<td>Parking structure entrance and exit ramp setback from a common element road:</td>
<td>4.5 m</td>
</tr>
<tr>
<td>An enclosed parking structure shall not project above grade.</td>
<td></td>
</tr>
<tr>
<td>Visitor parking: permitted on the common element road</td>
<td></td>
</tr>
</tbody>
</table>

3. Permitted Common Element Condominium Uses:

   Townhouses (back-to-back) on Blocks 7 and 8 shown on Diagram 331

   Notwithstanding Part 1 – General Conditions and Provisions, Subsection 2.33, Parcel of Tied Land (POTL), the following additional POTL regulations shall apply for townhouses on Blocks 7 and 8 shown on Diagram 331:

   - Lot width: 6.3 m
   - Lot area: 87 m²
   - Rear yard: 0 m
   - Front yard: 3 m dwelling
     - 6.7 m garage
   - Side yard for end units: 3 m
   - Privacy area: 7 m²
   - A privacy screen is only required to separate units.
   - Additional amenity area: 1800 m² parkette located on Block 10
   - Air conditioners are permitted on balconies.
   - A balcony length may not exceed 85% of the length of a building wall.
   - Visitor parking: permitted on the common element road and driveway

4. Regulations for the Entire Development affecting Diagram 331:

   i) Permitted use:

      Townhouses on Blocks 1-6 shown on Diagram 331

   ii) Regulations for townhouses:

      - Front yard from an internal road: 3 m dwelling
        - 6.7 m garage
      - Side yard for end units: 1.2 m
      - Side yard abutting a street: 3 m
      - Side yard abutting an MXE zone: 3 m
      - Rear yard: 7 m
      - Additional amenity area: 1800 m² parkette located on Block 10
      - Visitor parking: permitted on the internal road

   iii) Permitted Use:

      Apartments on Block 9 shown on Diagram 331

   iv) Regulations for apartments:

      - Yard abutting Dundas Street: minimum 7 m, 10 m maximum
      - Yard abutting Rotary Way: southeast building corner: 6 m minimum, 10 m maximum
        northeast building corner: 6 m minimum, 17 m maximum
      - Yard abutting an MXE zone: 10 m
      - All other yards: 5 m

(continued on next page)
**Exception 376 (continued)**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balcony area per unit</td>
<td>5 m²</td>
</tr>
<tr>
<td>Additional amenity area</td>
<td>1800 m² parkette located on Block 10</td>
</tr>
<tr>
<td>Building Height</td>
<td>4 storeys minimum</td>
</tr>
<tr>
<td>Landscaped Open Space Area abutting Dundas Street and Rotary Way</td>
<td>6 m</td>
</tr>
<tr>
<td>Landscaped Open Space Area for a parking area adjacent to Dundas St</td>
<td>5 m</td>
</tr>
<tr>
<td>Landscaped Open Space Area abutting an MXE zone</td>
<td>6 m</td>
</tr>
<tr>
<td>Landscaped Open Space Area for a parking area and driveway adjacent to an MXE zone</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Driveway setback from a window of a habitable room</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Parking space setback from a window of a habitable room</td>
<td>5 m</td>
</tr>
<tr>
<td>Parking structure entrance and exit ramp setback from an internal road</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Driveway setback from a window of a habitable room</td>
<td>6.5 m</td>
</tr>
<tr>
<td>Yard for porches abutting an internal road (units 48 and 49)</td>
<td>1 m</td>
</tr>
<tr>
<td>Privacy screen is only required to separate units</td>
<td></td>
</tr>
<tr>
<td>Additional amenity area</td>
<td>1800 m² parkette located on Block 10</td>
</tr>
<tr>
<td>Air conditioners are permitted on balconies</td>
<td></td>
</tr>
<tr>
<td>A balcony length may not exceed 85% of the length of a building wall</td>
<td></td>
</tr>
<tr>
<td>Townhouses per block shall not exceed 16</td>
<td></td>
</tr>
<tr>
<td>Visitor parking: permitted on the internal road</td>
<td></td>
</tr>
</tbody>
</table>

**v) Permitted Uses:**
Townhouses (Back-to-Back) on Blocks 7 and 8 shown on Diagram 331

**vi) Regulations for (back-to-back) townhouses:**
- Rear yard: 0 m
- Front yard from an internal road: 3 m dwelling, 6.7 m garage
- Side yard for end units: 3 m
- Privacy area: 7 m²
- Yard for porches abutting an internal road (units 48 and 49): 1 m
- A privacy screen is only required to separate units
- Additional amenity area: 1800 m² parkette located on Block 10
- Air conditioners are permitted on balconies
- A balcony length may not exceed 85% of the length of a building wall
- Townhouses per block shall not exceed 16
- Visitor parking: permitted on the internal driveway

**vii) Other Regulations:**
- A parkette having an area of 1800 m² shall be located on Block 10.
- The internal road shall have a minimum pavement width of 8 m.
- Minimum density: 80 units per hectare

**Diagram 331:**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>377</td>
<td>GE2</td>
<td>19</td>
<td>2020.227</td>
<td>Apr 30/07</td>
</tr>
<tr>
<td>378</td>
<td>H-RH4</td>
<td>23</td>
<td>2020.228</td>
<td>Apr 30/07</td>
</tr>
</tbody>
</table>

1. The following additional use is permitted:
   Motor vehicle sales, leasing, rental, and service.

2. Merchandise kept for retail sale, rental, or lease is not permitted within 9 m of Guelph Line. Merchandise kept for retail sale, rental, or lease is not permitted within 4.5 m of a residential zone within 100 m of Guelph Line.

Landscape buffer abutting a residential zone more than 100 m from Guelph Line: 12 m
Landscape buffer abutting a residential zone within 100 m of Guelph Line: 3 m
Landscape buffer abutting Guelph Line: 1 m
Landscape buffer abutting 1231 Guelph Line: 1 m
Fencing abutting 1231 Guelph Line: 1.8 m chain-link fencing

Exterior walls facing a residential zone shall have a maximum length of 70 m.

The parking, storage, and display of trucks exceeding a gross vehicle weight of 5,500 kg is not permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

(continued on next page)
**Exception 378 (continued)**

<table>
<thead>
<tr>
<th>Building Setbacks:</th>
<th>7.5 m abutting Tobyn Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20 m abutting north property line</td>
</tr>
<tr>
<td></td>
<td>15 m abutting southerly property line</td>
</tr>
<tr>
<td></td>
<td>6 m abutting east property line</td>
</tr>
<tr>
<td></td>
<td>13 m abutting west property line</td>
</tr>
<tr>
<td></td>
<td>2 m abutting pipeline easement</td>
</tr>
</tbody>
</table>

4. Following the removal of the ‘H’ holding symbol, the following additional uses are permitted:

a) Townhouses subject to RM2 zone regulations

b) On the ground floor of apartment buildings located within 35 m of the westerly property line:
   Retail and Service Commercial uses subject to a per unit maximum floor area of 300 m²;
   Office Uses

c) Seniors’ Apartment Buildings, subject to the RH4-378 Zone regulations and the following definitions and additional regulations:

   **Definition of Seniors’ Apartment Building:**
   Means a multiple unit residential development, consisting of more than four seniors’ apartment units, which have a common entrance from the street level. Amenities and services are to be geared towards retirees wishing to maintain an independent lifestyle. Culinary services shall be provided within each dwelling unit. A seniors’ apartment shall be part of a larger development, which includes a retirement home.

   **Definition of Seniors’ Apartment Unit:**
   Means a dwelling unit within a seniors’ apartment building, designed and intended for the use of not more than 2 persons.

   **Regulations for Seniors’ Apartment Building:**
   Parking to be provided in accordance with the findings of the parking study(s) required as a condition of H-Removal to the satisfaction of the Director of Planning and the Director of Engineering.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 379</th>
<th>Zone RAL1</th>
<th>Map 25</th>
<th>Amendment 2020.230</th>
<th>Enacted Oct 22/07</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Permitted use:</td>
<td>Detached Dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Additional Regulations:</td>
<td></td>
<td>2.5 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.25 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.5 m</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
## Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 380</th>
<th>Zone DRM</th>
<th>Map 9A</th>
<th>Amendment 2020.233</th>
<th>Enacted Oct 1/07</th>
</tr>
</thead>
</table>

1. **Prohibited Uses:**
   - Stacked Townhouse Apartments

2. **Regulations for Townhouses:**
   - Minimum lot area: 0.3 ha
   - Minimum front yard: 1.5 m
   - Minimum rear yard (north): 2.0 m
   - Minimum side yard (west): 5.0 m
   - Minimum street side yard: 2.0 m
   - Maximum density: 17 units
   - Building Setback abutting a creek block: 5.0 m
   - Maximum building height: 4 storeys to 14 m

   - The fourth storey can only be used for a rooftop amenity area.

   - Minimum distance between a parking space or driveway and a wall of a building containing windows of habitable rooms: 0.5 m
   - Exclusive use area for unit abutting 514 Pearl St: 7 m²
   - Exclusive use area for all other units: 17 m²
   - Amenity Area per unit: 20 m²
   - Visitor Parking: 0.4 spaces per unit
   - Landscape Area abutting a street: 1.5 m
   - Visibility Triangle: 5 m x 5m
   - Daylight Triangle: 1.2 m from the hypotenuse of a daylight triangle
   - The arched front yard entry feature is deemed not to be a fence and may encroach into the required landscape area abutting a street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

|---------------|---------|------|-------------------|-------------------|---------------------------|

1. **Permitted Uses:**

The following additional uses are permitted: Motor Vehicle Sales, Leasing, Rental, Storage and Service

2. **Regulations:**

For the subject property, North Service Road shall be the front lot line for the application of zoning regulations.

- **Lot Width:** 230 m
- **Lot Area:** 2.3 ha
- **Landscape Area abutting North Service Road:**
  - 10 m for the area within 60 m of the west property line
  - 0 m for the remainder of the lot
  - Landscape Area within 60 m of the west property line may include a pedestrian walkway with a maximum width of 2 m
  - No parking is allowed within the landscape area or on the pedestrian walkways
- **Landscape Area abutting north or west lot line:** 0 m
- **Yards:**
  - **Abutting North Service Road:** 14 m
  - **Abutting the hydro corridor:**
    - Principal building: 3 m
  - **Abutting west lot line:**
    - Principal building: 16.5 m
    - Car wash building: 0 m
  - **Building Height:** 2 storeys, 20 m, shall not exceed 138 m geodetic datum
    - rooftops mechanical equipment and screening shall not exceed 138 m geodetic datum
- **Maximum Site Coverage:** 83% of net lot area
Exception 381 (continued)

| Outdoor Storage: | Outdoor storage is prohibited except for motor vehicles and related merchandise for retail sale and service. Vehicles within 60 m of the west lot line (side yard) shall be screened from the North Service Road with landscaping and decorative features. Waste and refuse containers are permitted provided they are screened from the North Service Road. Waste and refuse containers shall not be subject to the yard requirements of Part 1, Section 2.2.3 b) and c) |
| Retail Sales: | A maximum of 45% of the total floor area may be used for the display and retail sale of automobiles |
| Parking for this use: | 192 parking spaces required 167 parking spaces shall be provided on site An additional 25 spaces shall be provided on the property immediately north of this site |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

|---------------|----------|---------|-------------------|-------------------|-------------------|------------------|------------------|------------------|

Additional Permitted Use: Retail and Service Commercial and Office Uses on the ground floor and basement of a residential building

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Additional Regulations:
   i) Within 100 m of the northerly property limits and 95 m from Appleby Line:
      Yard abutting Appleby Line: 26 m maximum
      Yard abutting Palladium Way: no maximum
      Loading/unloading docks are permitted in a building elevation facing Palladium Way
   
   ii) Within 80 m of the intersection of Appleby Line and Palladium Way:
       Yard abutting a street: 6 metres minimum, 9 metres maximum

   iii) Within the quadrant having a west boundary located 190 m west of Appleby Line, an east boundary 95 m west of the Appleby Line and a south boundary 115 m from the northerly property boundary:
       Yard abutting Palladium Way: no maximum
       Loading/unloading docks are permitted in a building elevation facing Palladium Way

   iv) All other buildings:
       Yard abutting Palladium Way: 22 m maximum
       Yard abutting Appleby Line: No maximum

2. Prior to the removal of the ‘H’ holding symbol, the following is permitted:
   All uses permitted in a BC1-319 zone

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 384</th>
<th>Zone UE</th>
<th>Map 23</th>
<th>Amendment 2020.238</th>
<th>Enacted Dec 13/07</th>
</tr>
</thead>
</table>

Regulations for Permitted Uses:

1. The zoning regulations for this development shall be applied from the external property lines and not the internal property lines as shown in Diagram 384.

2. The buildings described in the regulation below are shown in Diagram 384.

3. Setback from the pipeline easement:
   - Building ‘A’ – 3.0 metres
   - Building ‘C’ – 5.0 metres

4. Setback to Appleby Line:
   - Building ‘B’ – 27.5 metres maximum
   - Building ‘C’ – 27.0 metres maximum

5. Floor Area for retail, service commercial, and office uses:
   - Building ‘A’ – may contain 100% retail and service commercial uses
   - Building ‘B’ – may contain 100% retail and service commercial uses
   - Building ‘C’ – must contain a minimum of 3666 square metres office space. May contain a maximum of 345 square metres of retail and service commercial uses. Retail and service uses are permitted on the ground floor only.

6. A maximum of 56% of all floor area in the development may contain retail & service commercial uses.

7. The visibility triangle at the corner of Ironstone Drive and Heron Way is 5 m x 5 m.

Diagram 384

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

|---------------|----------|--------|---------------------|---------------------|------------------|------------------|

1. **Permitted Use:**
   In addition to the uses permitted in the MXG zone, ground floor and second storey retail is permitted.

2. **Regulations:**
   - Yard abutting Brant Street: 2.0 m minimum, 3.5 m maximum
   - Yard abutting Leighland Road: 3.0 m minimum, 4.5 m maximum
   - Yard abutting the hypotenuse of the Daylight Triangle: 1.0 m minimum
   - Landscape Area abutting Brant: 2.0 m minimum (which may include bicycle parking spaces, walkways, and a canopy)
   - Landscape Area abutting Leighland: 3.0 m minimum (5 parking spaces facing Leighland Road may encroach 60 cm into the required landscape area)
   - Landscape abutting the hypotenuse of the Daylight Triangle: 1.0 minimum

   **Floor Area:**
   Maximum Floor Area Per Retail Use: 2500 m²

   **Building Height:**
   2 storey minimum, 6 storey maximum
   The floor area of each upper storey of a building containing more than one storey must be at least 50% of the floor area of the first storey.

   **Parking:**
   The minimum number of parking spaces required for a retail-only development is: 100 spaces including 3 designated accessible parking spaces.

   **Doors:**
   A pedestrian accessible door on the building elevation facing Brant Street shall be provided.

   **Building Frontage:**
   The minimum length of a building elevation facing Brant Street shall be at least 45% of the lot line of Brant Street.

   **Prohibited Uses:**
   Automotive Uses

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. This exception applies to the lands on the north side of Fairview Street, east of Brant Street, municipally known as 2089 and 2095 Fairview Street, as shown on Diagram A.

2. In addition to the uses permitted in a MXT zone as set out in Part 5, Table 5.2.2, Long-Term Care Facilities and Community Institutions are permitted uses.

3. Maximum building height: Seventeen storeys provided that no more than four of the storeys consist of above-grade parking within the principal building. The first floor of the principal building cannot be used for parking. An attached parking structure is permitted north of the principal building, with a maximum height of 4 storeys.

4. There shall be a minimum average Floor Area Ratio of approximately 0.5:1 for the subject properties but no maximum Floor Area Ratio. Despite the forgoing, this zoning provision is not offended by virtue of any individual portion(s) of the subject property being developed at less than 0.5:1

5. Notwithstanding Part 1, Subsection 2.25, Table 1.2.6, off-street parking standards for the following uses are as follows:
   a. Apartment building, stacked townhouse (with or without exclusive use of garage), townhouse (with or without exclusive use of garage):
      1.00 occupant spaces per one-bedroom unit
      1.25 occupant spaces per two-bedroom unit
      1.50 occupant spaces per three or more bedroom unit
      0.25 visitor spaces per unit
   b. Retirement Home: 0.60 spaces per unit (including 0.1 visitor spaces per unit)

6. Notwithstanding Part 5, Subsection 4.13, the Amenity Area shall be a minimum of 20 m² per unit.

7. Notwithstanding Part 5, Subsection 5.4, the Amenity Area for Townhouses and Stacked Townhouses shall be 20 m² per unit.

8. Notwithstanding the provisions of the MXT zone applicable to 2089 and 2095 Fairview Street, Parcel 1, as shown on Diagram A, may be developed for non-residential uses subject to the following regulations:
   a. The floor area ratio on Parcel 1 may be less than 0.5:1.
   b. The building height may be less than 2 storeys.
   c. The maximum floor area per use is 3000 m².
   d. Maximum number of parking spaces: 255
   e. Minimum gross floor area requirement for a second floor shall not apply.

Any subsequent redevelopment of Parcel 1, involving the demolition and replacement of any buildings constructed pursuant to this paragraph, shall be subject to the MXT zone provisions and shall not be subject to this exception.

9. Notwithstanding the provisions of the MXT zone applicable to 2089 and 2095 Fairview Street, Parcel 2, as shown on Diagram A, shall be developed subject to the following regulations:
   a. Permitted Uses: Apartment Building, Retirement Home, Long-Term Care Facility (which may contain Retail Commercial, Service Commercial, and Office uses on the ground floor).
   b. The minimum building height shall be 5 storeys (the “principal building”)
   c. Any building(s) constructed on Parcel 2 may encroach into Parcel 1.

(continued on next page)
Exception 386 (continued)

10. Notwithstanding the severance or subdivision of the lands municipally known as 2089 and 2095 Fairview Street, as shown on Map 14-W, this By-law, including this exception number, shall continue to apply to the whole of the lands as if it were one lot.

Diagram A

2089 & 2095 Fairview Street

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. The following additional uses are permitted:
   - Hotel
   - Standard Restaurant
   - Entertainment Establishment

2. Regulations:
   - Maximum Building Height: 5 storeys up to 18.5 m maximum
   - Floor Area:
     - 1,000 m² maximum/retail use
     - 3,550 m² maximum/use for all other uses
   - Required Parking: 82 spaces including 3 designated accessible parking spaces for hotel use

3. Community Benefits Pursuant to Section 37 of *The Planning Act*:
   - $30,000 towards park improvements to Queensway Park.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 388</th>
<th>Zone UCR1</th>
<th>Map 28</th>
<th>Amendment 2020.246 2020.255</th>
<th>Enacted May 20/08 Jul 14/08</th>
</tr>
</thead>
</table>

1. **Prohibited Uses:**
   - Stacked Townhouses
   - Street Townhouses
   - Townhouses

2. **Regulations for permitted uses:**
   - **Minimum Building Height:** 8 storeys with a 2 storey podium
   - **Max. Building Height:** 53 metres to 16 storeys

   - **Apartment Building:** Apartment buildings shall contain retail, service commercial, and/or office uses. Residential uses are not permitted on the ground floor. Retail, service commercial, and office uses can only be located on the ground floor. These uses must front onto Appleby Line and Ironstone Drive, and must provide direct public access to a street.

   - **Floor Area for retail, service commercial, and office uses:** 1,200 m² minimum
   - **Density:** 210 residential units maximum
   - **Floor Area Ratio:** 3.7:1 maximum
   - **Setback for underground parking structure:** 0 metres from any lot line, including the hypotenuse of visibility and daylight triangles.

   - **Footnotes (f) and (g) to Table 7.2.1 of Part 7 shall not apply.**

   - **Visitor Parking for Apartment Building:** 0.35 spaces/unit except that visitor parking may be reduced to an amount equal to the number of on-site retail and service commercial parking spaces.

3. **Community Benefits Pursuant to Section 37 of The Planning Act:**
   - $40,000 for the Public Art Reserve Fund
   - $40,000 for improvements to parks within the uptown area, and
   - $20,000 for streetscaping

   - **Affordable housing:** A minimum of 20% of all residential units shall be considered affordable at the time of sale. Affordability will be determined use the 30th income percentile for Halton Region.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 389</th>
<th>Zone CA-TSA</th>
<th>Map 14</th>
<th>Amendment 2020.247</th>
<th>Enacted Jun 13/07</th>
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EXCEPTION 389 deleted by By-law 2020.205
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
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<th>Exception</th>
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<tr>
<td>390</td>
<td>RAL3</td>
<td>25</td>
<td>2020.248</td>
<td>Jun 23/08</td>
</tr>
</tbody>
</table>

1. **Additional Regulations:**

   The total number of townhouses and street townhouses located on all lots and blocks zoned ‘RAL3-390’ shall not exceed 30% of the area.  
   Maximum building height for townhouses and street townhouses: 2 storeys  
   Yard abutting an RAL zone for townhouses: 12 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>391</td>
<td>CN2</td>
<td>25</td>
<td>2020.248</td>
<td>Jun 23/08</td>
</tr>
</tbody>
</table>

1. **Additional Regulations:**

   A minimum of 30% of the Thomas Alton Boulevard frontage shall have building(s) providing a yard: 3 m minimum; 6 m maximum  
   Loading and unloading is not permitted adjacent to a residential zone.  
   Yard abutting an RAL zone: 12 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 392</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tbody>
<tr>
<td></td>
<td>RH1</td>
<td>23</td>
<td>2020.251</td>
<td>Aug 6/08</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>2020.394</td>
<td>Jul 16/18</td>
</tr>
</tbody>
</table>

1. Permitted land uses:

   - One long term care facility with a maximum of 144 beds
   - One mixed retirement home/seniors apartment building with a maximum of 121 retirement home units and 88 seniors apartment units
   - Accessory uses to a retirement home, seniors apartment, and long-term care facility including a medical clinic
   - One mixed retirement home/seniors apartment building with a maximum of 97 retirement home units and 88 seniors apartment units
   - One seniors apartment building with a maximum of 120 seniors apartment units

**Definition of Seniors Apartment Building:**
A multiple-unit residential building, consisting of more than four seniors apartment units, which have a common entrance from the street level. Amenities and services are to be geared towards retirees wishing to maintain an independent lifestyle. Culinary services shall be provided within each dwelling unit. A seniors apartment shall be part of a larger development which includes a retirement home.

**Definition of a Seniors Apartment Unit:**
A dwelling unit within a seniors apartment building, designed and intended for the use of not more than 2 persons.

2. Regulations for permitted uses:

   Maximum Building Height: 10 storeys
   Floor Area Ratio: 1.9:1
   Density: Does not apply
   Yard abutting a pipeline easement: 0 m
   Yard abutting Hydro Corridor: 18 m
   Yard abutting Itabashi Way: 3 m
   Yard abutting eastern property line: 8 m for buildings of 3 storeys or less
   15 m for buildings greater than 3 storeys
   Required Parking: 357 spaces
   Landscape Buffer abutting easterly property line: 1 m
   Landscape area abutting Itabashi Way: 3 m

   (Note: the circular driveway abutting the west building elevation may encroach into the landscape area).

   Residential Zones General Provisions
   (h) Parking Lot - shall not apply
   (i) Parking Spaces and Driveways - shall not apply

   Notwithstanding the definition of “Lot” in Part 16 Definitions, and notwithstanding any future change in land ownership, or any severance, partition or division of the property, the land zoned RH1-exception shall be considered one lot for the purposes of Zoning By-law 2020.

(continued on next page)
Exception 392 (continued)

3. Community Benefits Pursuant to Section 37 of The Planning Act:

Prior to the removal of the ‘H’ Holding Symbol:
$120,000 towards LEEDS certification (or LEEDS equivalent) of the development to the satisfaction of the Director of Planning
$50,000 towards upgrading Tansley Woods Community Centre facility with consideration given to facilities/equipment supporting seniors
$55,000 for the Tansley Woods Community Centre playground replacement
$75,000 for the Public Art Reserve Fund

Following the removal of the ‘H’ Holding Symbol:
$200,000 towards LEEDS certification (or LEEDS equivalent) of the development to the satisfaction of the Director of Planning
$100,000 towards trails and woodlot enhancements within the Tansley Woods Park including formal seating arrangements, passive gathering areas, and entrance points

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 393</th>
<th>Zone R2.1</th>
<th>Map 3</th>
<th>Amendment 2020.274 (PL081102)</th>
<th>Enacted Sept 17/09</th>
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<tbody>
<tr>
<td>Regulations for Permitted Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard: 8 m</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Side Yard Setback from 886 and 894 Park Ave W.: 2.2 m</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard Setback between new dwellings: 1.5 m</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage for 1.5 storey and 2 storey dwellings: 32.5% including accessory buildings and structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Area of Dwelling: 350 m² maximum per dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notes:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Avenue West shall be deemed the front lot line.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory structures less than 10 m² shall not be included in the maximum lot coverage calculation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>394</td>
<td>MXG</td>
<td>6</td>
<td>2020.254</td>
<td>Oct 20/08</td>
</tr>
</tbody>
</table>

1. Additional Permitted Uses:
   2nd storey retail storage area to a maximum of 280 m²

2. Regulations for Permitted Uses:
   - Floor Ratio: minimum 0.3:1
   - Parking: Based on a total floor area between 2055 m² and 2090 m², 76 spaces are required.
   - Fencing: On lands abutting a residential zone solid screen fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m to a maximum of 2.5 m. An opening in the northerly portion of the solid screen fencing shall be permitted to accommodate a pedestrian walkway connecting the Mary Street neighbourhood to the site.

   Landscape Buffer: A pedestrian walkway connecting the Mary Street neighbourhood to the site shall be permitted to cross the required landscape buffer.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
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<tr>
<td>395</td>
<td>DRH</td>
<td>9A</td>
<td>2020.259</td>
<td>Mar 9/09</td>
</tr>
</tbody>
</table>

1. Permitted Use: Apartment Building

2. Regulations for Permitted Uses:
   - Minimum building height: 10 storeys
   - Maximum building height: 21 storeys total to 69 metres; 19 storeys residential and two upper storeys amenity area
   - Front Yard (Maple Avenue):
     - Podium/Arcade: 5.1 m
     - Building: 6.9 m
     - Underground parking structure: no minimum
   - Side Yard (south):
     - Floors 1 and 2: 18 m
     - Floors 9 to 16: 45 m
     - Floors 17 to 21: 53 m
   - Side Yard (north):
     - Podium/Arcade: 6.9 m
     - Building: 7 m

   Landscape Area (excluding air intake):
   - Abutting Maple Avenue: Arcade/podium: 5m; Building: 6 m
   - North Yard: Not required
   - South Yard: 1.5 m (excl. vehicle driveway back-up area)
   - Rear Yard: 1.5 m (excl. vehicle driveway back-up area)
   - Balconies: Permitted to project 1.6 m into any yard
   - All other encroachments: 1 m into any yard
   - Balcony area per unit: 5 m²
   - Additional amenity area: 70 m² seating area with waterfall feature located in the southwest corner of the site, adjacent to Maple Avenue

(continued on next page)
Exception 395 (continued)

Parking structures: Shall not project above grade
Notwithstanding the maximum density in a DRH zone, a maximum of 186 units is permitted, excluding 1 guest suite.

Maximum Floor Area:
- Floor 1: 1760 m²
- Floors 2-8: 1650 m²
- Floors 9-16: 1050 m²
- Floors 17-19: 800 m²
- Floors 20-21: 700 m²

Parking: Based on a total of 186 units: tenant spaces: 223 plus 18 tandem spaces visitor: 47

Enclosed occupant parking: 8 surface spaces are permitted

Fencing: Fencing shall be installed along the common boundary with the abutting properties and shall have a minimum height of 1.8 m

3. Community Benefits Pursuant to Section 37 of The Planning Act:
a. $75,000 for the Public Art Reserve Fund
b. $25,000 for the Freeman Station should it be relocated within the vicinity, otherwise for the Public Art Reserve Fund
c. Pay for all costs associated with the construction of a surface parking lot facility at the northeast corner of Elgin Street and Brock Avenue to a maximum of $250,000
d. Provide a front yard on-site publicly accessible seating area with a waterfall feature having a minimum value of $125,000 of which 50% shall be attributable as a community benefit

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception 396</th>
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<th>Amendment</th>
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<tr>
<td></td>
<td>MXE</td>
<td>25</td>
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<td></td>
<td></td>
<td></td>
<td>2020.231</td>
<td>Dec 10/12</td>
</tr>
</tbody>
</table>

1. The following additional use is permitted: Day Care

2. Regulations for Building ‘B’:
   - Yard abutting a street: No maximum

3. Site-specific regulations:
   - Required parking: 106 spaces
   - Loading and unloading: 1 space required for the site

   Doors: Every use in Building ‘A’ shall provide a functional pedestrian accessible door on the building elevation facing the street, and from the parking area. Use in Building ‘B’ may provide doors on the north and/or west elevation.

   Walkways abutting Walker’s Line and Palladium Way:
   - A minimum of three 1.8 m wide or greater pedestrian walkways shall be provided to the building from Walker’s Line and Palladium Way.

   Internal Pedestrian Walkway:
   (continued on next page)
Part 14 – Exceptions to Zone Designations

Exception 396 (continued)

A minimum of one 1.8 m wide or greater pedestrian walkway shall be provided from Walker’s Line internal to the site. This walkway shall be of adequate length to serve Building ‘B’.

Landscape Area abutting Walker’s Line and Palladium Way:
3.0 minimum, however, walkways, sidewalks, and the Accessory Building/Structure abutting Walker’s Line as defined in this exception number may encroach into the landscape area.

Setback for Accessory Building/Structure abutting Walker’s Line: 1 m minimum
9 m maximum

Accessory Building/Structure abutting Walker’s Line definition:
Means a detached building or structure, the use of which is a component of an enhanced landscape feature along Walker’s Line, and may include a gazebo, arbour, and benches.

Outside Storage:
Notwithstanding Part 5, Section 4.7 (b) and (c), as an alternative, perishable and non-perishable waste may be stored outside a building provided it is within an enclosed climate-controlled storage container which is primarily below grade. Solid screen enclosure as per Part 1, Subsection 2.2.2 shall not apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses:**
   An office building with ground-floor retail and service commercial uses located within 40 m of Caroline Street
   A parking garage with ground-floor retail and service commercial uses located between 29 m and 75 m of Caroline Street
   An apartment building with ground floor retail and service commercial uses within 35 m of Maria Street

2. **Regulations for Permitted Uses:**

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Office Building</th>
<th>Maximum</th>
<th>8 storeys</th>
<th>Minimum</th>
<th>6 storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Garage</td>
<td>Maximum</td>
<td>8 storeys</td>
<td></td>
<td>Minimum</td>
<td>6 storeys</td>
</tr>
<tr>
<td>Apartment Building</td>
<td>Maximum</td>
<td>17 storeys and 55 m</td>
<td></td>
<td>Minimum</td>
<td>12 storeys</td>
</tr>
</tbody>
</table>

**Yards:** Caroline Street
- Floors 1 and 2: 2 m
- Floors 3 and greater: 4 m
- Underground parking garage: no minimum

Elizabeth Street
- Office building: 0.1 m
- Floors 3 and greater: 1.5 m
- Underground parking garage: no minimum
- Parking structure ramp: 1 m
- Parking garage: 0.1 m

Residential building
- Floors 1-3: 0.1 m
- Floors 4-15: 2 m; 1 m adjacent to the parking garage
- Floors 16 and 17: 4 m

John Street
- Office Building: 0.1 m
- Floors 3 and greater: 1.5 m
- Underground parking garage: no minimum
- Parking structure ramp: 2 m
- Parking garage: 0.1 m

Residential building
- Floors 1-3: 0.1 m
- Floors 4-15: 2 m; 1 m adjacent to the parking garage

(continued on next page)
Part 14 – Exceptions to Zone Designations

Exception 397 (continued)

| Floors 4-15 | 2 m; 1 m adjacent to the parking garage |
| Floors 16-17 | 4 m |

Maria Street
| Floors 1-3 | 0.75 m |
| Floors 4-15 | 2 m |
| Floors 16-17 | 3.8 m |
| Mechanical Penthouse | 6.5 m |
| Underground parking garage | no minimum |

Part 1 Subsection 2.11, Daylight Triangles, does not apply.
Part 1 Subsection 2.12, Visibility Triangles, does not apply.

Floor Area Ratio: 6.7:1

Part 6 Subsection 4.6, Landscape Buffer, does not apply.

Additional Apartment Regulations:

Part 6 Subsection 4.11, Amenity Area, does not apply.

Balcony area per unit: 6 m²
Balconies: Permitted to project 2 m into any yard

Additional amenity area: 1000 m² of green roof located above the adjacent parking garage

Maximum floor area:
- Floors 2-3: 945 m²
- Floors 4-15: 855 m²
- Floors 16-17: 700 m²

Notwithstanding Part 6, Subsection 4.7 (a), required parking for apartment dwelling units is 1.25 spaces per unit.

Additional Office Building Regulations:

Any building located on the south side of Caroline Street and within 40 m of Caroline Street is required to have a minimum of one functional, publicly accessible pedestrian door located on each of the Caroline, Elizabeth, and John Street elevations. The doors located on John Street and Elizabeth Street shall be a maximum of 20 m from Caroline Street and all doors shall be the width of double doors with an attractive streetscape design.

3. Community Benefits Pursuant to Section 37 of The Planning Act:
   a. Providing a minimum of 201 additional parking spaces
   b. Apartments to be constructed to LEED certified environmental standard
   c. Parking garage will contain a green roof design
   d. Residential component will have a minimum of 27% affordable housing units

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 398

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
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<tr>
<td>RM2</td>
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<td>2020.263</td>
<td>Apr 14/09</td>
</tr>
</tbody>
</table>

- Minimum Front Yard Setback: 3 m
- Yard abutting an R1, R2 or R3 zone: 9 m
- Maximum density: 50 units per ha
- Landscape Buffer abutting an R1, R2, or R3 zone: 5 m
- Maximum Building Height: 3 storeys and 12.5 m
- Landscape Area for a Building Abutting Upper Middle Road: 2.4 m
- Landscape Area for parking spaces or driveways abutting Upper Middle Road: 2.5 m
- Minimum Setback for Driveway or Parking Lot from a Wall of a Building Containing a Habitable Room: 2 m
- Privacy Areas: 8 m² decks (terraces) may be provided instead of the required 20 m² privacy areas for the units facing on Upper Middle Road.
- Privacy Screens: 1.8 m high privacy screens for the units abutting the R3.2 zone may be open on the side opposite the units.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 399

<table>
<thead>
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<td>R3.1</td>
<td>18</td>
<td>2020.265</td>
<td>May 4/09</td>
</tr>
</tbody>
</table>

Regulations for Permitted Uses:

- Lot Area: 460 m²
- Lot Width: 15 m
- Front Yard: 6.5 m
- Rear Yard: 9 m
- Side Yard: 1.8 m
- Lot Coverage: 30% plus 5% for accessory buildings and structures
- Height: 2 storeys to a maximum of 9.5 m

Stairs less than 3 m in width can encroach into the required front yard to a maximum of 1.6 m.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 400

<table>
<thead>
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<td>2020.264</td>
<td>Jun 15/09</td>
</tr>
</tbody>
</table>

Prior to the removal of the ‘H’ Holding Symbol, only the following are permitted:

All uses, buildings, and structures legally existing on the date of the passage of Zoning By-law 2020.264.

Refer to Part 11, Holding Zones, Appendix A1 for ‘H’ removal requirements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>401</td>
<td>CNA</td>
<td>1</td>
<td>2020.266</td>
<td>Jun 15/09</td>
</tr>
</tbody>
</table>

1. Permitted Uses:

   Ground floor:
   Retail, Service Commercial, Office, Medical Office

   Second floor:
   Office and Medical Office

2. Regulations:

   Parking for the development shall be provided as follows:
   - All uses on the ground floor: 5.25 spaces/100 m² of floor area
   - All uses on the second floor: 3.5 spaces/100 m² of floor area

   The existing use is permitted within the existing 421 m² +/- building for the life of the use only. Future uses of existing building shall be office or medical office. 15 parking spaces will be required for the existing use and any future use of the building.

   Zoning regulations shall be applied from the external property boundaries, not the internal lot lines between the two properties if the sites are developed under a comprehensive site plan application.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
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<td>Jun 15/09</td>
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</tbody>
</table>

1. Regulations

   Notwithstanding Part 4, Subsection 6.10 (d), one parking area containing 225 spaces and one parking area containing 270 spaces shall be permitted to exceed the maximum of 190 spaces, and the average parking area size shall be 170 spaces.

   Yard abutting Appleby Line: 1.5 m
   Yard abutting New Street: 1.5 m
   Yard abutting Pinedale Avenue: 1.5 m

   Existing yards, loading areas, and landscape areas abutting Timber Lane are recognized.

   Landscape Area between Appleby Line, Pinedale Avenue, or New Street and a parking lot or driveway = 3 metres

   For Buildings ‘A’, ‘B’, ‘C’, ‘D’, ‘E’, or ‘F’ in Diagram 402 below the landscape area between a building elevation facing Appleby Line, Pinedale Avenue, or New Street = 0 metres

   Every use in Buildings ‘F’, ‘E’, and ‘C’ in Diagram 402 below, shall provide a functional, pedestrian accessible door on the building elevation facing the street.

(continued on next page)
Exception 402 continued

Standard, Convenience, and Fast-Food Restaurants are permitted within 10 m of a residential zone on lands abutting Appleby Line and Pinedale Avenue within 100 m of Appleby Line.

A maximum of one Outdoor Patio is permitted within 10 m of a residential zone on the west elevation of Building ‘F’ in Diagram 402 below.

A maximum of one Outdoor Patio is permitted within 15 m of a residential zone on the north elevation of Building ‘E’ in Diagram 402 below.

A maximum of one Outdoor Patio is permitted within 15 m of a residential zone on the north elevation of Building ‘C’ in Diagram 402 below.

Diagram 402

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Permitted Use: Townhouses

2. Regulations for Permitted Uses:
   - Maximum Number of Units: 20
   - Maximum Density: 45 uph
   - Front Yard: 3.0 m
   - Landscape Area abutting Upper Middle Road: 3.0 m
   - Front Yard/Landscape Area Encroachment for porches and garbage pad: 1.6 m
   - Rear Yard abutting an R1, R2, R3 zone: 9.0 m
   - West Side Yard abutting an R1, R2, R3 zone: 5.0 m
   - East Side Yard: 3.0 m
   - West Landscape Buffer abutting an R1, R2, R3 zone: 3.0 m
   - North Landscape Buffer abutting an R1, R2, R3 zone: 5.0 m
   - Parking Space setback from a wall of a building containing windows of habitable rooms: 2.0 m
   - Parking Space setback from an R1, R2, R3 zone: 4.0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. Permitted Use: Townhouses

2. Regulations for Permitted Uses:
   - Maximum Number of Units: 20
   - Maximum Density: 45 uph
   - Front Yard: 3.0 m
   - Landscape Area abutting Upper Middle Road: 3.0 m
   - Front Yard/Landscape Area Encroachment for porches and garbage pad: 1.6 m
   - Rear Yard abutting an R1, R2, R3 zone: 9.0 m
   - West Side Yard abutting an R1, R2, R3 zone: 5.0 m
   - East Side Yard: 3.0 m
   - West Landscape Buffer abutting an R1, R2, R3 zone: 3.0 m
   - North Landscape Buffer abutting an R1, R2, R3 zone: 5.0 m
   - Parking Space setback from a wall of a building containing windows of habitable rooms: 2.0 m
   - Parking Space setback from an R1, R2, R3 zone: 4.0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. Permitted Use: Supermarket/Grocery Store

2. Outside Storage:
   Notwithstanding Part 5, Section 4.7 (a), outside storage related to the existing building is permitted subject to the following:
   - Maximum outside storage containers: 6 fully enclosed containers each with dimensions of 12.2 m x 2.4 m x 2.6 m
   - Only permitted to be located between the commercial building and the west property line adjacent to the railway right-of-way
   - Front Yard Setback: 45 m
   - Only permitted to serve retail uses within the building

3. Notwithstanding the provisions of the MXC zone, an existing building which legally existed as of the date of the passage of Zoning By-law 2020.271 (September 28, 2009) is deemed to conform to provisions of the MXC regulations of By-law 2020 for the life of the building.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Regulations for townhouses:

Maximum no. of units: 16

Maximum Building Height: 3 storeys up to 10 m

Yard setbacks: Notwithstanding Part 1, Section 2.27, setbacks shall be taken from the actual street width of Queensway Drive; and Part 1, Section 2.36, does not apply.

Front Yard setback: 6 m; western unit of Building B may have a minimum front yard setback of 5.6 m. Porch and bay windows may encroach.

Side Yard Setback: 3.0 m

Yard abutting O2-407 zone: 1.2 m

Yard abutting R1, R2, and R3 zone for Building C: 4.7 m

Landscape Buffer abutting R1, R2, and R3 zone for Building C: 4.7 m. Driveway and parking may encroach into landscape buffer to minimum setback of 0.6 m.

Parking Spaces/Driveway Setback: 0.6 m from a R1, R2, and R3 zone. Driveways to be set back 2.25 m from a wall of a building containing windows of habitable rooms.

Amenity Area: The “O2-407” zoned portion of the site may be included in lot area and amenity calculations.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

### Exception 407

- **Zone**: O2
- **Map**: 14E
- **Amendment**: 2020.276
- **Enacted**: Sept 26/11

**Regulations:**

Part 1, Section 2.36, shall not apply. Any development, including grading, within 7.5 m of the Regional Storm Floodline will require approval from Conservation Halton. No development is permitted within the Regional Storm Floodline.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 408</th>
<th>Zone CR</th>
<th>Map 30</th>
<th>Amendment 2020.277 (PL010857)</th>
<th>Enacted Oct 23/09</th>
</tr>
</thead>
</table>

1. **Prohibited Uses**
   - Department Store
   - Large Furniture and Appliance Store
   - Large Home and Auto Supplies Store
   - Warehouse Club
   - Supermarket/Grocery Store
   - Residential Uses
   - Non Work-Related Apparel
   - Terrace Patio
   - Patio – Outdoor

2. **Noise Sensitive Uses**
   The following uses, which are considered to be noise-sensitive, shall be designed to meet the sound level limits of Ministry of the Environment Guideline NPC-205 at any point of reception, taking the predictable worst case situation into account:

   - Community Institution
   - Hotel/Motel
   - Training Centre
   - Accessory Dwelling Unit

3. **Floor Areas**
   If a Large Building Supplies/Garden Store is not constructed on the lands zoned CR-408, the total floor area of all buildings and structures on the lands zoned CR-408 shall not exceed 22,300 m².

   If a Large Building Supplies/Garden Store with a minimum floor area of 13,000 m² is constructed on the lands zoned CR-408, the total floor area of all buildings and structures on the lands zoned CR-408 shall not exceed 26,670 m².

   If a Large Building Supplies/Garden Store with a minimum floor area of 13,940 m² is constructed on the lands zoned CR-408, the total floor area of all buildings and structures on the lands zoned CR-408 shall not exceed 27,590 m².

4. **All parking areas are to be provided as surface parking. No above-grade or below-grade parking structures are permitted.**

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<td>409</td>
<td>BC1</td>
<td>30</td>
<td>Amendment 2020.277 (PL010857)</td>
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<tr>
<td>410</td>
<td>H-GE1</td>
<td>6</td>
<td>Amendment 2020.278 PL080169 PL080632</td>
<td>Sept 28/09</td>
</tr>
</tbody>
</table>

1. Prior to the removal of the ‘H’ Holding Symbol prefix, the following uses are permitted:
   All uses permitted in a GE1 zone, except for an indoor or outdoor sports arena and/or stadium.
2. Following removal of the ‘H’ Holding symbol prefix, the following additional uses are permitted:
   An indoor or outdoor sports arena and/or stadium with a maximum seating capacity of 9000 persons.
3. Refer to Part 11, Holding Zones, Appendix A1 for ‘H’ removal requirements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. Part 3, Table 3.2.1, footnote (f) shall not apply to banks, trust companies, and credit unions.
2. Noise Sensitive Uses
   The following uses, which are considered to be noise sensitive, shall be designed to meet the sound level limits of the Ministry of the Environment Guideline NPC-205 at any point of reception, taking the predictable worst case situation into account.
   - Community Institution
   - Hotel/Motel
   - Training Centre
   - Accessory Dwelling Unit

3. All parking areas are to be provided as surface parking. No above-grade or below-grade parking structures are permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

3. All parking areas are to be provided as surface parking. No above-grade or below-grade parking structures are permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses:**
   (a) Prior to the removal of the ‘H’ Holding Symbol prefix, the following uses are permitted:
   
   Uses permitted in a GE1 zone, except for an indoor or outdoor sports arena and/or stadium.
   
   (b) Following removal of the ‘H’ Holding Symbol prefix, the following uses are permitted:
   
   Uses permitted in an MXE zone, subject to MXE zone regulations, except that Part 5, Tables 5.4.2, Maximum Floor Area per Retail use, shall not apply.
   
   (c) Notwithstanding the above, if a building permit(s) has been issued for the construction of a recreational or entertainment facility consisting of a sports arena and/or stadium on the adjacent GE1-410 zoned lands to the south, the following uses are permitted following the removal of the ‘H’ Holding Symbol prefix:
   
   Uses permitted in an MXC zone, except for residential uses, supermarket/grocery store and large building supply store.
   
   These uses are subject to MXC zone regulations, except that Part 5, Section 4.5, Minimum Building Height, shall not apply.

2. Refer to Part 11, Holding Zones, Appendix A1 for ‘H’ removal requirements.

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

---

1. **Footnote (d) to Part 4, Table 4.2.1, shall not apply to restaurants.**

2. **Footnote (h) to Part 4, Table 4.2.1, shall not apply to banks, trust companies, and credit unions.**

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<th>Amendment</th>
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<td>2020.278 PL080169 PL080632</td>
<td>Sept 28/09</td>
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<tr>
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<td>22</td>
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<td>Jan 28/11</td>
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<tr>
<td>415</td>
<td>MXC</td>
<td>22</td>
<td>2020.278 PL080169 PL080632</td>
<td>Sept 28/09</td>
</tr>
</tbody>
</table>

1. **Prohibited Uses:**
   Residential Uses

2. **Permitted Uses:**
   Prior to the removal of the ‘H’ Holding Symbol, the following uses are permitted:
   - Large Building Supplies/Garden Store
   - All uses permitted in an MXC zone, with the exception of Residential Uses and Supermarket/Grocery Store
   Following removal of the ‘H’ Holding Symbol prefix, the following additional use is permitted:
   - Supermarket/Grocery Store

Refer to Part 11, Holding Zones, Appendix A1 for ‘H’ removal requirements.

3. **Regulations:**
   - Part 5, Section 4.5, MXC Zone, Minimum Building Height, shall not apply to “Other Uses”.
   - Part 5, Table 5.4.2, MXC Zone, Maximum Floor Area per Retail Use, shall not apply to a "Large Building Supplies/Garden Store”.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. **Footnote (h) to Part 7, Table 7.2.1, shall not apply.**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

1. **Part 5, Section 4.5, MXC zone, Minimum Building Height, shall not apply to any building less than 1200 m² in floor area.**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 416</th>
<th>Zone CN1</th>
<th>Map 25</th>
<th>Amendment 2020.281 PL080169</th>
<th>Enacted Dec 1/09</th>
</tr>
</thead>
</table>

1. A maximum of one drive-through facility is permitted.

2. Any building located within 30 m of Walker’s Line shall have a minimum yard abutting Walker’s Line of 3 m;

3. Notwithstanding the above, any building located within 25 m of the daylight triangle at the intersection of Walker’s Line and Dundas Street shall have a minimum yard and landscape area abutting Walker’s Line of 2 m;

4. Any building located within 30 m of Dundas Street shall have a minimum yard abutting Dundas Street of 6 m;

5. Any building located within 25 m of the daylight triangle at the intersection of Walker’s Line and Dundas Street shall have a minimum height of 8 m;

6. Any building located beyond 25 m from the daylight triangle at the intersection of Walker’s Line and Dundas Street that is located within 25 m of Walker’s Line and Dundas Street shall have a minimum of one functional, publicly accessible door located a maximum distance of 15 m from the elevation of the building facing the street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Use:**

   Retirement Home with a maximum of 134 units
   Ground Floor Retail/Service Commercial

2. **Regulations for Permitted Uses:**

   Notwithstanding Part 6, Table 6.2.1, Footnote (g), accessory uses to a retirement home are permitted within 15 m of a public street.

   Direct public access to all retail and service commercial uses must be maintained from the Pearl Street or Pine Street frontages.

   Retail/Service Commercial uses are to be incorporated into both the Pearl Street and the Pine Street frontages of the building.

   Maximum building height: 14 storeys and 48 metres
   Retail/Service Commercial Floor Area: Minimum 555 m²
   Parking: 58 spaces + 2 surface temporary, drop-off spaces

   **Yards:**
   - Front Yard (Pine Street) Floors 1 & 2: 2.0 m
   - Front Yard (Pine Street) Floors 3 to 9: 4.0 m
   - Street Side Yard (Pearl Street) Floors 1 & 2: 1.0 m
   - Street Side Yard (Pearl Street) Floors 3 to 4: 3.0 m
   - Underground parking structure: No minimum
   - Visibility Triangle: 5 m x 5 m

3. **Community Benefits Pursuant to Section 37 of The Planning Act:**

   $100,000 toward the Downtown Parking Reserve Fund;
   $100,000 toward the Public Art Reserve Fund;
   $100,000 toward the Community Heritage Fund.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses:**

The uses listed in the CR zone are permitted unless specifically prohibited below:

- **Prohibited Uses**
  - Department Store
  - Large Furniture and Appliance Store
  - Large Home and Auto Supplies Store
  - Warehouse Club
  - Supermarket/Grocery Store
  - Residential Uses
  - Terrace Patio
  - Schools
  - Long-Term Care Facilities
  - Public and Private Hospitals, Public Health Care, Social Services
  - Places of Worship, Monasteries, Convents, Cemeteries
  - Day Care Centre
  - Motor Vehicle Sales, Leasing, Rental, and Service
  - Boat, Motorcycle, Snowmobile Sales, Leasing, Rental, and Service
  - Recreational Vehicle, Utility Trailers Sale and Service
  - Vehicle Paint or Body Shop
  - Recreational Establishment
  - Entertainment Establishment
  - Community Institution
  - Outdoor Patio Accessory to any Permitted Use
  - Outdoor Farmer's Market
  - Hotel
  - Night Club

2. **Regulations:**

   (a) **Floor Areas**

   If a Large Building Supplies/Garden Store with a minimum floor area of 6,038 m² is constructed on the lands zoned CR-418, the total floor area of all buildings and structures on the lands zoned CR-418 shall not exceed 8,593 m² for commercial uses and 557 m² for office uses.

   If a Large Building Supplies/Garden Store is not constructed on the lands zoned CR-418, the total floor area of all buildings and structures on the lands zoned CR-418 shall not exceed 8,128 m² for commercial uses and 557 m² for office uses.

   (b) **Outdoor Display**

   Any outdoor sales or the outdoor display of goods offered for sale in conjunction with a permitted use shall be within an enclosed structure, with the exception of building and construction material and/or nursery stock.

(continued on next page)
Exception 418 (continued)

(c) Parking Areas

All parking structures are to be provided as surface parking. No above-grade or below-grade parking structures are permitted.

(d) Noise Criteria

The following noise criteria shall be utilized for purposes of designing the necessary noise mitigation:

<table>
<thead>
<tr>
<th>Criteria (L_{eq} 1 hour)</th>
<th>Indoor Sound Level</th>
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<tbody>
<tr>
<td><strong>Retail Uses:</strong></td>
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<tr>
<td>All</td>
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<tr>
<td><strong>Service Commercial:</strong></td>
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</tr>
<tr>
<td>Fast Food Restaurant</td>
<td>45 dBA</td>
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<tr>
<td>Convenience Restaurant</td>
<td>45 dBA</td>
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<tr>
<td>Standard Restaurant</td>
<td>40 dBA</td>
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<tr>
<td>Veterinary Services</td>
<td>40 dBA</td>
</tr>
<tr>
<td>Other Service Commercial</td>
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<tr>
<td><strong>Office Uses:</strong></td>
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</tr>
<tr>
<td>Individual Offices</td>
<td>40 dBA</td>
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<tr>
<td>Reception Areas</td>
<td>45 dBA</td>
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<tr>
<td>General Offices</td>
<td>45 dBA</td>
</tr>
<tr>
<td><strong>Hospitality</strong></td>
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<tr>
<td>All</td>
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<tr>
<td><strong>Automotive</strong></td>
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<tr>
<td>All</td>
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<tr>
<td><strong>Outdoor Sales Area</strong></td>
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<tr>
<td>All</td>
<td>60 dBA*</td>
</tr>
</tbody>
</table>

*or the ambient due to road traffic, whichever is higher

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 419

<table>
<thead>
<tr>
<th>Zone RM2</th>
<th>Map 24</th>
<th>Amendment 2020.305</th>
<th>Enacted Jul 18/11</th>
</tr>
</thead>
</table>

No. of Units: 23 units maximum  
Density: 53 units per hectare maximum  
Driveway length: 6.0 m; 5.9 m for westerly unit of building abutting Glover Lane  
Driveway width: maximum width of 3.3 m  
Front Yard Setback to:  
- Dwelling: 2.7 m  
- Roofed-over porch: 2.0 m  
Yard Abutting Glover Lane to:  
- Dwelling and Roofed-over Porch: 3.7 m. Risers may encroach.  
Rear Yard (East) to:  
- Building: 8.2 m  
Landscaped Area:  
- Abutting Dundas Street: 1.3 m  
- Abutting Glover Lane: Notwithstanding Part 2, Section 9.2 (Landscape Area and Buffer), shall not apply.  
- Abutting Jackson Drive: 2 m for building abutting internal road; 3 m for building abutting Glover Lane  
Building Height:  
- Townhouses abutting internal road: 3 storeys and 12.5 m  
- Townhouses abutting Glover Lane: 2 storeys and 10.0 m  
Minimum setback of a parking lot from wall of a building containing windows of a habitable room: 1.5 m  
Privacy Areas for ground-oriented amenity space: 9 m² per unit for building abutting internal road; 10 m² per unit for building abutting Glover Lane  
- Privacy Areas are required to be open at the rear.  
- Privacy Screens 2.4 m in length are required at each side of the Privacy Area.  
Building Length: 79 m maximum  
Visitor Parking:  
- 8 spaces; Notwithstanding Part 2, Section 1 (h), parking lot may be set back 1.3 m from a street line.  
Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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<tr>
<td>420</td>
<td>CN2</td>
<td>20</td>
<td>2020.291</td>
<td>Jul 15/10</td>
</tr>
</tbody>
</table>

1. **Additional Permitted Use**: One Fast Food Restaurant

2. **Prohibited Use**: Drive-through Facilities

3. **Regulations**:
   - Maximum floor area for a fast-food restaurant: $353 \text{ m}^2$
   - Maximum floor area for any one convenience restaurant: $150 \text{ m}^2$
   - Maximum floor area for all convenience restaurants: $280 \text{ m}^2$
   - Minimum distance between fast food restaurant and a residential zone: $19 \text{ m for Autumn Hill Crescent}$
   - $17 \text{ m for Driftwood Drive}$
   - Minimum landscape buffer abutting Autumn Hill Crescent: $5.5 \text{ m and shall include a 1.8 m high solid wood fence}$

   The existing landscape area abutting Carncastle Gate is recognized.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>421</td>
<td>MXG</td>
<td>6</td>
<td>2020.294</td>
<td>Nov 25/10</td>
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</tbody>
</table>

1. **Permitted Use**:
   - A Motor Vehicle Sales, Leasing, Rental, and Service Use is permitted within the existing building with associated display and customer parking.

2. **Regulations**:
   - Landscape Area abutting King Road and Plains Road East: $3 \text{ m}$
   - Landscape Buffer abutting Residential zone (north): Minimum $6 \text{ m within 18 m of the westerly lot line}$;
     Minimum $3 \text{ m}$ for the remainder of the property.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
**Part 14 – Exceptions to Zone Designations**

<table>
<thead>
<tr>
<th>Exception 422</th>
<th>Zone R2.4</th>
<th>Map 3</th>
<th>Amendment 2020.297</th>
<th>Enacted Jan 31/11</th>
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<tbody>
<tr>
<td>Lot Width for all Lots:</td>
<td>18 m</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lot Area for all Lots:</td>
<td>600 m$^2$</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Front Yard:**
- For all Lots except Lot 1 and 9: 6 m
- For Lot 1: See Diagram No. 422
- For Lot 9: Minimum setback to livable portion of dwelling is 4.5 m; minimum setback to garage is 6 m

**Rear Yard for all lots:** 9 m

**Side Yards:**
- For Lots 3 to 9 and 11: 1.2 m for 1 or 1 ½ storey dwelling; 1.8 m for 2 storey dwelling
- For Lots 1, 2, 10: See Diagram No. 422
- For Lot 12: North side yard: 1.2 m for 1 or 1 ½ storey dwelling; 1.8 m for 2 storey dwelling
  - South side yard: 2 m for 1 or 1 ½ storey south elevation; 3 m for 2 storey south elevation

**Lot Coverage:**
- Lots 1, 10, and 11: 35% for one storey dwellings including accessory buildings and structures
  - 25% for all other dwelling types including accessory buildings and structures
- Lots 2 to 9 and 12: 35% for one storey dwellings including accessory buildings and structures
  - 30% for all other dwelling types including accessory buildings and structures

**Building Height:** 2 storeys, 10 m maximum

**Garages:** The following shall apply:
- All dwellings shall have attached garages;
- Garages shall not project beyond the front elevation;
- A dwelling with a triple car garage shall recess the third garage to establish a 9 m front yard setback to that garage door; and
- The width of a garage shall not exceed 50% of the total front elevation of the dwelling.

**Driveway Widths and Landscaped Open Space:**

Notwithstanding Part 1, Section 2.24 of Zoning By-law 2020, the following shall apply:
- For lots with a 6 m to 7.4 m front yard setback:
  - Maximum driveway width shall be 6 m;
  - Maximum width of a walkway shall be 1.5 m;
  - The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

(continued on next page)
Exception 422 continued

For lots with a minimum 7.5 m front yard setback:
- Maximum driveway width shall be 7.5 m;
- Maximum width of a walkway shall be 1.5 m;
- The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

Fencing and Door for Lot 1: Notwithstanding Part 1, Section 2.4 of the Zoning By-law:
- Solid screening of the front yard of Lot 1 shall be prohibited;
- Pedestrian access from LaSalle Park Road to a door entrance on the west elevation of the dwelling shall be provided.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Regulations**

   a) Lot width: 14.0 m
   
   b) Yard abutting the Queen Elizabeth Way: 14.0 m
   
   c) Yard abutting Fairview Street: 3.0 m minimum; No maximum
   
   d) Yard abutting any other street: 3.0 m minimum, except for a building legally existing on the date of passage of this By-law, including a future second storey addition over such building.
   
   e) Landscape area abutting a street: 3.0 m minimum, except for a building legally existing on the date of passage of this By-law, including a future second storey addition over such building.
   
   f) Parking: 1 space per 100 m² gross floor area of wholesale trade showroom space.
   
   g) No more than 50% of the total gross floor area shall be used as wholesale trade showroom.
   
   h) A pedestrian accessible door is not required on a building elevation facing Plains Road East, legally existing on the date of passage of this By-law.
   
   i) A pedestrian walkway shall not be required for a building elevation facing Plains Road East, legally existing on the date of passage of this By-law.
   
   j) Within Area A, permitted uses are only allowed within the existing heritage building.

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**Diagram:**

A map showing Area A and Fairview Street.

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Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>RM2</td>
<td>14</td>
<td>2020.299</td>
<td>Nov 7/11</td>
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</tbody>
</table>

1. Regulations applying to the entire development site:

   **Additional Permitted Uses:**
   - Semi-detached Dwellings
   - Back-to-back Townhouses

   **Prohibited Uses:**
   - Fourplex
   - Retirement Home

   **Maximum Number of Units:** 58 units (including 6 semi-detached, 18 back-to-back townhouses and 34 townhouses)

   **Maximum Density:** 45 units/ha

   **Notwithstanding Part 1, Subsection 2.13:**
   - Bay windows greater than 3 m in length, porches and balconies are permitted to encroach 1 m into required yards.

   **Notwithstanding Part 2, Residential Zones, Subsection 1, General Provisions (i):**
   - Minimum distance between a driveway and parking from a wall of a building containing windows of habitable rooms: 0 cm

   **Notwithstanding Part 16, Definitions, Privacy Area:**
   - Privacy Area shall mean an area reserved for the exclusive use of the occupants of a dwelling unit and which is separated from other privacy areas and communal areas on two sides by a privacy screen. A privacy area may include a patio, deck, balcony, solarium, or other such area.

   **Notwithstanding Part 16, Definitions, Landscape Area:**
   - A 1.5 m sidewalk running parallel to Queensway Drive is permitted with the landscape area.

2. Regulations for Semi-Detached Dwellings subject to RM1 regulations except that:

   **Minimum front yard:** 7 m; 6.5 m to porches
   **Minimum rear yard:** 7.9 m
   **Minimum side yard for dwellings with an attached garage:** 0 m; 1.5 m other side
   **Minimum side yard abutting a common element road:** 3 m
   **Maximum building height:** 2 storeys up to 10 m
   **Maximum walkway width:** 1.5 m
   **Maximum driveway width:** 4 m

3. Regulations for Back-to-Back Townhouses subject to RM3 regulations except that:

   **Yard abutting an R1, R2, R3 zone:** 6 m
   **Yard abutting an RM2 zone:** 6 m
   **Maximum Building Height:** 3 storeys to 13.5 m
   **Landscape Buffer abutting an R1, R2, R3 and RM2 zone:** 4 m

(continued on next page)
Exception 424 (continued)

Privacy area (c):
Each unit in a back-to-back townhouse development shall contain an individual balcony with a minimum area of 8 m² separated from adjoining units by a wall or privacy screen and with a maximum projection of 2.8 m from the front or side wall of the back-to-back townhouse building.

4. Regulations for Townhouses:

Yard abutting Queensway Drive: 3 m
West side yard: 6 m
East side yard: 8 m
Rear yard of Building 7, abutting semi-detached units: 23.7 m
Side yard of Building 3, abutting semi-detached units: 17.1 m
Privacy Area Buildings 1, 2, 3, and Buildings 4 & 7 (second storey decks): 19.5 m²
Maximum Building Height: 3 storeys to 13 m
Landscape Buffer abutting an R1, R2, R3, RM2 and CN2 zone: 4 m

5. Notwithstanding Part 1 – General Conditions and Provisions, Subsection 2.33 Parcels of Tied Land (POTL), the following POTL regulations shall apply:

Driveway length: 6 m
Yard abutting Queensway Drive: 1.5 m
Rear Yard Building 1, 2, 3: 4 m
Rear Yard Building 7: 4 m
Side Yard adjacent to an exterior wall of a building: 0 m

Diagram 424

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone DRH</th>
<th>Map 9A</th>
<th>Amendment</th>
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<tbody>
<tr>
<td>Exception 425</td>
<td>Zone DRH</td>
<td>Map 9A</td>
<td>Amendment 2020.304</td>
<td>Enacted Jul 18/11</td>
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</tbody>
</table>

1. Regulations applying to the entire development site:
   - Maximum number of residential units: 115 apartment units
   - Maximum density: 353 units/ha

2. Regulations for apartment building with ground floor office uses subject to DRH (Downtown Residential – High Density) regulations except that:

   Minimum front yard:
   - Podium: 8.8 m
   - Building: 13.2 m
   - Level 13: 17.5 m
   - Level 14: 17.5 m
   - Underground Parking Structure: 0.7 m

   Minimum rear yard:
   - Building: 16.8 m
   - Podium: 16.8 m
   - Level 13: 21.4 m
   - Level 14: 21.4 m

   Minimum side yard abutting Brock Avenue:
   - Podium: 3.7 m
   - Building: 5.2 m
   - Underground Parking Structure: 0.85 m

   West Side Yard: 13.9 m

   Landscape Buffer:
   - North Side: 0.45 m
   - West Side: 1.40 m

   Maximum Building Height: 14 storeys up to 46 m

   Parking Structure: Shall not project above grade

   Maximum Floor Area:
   - Floor 1: 1076 m²
   - Floor 2: 1199 m²
   - Floors 3-12: 988 m²
   - Floor 13: 678 m²
   - Floor 14: 678 m²

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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<thead>
<tr>
<th>Exception</th>
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<td>R2.1</td>
<td>10</td>
<td>2020.308</td>
<td>Nov 7/11</td>
</tr>
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</table>

1. To permit office use in a residential zone:
   a) Maximum gross floor area for all office uses: 425 m²
   b) Disabled parking space may be located in front yard.
   c) Loading space: not required
   d) Minimum Parking Space area: 14.5 m²
   e) Parking and Driveways:
      Where the abutting property is used for a residential use, any parking area or driveway shall maintain a minimum setback of 0 m from the rear property line and 0.6 m along that portion of the west lot line which is located in the rear yard and 0.9 m along that portion of the east lot line which is located in the rear yard.
      Where the abutting property is used for a residential use, landscape buffers shall be provided as follows:
       i. 0 m along the rear lot line and 0.9 m along that portion of the east lot line which is located in the rear yard and 0.6 m along the west lot line which is located in the rear yard.
       ii. 0 m along that portion of the side lot line which is located in the side or front yard.
   f) One 12 m² accessory building in the front yard
   g) Rear Yard Setback to existing building: 4.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses**

   Only the following uses are permitted:  
   - Apartment buildings

2. **Regulations applying to the entire development site:**

   - Number of visitor parking spaces: 27
   - Setback of driveway from windows of habitable rooms located on a ground floor: 0 m
   - Setback of parking spaces from windows of habitable rooms located on a ground floor: 2 m

   Where multiple contiguous lots are developed as one comprehensive development or under a single comprehensive site plan, all lots shall be deemed to be one lot for the purposes of applying zoning regulations.

3. **Regulations applying to Building A shown on Diagram 430:**

   - Maximum number of apartment units: 49
   - Maximum building height: 5 storeys
   - Setback of parking lot from Plains Rd East: 3 m
   - Setback of existing building and existing below-grade parking structure from west property line: 0 m
   - Setback of existing below-grade parking structure from south property line: 5.8 m
   - Landscape Buffer along south property line:  
     - adjacent to stairwell: 3.9 m
     - adjacent to below-grade parking structure or surface parking lot: 5.8 m
   - Maximum fence height within 3 m of Plains Road East: 1.6 m

4. **Regulations applying to Building B shown on Diagram 430:**

   - Maximum number of apartment units: 37
   - Maximum building height: 4 storeys
   - Setback of parking lot from Falcon Blvd: 4 m
   - Setback of below-grade parking structure:  
     - from north property line: 0.4 m
     - from Falcon Blvd: 0.7 m
   - Minimum yard abutting Falcon Blvd: 18.5 m
   - Maximum yard abutting Falcon Blvd: 20 m
   - Minimum yard from building to south property line: 10.8 m
   - Minimum yard from balconies or bay windows to south property line: 10.3 m

   Notwithstanding Part 5, Section 4.6 f) of Zoning By-law 2020, the required 2 m walkway adjacent to designated accessible parking spaces may be included as part of the required 3 m wide pedestrian walkway.

(continued on next page)
Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
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<th>Exception 431</th>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply.
**Part 14 – Exceptions to Zone Designations**

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<td>2020.318</td>
<td>Sept 26/12</td>
</tr>
</tbody>
</table>

Yard abutting a street: 6 m minimum  
9 m maximum

Minimum Lot Area for Block 89, Plan 20M-1035: 0.4 ha

Additional Permitted Use:
- Place of Worship  
- Emergency Residential Shelters, Day Care Centres, and an attached or detached manse or an accessory dwelling unit for a watchman and any other associated residential buildings are not permitted in conjunction with a Place of Worship.

Notwithstanding Part 1, Section 2.21 (d), the following regulations for Places of Worship apply:
- Minimum setback from any street line: 6 m  
- Minimum setback from the westerly lot line: 7.5 m  
- Minimum setback from the northerly lot line: 7.5 m  
- Minimum setback from the easterly lot line: 15 m  
- Landscape Area abutting a creek block along the northerly property line: 4 m  
- Landscape Area abutting a street having a deemed width of 26 m or greater: 6 m

Attached or detached manse or accessory dwelling unit for a watchman and any other associated buildings in conjunction with a Place of Worship are not permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

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</table>

1. Additional Permitted Use:  
One Fast Food Restaurant with a maximum gross floor area of 270 m²

Additional Prohibited Use:  
Drive-Through Facility

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 436

<table>
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Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 437

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Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 438

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<td>2020.301</td>
<td>Nov 26/12</td>
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</tbody>
</table>

1. Regulations:
   - Building Height: 3 storeys maximum and 16 m
   - Maximum Site Coverage: 45%
   - Landscape Area Abutting O3 Zone: 0 m
   - Yard abutting O3 Zone for parking areas, driveways, and walkways: 0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Regulations for Apartment Buildings

<table>
<thead>
<tr>
<th>Exception 439</th>
<th>Zone RH4</th>
<th>Map 15E</th>
<th>Amendment 2020.330</th>
<th>Enacted Apr 8/13</th>
</tr>
</thead>
</table>

- **Maximum Density:** 230 units/ha
- **Parking (Tenant/Owner):** 81 spaces, including 2 accessible parking spaces
- **Parking (Visitor):** 27 spaces, including 1 accessible parking space

**Parking spaces and driveways:**
- Circular driveway setback from a window of a habitable room on the ground floor: 1.5 m
- Underground parking ramp setback from a window of a habitable room on the ground floor: 0 m

- **Front yard and street side yard setback:** 4.5 m building; 3.5 m canopy
- **Rear yard setback:** 6.4 m
- **Side yard setback (south):** 6.5 m
- **Side yard setback (north):** 8.4 m

- **Landscape Area abutting Guelph Line (a street with a deemed width greater than 26 m):** 3.5 m

- **Landscape Buffer Abutting RM2 zone (west side):**
  - A transformer and underground parking garage exhaust vent are permitted within a landscape buffer

- **Underground Parking Garage Exhaust Vent setback:** 0.5 m (south), 0.3 m (rear)

- **Community Benefits pursuant to Section 37 of The Planning Act:**
  - $30,000 towards the renovation of Mountainside Arena

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception 440</th>
<th>Zone RM2-440</th>
<th>Map 14W</th>
<th>Amendment 2020.329</th>
<th>Enacted Jul 15/13</th>
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</thead>
</table>

Permitted Uses: 6 townhouse units

Regulations for Townhouses:

- Lot width: 21 m
- Lot area: 0.14 ha
- Density: 43 units per hectare maximum
- Front Yard: 5.5 m (to the building and roofed-over porch)
- Rear yard: 1.5 m
- Side yard (east): 4 m
- Maximum Building Height: 4 stories up to 13.1 m
- Internal Garage dimensions: The minimum internal garage depth shall be 5.48 m
- Parking Space and Driveway setback from a wall of a building containing windows of habitable rooms: 1.7 m
- Privacy Areas (units 1 & 6): 19.55 m² minimum
- Privacy Areas for ground-oriented amenity space: Privacy Areas are permitted to have privacy screens which have a fenced opening on the side opposite the building.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses:**

   Only the following uses are permitted: Townhouses and back-to-back townhouses

2. **Regulations for permitted uses:**

   - Maximum number of units: 58
   - Number of visitor parking spaces: 22
   - Front Yard (Ghent Avenue): 3 m
   - Front Yard (Ghent Avenue) to roofed -over porch/balcony: 2 m
   - Landscape Area abutting Ghent Avenue: 2 m
   - Landscape Buffer abutting R1, R2, and R3 zones: 4.5 m
   - Driveways and parking lot setback from a building containing windows of habitable rooms: 1.4 m
   - Setback abutting O3 zone: 3.5 m if block includes 4 metre buffer
   - Privacy Screens: Not required parallel to rear building elevations or side elevations facing Ghent Avenue

   - Maximum height of entry feature or fence within a front yard: 1.5 m
   - Landscape Areas may be crossed by walkways to residential units.
   - Maximum size of decks on townhouses: 1.2 m x 2.4 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone Description</th>
<th>Map</th>
<th>Amendment</th>
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<td>442</td>
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<td>2020.331</td>
<td>Jun 10/13</td>
</tr>
</tbody>
</table>

1. Additional Permitted Uses: Semi-Detached Dwelling

2. Regulations Applying to Semi-Detached Dwellings:

Min. Lot Width: 9.4 m  
Min. Lot Area: 340 m²  
Min. Front Yard Setback: 6.6 m  
Rear Yard Setback: 9.8 m

Min. Side Yard Setback for two storey dwelling with attached garage or carport: 0 m, 1.2 m other side

Min. Street Side Yard Setback: 4.5 m  
Maximum dwelling height: 10.75 m  
Maximum encroachment into a required front or street side yard for a roofed over, unenclosed one-storey porch or ornamental garage roof overhang: 1.6 m  
Maximum lot coverage for two or more storey dwelling with attached garage: 50%, including accessory buildings

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
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<th>Exception</th>
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<td>443</td>
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<td>2020.334</td>
<td>Apr 29/13</td>
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</table>

Regulations for Apartment Buildings:

Density: 194 units per hectare maximum  
Required Occupant Parking: 276 parking spaces, including 5 accessible parking spaces  
Required Visitor Parking: 13 parking spaces, including 0 accessible parking spaces  
Parking lot setback abutting New Street: 0 m  
Driveway setback abutting a habitable room on the south elevation: 1.3 m  
Front Yard: 5.3 m  
Required Amenity Area: 29 m² per unit  
Building Height: 11 storeys maximum  
Landscape area abutting New Street: 5.3 m; 0 m for Parking Lots  
Landscape Buffer abutting a RM1 zone: 2.6 m (west side); 2.75 m (south side)

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses**

   Parcel 'A' in Diagram 444 – Apartment building and retirement home in accordance with the RM2 zone regulations.
   Parcel 'B' in Diagram 444 – Apartment building, retirement home, long term care facility.

2. **Additional Regulations for Permitted Uses on Parcel A:**

   Where multiple contiguous lots are developed, including the connection with the existing Maranatha Homes (3260 New Street), these lands shall be deemed as one comprehensive development for the purpose of applying parking regulations and providing access thereto.

   Parking for Parcel 'A' on Diagram 444 required (occupant and visitor): 31 spaces

3. **Regulations for Permitted Uses on Parcel B:**

   Maximum number of units 148

   Maximum building height (excluding mechanical): 6 storeys and 21 m (front) 24 m (rear)

   Density: 148 units/ha

   Yards:
   - Front (New Street)
     - West Tower 25 m (column face)
     - East Tower 24 m (column face)
   - Side (west) 11 m
   - Side (east)
     - Floors 1-3 12 m
     - Floors 4-5 18 m
     - Floor 6 24 m
     - Stairs 12 m
   - Rear 11 m

   Separation between west and east tower at the 4th floor: 9 m

   Enclosed parking structure projecting 1.6 m or more above ground:
   - New Street 16 m
   - West 7 m
   - East 12 m
   - Rear 16 m (excludes loading area)

   Parking:
   Notwithstanding Part 2, Subsection 14.3 (a), required parking for apartment dwelling units is 1 occupant space per unit

   Phase 1 and 2
   - Occupant -- Phase 1 -- 127 spaces, Phase 2 - 54 spaces, Total 181

   (continued on next page)
Exception 444 continued

Visitor -- Phase 1 -- 11 spaces (enclosed in garage)
Phase 2 -- 26 spaces (enclosed in garage)
Total 59 parking spaces

Note: Occupant/Visitor – 26 parking spaces are required for the existing building on Parcel A to be provided in Phase 1 of development on Parcel B.

Parking setback from a habitable room 0 m
Driveway setback from a habitable room 0 m
Parking setback from an R3 zone (south) 1 m

Where multiple contiguous lots are developed, including the connection with the existing Maranatha Homes (3260 New Street), these lands shall be deemed as one comprehensive development for the purpose of applying parking regulations.

Landscape Area:

Abutting New Street 6 m; drop off area: 2.5 m

Landscape buffer:
West yard 0 m
East yard 6 m
Rear yard 3 m; opposite south entrance: 1.2 m

Amenity Area:

Notwithstanding Part 2, Subsection 14, Table 2.14.1, required Amenity Area shall be:
Area 'A' maintain all existing outdoor amenity spaces
Area 'B' minimum 2495 m2 outdoor
Area 'B' phase 1 and 2 minimum 890 m2 indoor, including 140 m2 rooftop terrace

Balconies: Permitted to project 2 m into any yard
All other encroachments 1 m
Additional amenity area 4th floor rooftop terrace minimum 140 m2

Fencing: Along the east property line shall be a minimum of 1.8 m in height and shall be wood board privacy fence
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
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<td>Nov 13/13</td>
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1. **Additional Permitted Use:**
   A large furniture and appliance store provided the development includes a minimum floor area of 2000 m² of corporate office space and 17,700 m² of warehouse space.

2. **Regulations for a large furniture and appliance store:**
   - **Maximum floor area:**
     A maximum of 49% of the floor area shall be used for retail showroom, store office, and staff areas and ancillary restaurant, but shall not include warehouse space that is accessible to the public.
   - **Floor area of publicly accessible warehouse:**
     The floor area of the warehouse space accessible to the public shall not exceed 42% of the total warehouse space.
   - **Parking:**
     The parking rate for the ancillary restaurant shall be 4 spaces per 100 m² of floor area.
   - **Customer Loading Area:**
     Customer loading and unloading shall be permitted adjacent to the front elevation in the yard facing North Service Road.
   - **Setbacks abutting Creek Block, O2 zone, and Regional Flood Line:**
     All buildings and structures shall maintain a 7.5 m setback from a creek block, O2 zone, or regional flood line. The above setback may be reduced to the applicable setback requirement contained in the base zoning, provided the approval of Conservation Halton is obtained.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
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1. **Additional Permitted Use:**
   - Terrace Patio

2. **Regulations:**
   - Landscape Buffer abutting a residential zone:
     - 1.8 m for the area between 37 m and 43 m east of the property line on Appleby Line;
     - 6 m all other areas

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
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<td>Lot Width:</td>
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<td>Lot Area:</td>
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<td>Front Yard:</td>
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<td>Rear Yard:</td>
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<tr>
<td>Side Yard:</td>
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<tr>
<td>Maximum Lot Coverage:</td>
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Maximum Encroachments
Lot 1 – 1.8 m street side yard encroachment for porch and stairs
Lots 2 & 3 – 2.2 m front yard encroachment for porch and stairs
Lots 4 & 5 – 1.2 m front yard encroachment for porch and stairs

Daylight Triangles
Lot 1 – minimum distance of a building or structure from the hypotenuse of daylight triangle is 2.5 m

Visibility Triangles: Lot 1 – 5 x 5 m
Driveway widths:
Lot 4 – 5.7 m maximum
Lot 5 – 5.7 m maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Regulations:

Maximum Floor Area Ratio for Area A in Diagram 448: 1.2:1
Maximum Floor Area Ratio for Areas A & B in Diagram 448: 0.8:1

Area A
Yard abutting Appleby Line: 5 m minimum; 14 m maximum
Yard abutting Palladium Way: 6 m
Landscaping area abutting Appleby Line: 3 m
Landcape area abutting Palladium Way: 3 m

DIAGRAM 448

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 449

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
<th>Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM5</td>
<td>27W, 27 E</td>
<td>2020.343</td>
<td>Jun 30/14</td>
</tr>
</tbody>
</table>

1. Regulations applying to Street Townhouse Dwellings:

- Minimum lot width: 5.4 m
- Minimum lot area: 160 m²

- Minimum front yard setback to dwelling: 4.5 m fronting Pinedale Avenue
  6 m fronting Wedgewood Drive
- Minimum rear yard setback to dwelling: 6 m
- Minimum side yard setback to dwelling: 1.2 m exterior
  0 m interior

- Minimum setback to one-storey, roofed-over, unenclosed porch: 2.7 m fronting Pinedale Ave
  4.5 m fronting Wedgewood Drive
  3.5 m rear yard

- Minimum front yard setback to enclosed garbage storage enclosure: 2.7 m fronting Pinedale Ave
  4.5 m fronting Wedgewood Drive

- Minimum driveway length within POTL: 6 m
- Maximum walkway width: 2 m

- Visitor parking required within common element condominium: 5 spaces, including 1 accessible space
- Minimum amenity area within common element condominium: 480 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 450

<table>
<thead>
<tr>
<th>Zone</th>
<th>Map</th>
<th>Amendment</th>
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</thead>
<tbody>
<tr>
<td>MXG</td>
<td>10E</td>
<td>2020.345</td>
<td>Jun 9/14</td>
</tr>
</tbody>
</table>

Regulations:

- Landscape Buffer abutting R1, R2, R3 zone: 4 m
- Yard abutting R1, R2, R3 zone: 4 m

- Table 5.2.1 delete footnotes (o) and (p).

Except as amended herein, all other provisions of this by-law, as amended, shall apply.
1. The following additional uses are permitted: Mixed-Use (Residential and Office) Building

2. Regulations for Mixed Use (Residential and Office) Building:

   Maximum number of residential dwelling units: 6
   Maximum office floor area: 200m²

   Minimum Lot Area: 900 m²
   Minimum Lot Width: 25 m
   Minimum Yards:
   Building and terrace: Minimum 11 m
   Landscape area: 2.6 m

   Street Side Yard (Claridge Road)
   Building, canopy and terrace: Minimum 2.6 m
   Landscape area adjacent to a building entrance: 0 m

   Side Yard (East Side)
   Building, canopy, terrace and balcony: Minimum 2.4 m
   Landscape area abutting a residential zone: 1.7 m

   Rear Yard (North side)
   Building and terrace: Minimum 1.3 m
   Landscape area abutting a residential zone: 1.3 m

   Building Setback to Hypotenuse of Daylight Triangle: 2 m
   Visibility Triangle: 7 m x 7 m
   Maximum Height: 3 storeys to a maximum of 13 m measured from grade (including parapets and solar panels)
   Floor Area Ratio: Maximum 1.5:1

   Parking for Office Use: 5 spaces including 1 designated accessible parking space
   Parking for Residential Use: 8 spaces including one designated accessible parking space
   Visitor parking: 2 spaces
   Loading Spaces: 0 spaces

   Parking lots shall be setback 2.6 m from a street line.
   Amenity area for residential units (terrace and balcony): 75 sp m
   Fencing: Along the rear (north) and east property lines, fencing shall be a minimum of 1.8 m in height and shall be a wood board privacy fence.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 452

|-------------|---------|-------------------------------------------------|----------------------------------|

1. **Prohibited Uses:** Outdoor amenity areas associated with a hotel.

2. **The following additional uses are permitted:**
   
   i) **Bank, Trust Company, Credit Union**
   
   ii) **Hotel**
   
   The hotel shall include sealed, inoperable windows connecting to noise and odour sensitive spaces such as hotel suites or conference rooms and recreation areas, i.e. pool and fitness studios, with a minimum Sound Transmission Class (STC) rating of STC 31;

   The hotel shall include a minimum STC 42 rating for the exterior walls;

   The ventilation intake for the hotel and the hotel rooms shall be drawn through a carbon filtration system with the air intake for the hotel to be at grade level at the northwest end of the hotel. The air intake filters are to be maintained and changed following the manufacturers recommended schedule;

   The hotel shall be kept under slight positive pressure under normal meteorological conditions.

   The lands zoned MXE-452 are classified as a Class 4 Area as defined by the Ontario Ministry of the Environment Environmental Noise Guideline Publication NPC-300.

3. **Regulations:**
   
   i) **Hotel:**
      
      Maximum number of units: 108
      Minimum yards south: 3 m
      Minimum yards east: 16 m from property line

      Maximum Height: 6 storeys

   ii) **Mixed Use Building:**
      
      Maximum gross floor area: 345 m²

   iii) **Standard Restaurant:**
      
      Maximum of one freestanding building permitted
      Maximum gross floor area: 470 m²
      Minimum setback from street: 4 m
      Maximum setback from a street: 10 m

   iv) **Fast Food Restaurant:**
      
      Maximum of one freestanding building permitted
      Maximum gross floor area: 280 m²
      Minimum setback from street: 14 m
      Maximum setback from a street: 18 m
Part 14 – Exceptions to Zone Designations

|-------------------------|-------------|---------|------------------------------------------|-----------------------------|

v) **Banks, Trust Companies, Credit Unions**  
   Maximum one freestanding building  
   Stacking lanes and/or drive aisles are not permitted on a building elevation facing a street  
   
   A maximum of one drive-through is permitted on the site  
   
   **Parking:**  
   152 spaces including 6 designated accessible parking spaces  
   
   **Landscape area:**  
   **South:** Minimum 1.5 m (adjacent to parking only)  
   **North:** Minimum 1.4 m  
   
   Minimum setback from an O2 zone for parking: 3.5 m  
   Minimum setback from an O2 zone for building: 4.0 m  

4. **The property zoned MXE-452 and O2 shall be considered one lot for the purposes of applying zoning regulations and shall not be subject to the additional regulations in Part 1, Section 2.33 of Zoning By-law 2020 applicable to Parcels of Tied Land in any zone other than a Low Density Residential Zone.**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Permitted Uses:**
   Only the following uses are permitted: Apartment buildings, ground floor accessory uses as permitted in the R04 zone, and an amenity building.

2. **Regulations for apartment and amenity buildings**
   Shown in Diagram 453:
   a) Maximum number of apartment units: 297
   b) Maximum density: 237 units per hectare
   c) Maximum gross floor area for accessory uses: 1260 m²
   d) Building Height
      - Buildings A, B and D: Maximum 6 storeys up to 19.5 m including parapet
      - Building C: Maximum 4 storeys up to 13.5 m including parapet.
      - Building C shall not exceed 3 storeys and 10.5 m including parapet from a fixed grade elevation of 156.8 masl within 18 m of the south property boundary.
   e) Front Yard (Sutton Drive)
      - Buildings A and D, ground floor: Maximum 8.5 m
      - Building A, Floor 2: 0.1 m
      - Building A, Floors 3 to 6: 2.7 m
      - Building A, Floor 3, setback to terraces: 0.1 m
      - Building A, Floors 4 to 6, setback to balconies: 1.5 m
   f) Rear Yard (Twelve Mile Trail):
      - Buildings B and C, setback to terraces and balconies: 3.5 m
      - Amenity Building, setback to terrace: 3.0 m
   g) Street Side Yard (Dundas Street):
      - Buildings A and B, setback to patios/terraces/balconies: 1.0 m
   h) Side Yard (south property boundary): 15.2 m
   i) Setback to hypotenuse of a daylight triangle: 0.1 m
Exception 453 continued

j) Parking for visitors and accessory uses: 91 spaces plus 4 lay-by spaces
k) Lot coverage: 64% maximum
l) Amenity area: 20 m² per unit
m) Landscape area adjacent to east property boundary: 3 m
n) Fencing on lands abutting a residential zone: Maximum height of 2.5 m
o) Setback of parking lot from Sutton Drive: 2.2 m
p) Setback of below grade parking structure: 0.05 m from Sutton Drive and 2.8 m from Dundas Street
q) Driveways and parking lot setback from a building containing windows of habitable rooms: 0.2 m

Diagram 453

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
<th>Zone</th>
<th>Map</th>
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<td>R01-454</td>
<td>29</td>
<td>2020.354</td>
<td>Mar 23/15</td>
</tr>
</tbody>
</table>

1. **Permitted Uses:**
   Only the following use is permitted:
   detached dwellings

2. **Regulations:**
   - Maximum number of detached dwellings: 4
   - Lot width: 17 m
   - Yard abutting Twelve Mile Trail: 6 m
   - Notwithstanding Part 1, Section 2.27.1 and Table 1.2.9 of Zoning By-law 2020, for the purposes of establishing building setbacks, the actual width of 20 m for Twelve Mile Trail shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

<table>
<thead>
<tr>
<th>Exception</th>
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<tr>
<td>455</td>
<td>R5-455</td>
<td>13</td>
<td>2020.355</td>
<td>Apr 20/15</td>
</tr>
</tbody>
</table>

1. **Regulations for Residential Condominium Development:**
   - Maximum number of Residential Units: 3
   - Maximum Lot Coverage for entire property: 35% for all dwelling types
   - Minimum Yard Abutting a Rear Building Elevation for the westerly unit (Unit 1): 6.0 m abutting R1, R2, R3 zones
   - Minimum Driveway Setback from a wall containing a window of a habitable room: 2.0 m
   - Landscape Buffer abutting R1, R2, R3 zones: 3.0 m, 1.0 m for the first 29 m along the western property line
   - Visitor Parking: 0 spaces required
   - Fencing: Along the west property line the maximum height is 2.2 m including within 3 m of the street line. Part 1, Section 2.4: Fencing and Privacy Screens applies for fencing on all other property lines.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 456 – BC1-456

<table>
<thead>
<tr>
<th>Map  25W</th>
<th>Amendment  2020.356</th>
<th>Enacted  Jun 22/15</th>
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</table>

1. **Additional Permitted Use:**
   Place of Worship subject to Part 1, Section 2.21 (d) regulations

2. **Prohibited Uses:**
   Emergency Shelters, Day Care Centres, an attached or detached manse or an accessory dwelling unit for a watchman and any other associated residential buildings are not permitted in conjunction with a Place of Worship

3. **Accessory Buildings and Structures:** Accessory to a Place of Worship subject to the requirements in Part 1, Section 2.2.2 and the following:
   - (a) Maximum of 1 accessory building and 1 accessory structure only
   - (b) Maximum floor area: 50 m²
   - (c) Maximum height: one storey and 4.6 m

4. **All other permitted uses are subject to:**
   - Yard abutting a street: 6 m minimum
   - 9 m maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

### Exception 457 – MXC-457

<table>
<thead>
<tr>
<th>Map  14W</th>
<th>Amendment  2020.361</th>
<th>Enacted  Jan 26/16</th>
</tr>
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<tbody>
<tr>
<td></td>
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</table>

**Additional Permitted Use:**
Motor Vehicle Storage, subject to the following regulations.

**Regulations for Motor Vehicle Storage as a principal use:**

**Landscape Area:**
- Abutting a street: 3 m
- Abutting a railway right-of-way or S zone: 7.5 m from Regulatory Flood Line (as determined by Conservation Halton)

Notwithstanding Part 1, Section 2.36
- Abutting a creek block or O2 zone: 7.5 m from the top-of-bank (as determined by Conservation Halton)

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 458</th>
<th>Zone R3.2</th>
<th>Map 9</th>
<th>Amendment 2020.363</th>
<th>Enacted May 9/16</th>
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</thead>
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<tr>
<td>1. Regulations:</td>
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<tr>
<td>Lot width:</td>
<td>14 m</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Lot area:</td>
<td>400 m²</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard:</td>
<td>7.5 m</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Side yard for 2 storey dwelling:</td>
<td>1.5 m</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Lot coverage for 2 storey dwelling:</td>
<td>37%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum porch projection into a front yard including stairs and overhangs:</td>
<td>1.5 m</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Regulations:**  
   Lot Width on Bellview Crescent: 5.1 m

2. **Regulations for Lots/Parcels of Tied Land show on Diagram 459:**  
   Lot Width: 11 m  
   Lot Area: 330 m²  
   Front Yard including porches, stairs and overhangs: 4.5 m  
   Rear Yard for Lots 1 and 2: 7 m  
   Rear Yard for Lots 3, 4 and 5: 8.5 m  
   Side Yard for Lots 1 and 2: 1.2 m  
   Side Yard for Lot 3: 1.5 m west side; 0.9 m east side  
   Side Yard for Lots 4 and 5: 1.2 m; 0.9 m other side  
   Lot coverage: 40%  
   Resident parking: 2 spaces per lot  
   Total visitor parking for 5 parcels of tied land: 2 spaces  
   Driveway length for each lot/parcel of tied land: 6 m

Notwithstanding Part 1, Section 2.33 of Zoning By-law 2020, the minimum side yard adjacent to the exterior wall of a building shall not apply.

**DIAGRAM 459**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 460</th>
<th>Zone MXG-460</th>
<th>Map 18</th>
<th>Amendment 2020.364 PL160780 (OMB)</th>
<th>Enacted Jul 4/16</th>
</tr>
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</table>

**Additional Permitted Use:**

1) Elementary school with an accessory day care centre

**Regulations for elementary school with an accessory day care centre:**

- Maximum floor area for an elementary school: 1660 m²
- Maximum floor area for accessory day care centre: 200 m²
- Maximum of one accessory structure with a maximum floor area of 20 m²

- West Side Yard: 3.9 m
- Portico roof: 3.69 m west side setback to the existing portico roof
- Rear Yard: 7.04 m

**Regulations for uses permitted in the MXG Zone:**

- Landscape Area abutting a street: 3 m; one accessible parking space may be located within the required landscape area

**Exterior Barrier-Free Accessibility Ramp:**

- Setback to a front lot line: 0 m

A Barrier-Free Accessibility Ramp may encroach into a required landscape area

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Lands developed under a comprehensive site plan shall be deemed to be one lot for the purposes of applying zoning regulations.
   a) Yard and building setback from an internal property line: 0 m

2. Building Height:
   a) Convention Centre: 2 storeys up to 9.5 m maximum
   b) Hotel: 6 storeys maximum

3. Landscape Area:
   a) Abutting Burloak Drive: 10 m
   b) Abutting North Service Road: 5 m
   c) Abutting a creek block: 0.5 m

4. Parking:
   a) A minimum of 302 parking spaces shall be provided for a convention centre with a maximum floor area of 2608 m² (including mezzanine) and a hotel with a maximum of 135 suites
i. Notwithstanding Part I, section 2.25.1: of the 302 parking spaces required for a hotel and convention centre, a minimum of 267 spaces shall be provided on the property containing the hotel and convention centre, and the balance of required parking spaces may be located on another lot within the area of eligibility show in Diagram 461B. Such alternate parking shall only be situated in the City of Burlington, and shall be subject to subsection (ii) herein. Such alternate parking shall be surplus to the number of spaces required on the affected lot by Zoning By-law 2020, as amended.

ii. Where required parking spaces are provided in accordance with subsection (i) above, the owners of all lots shall enter into an agreement with the City of Burlington to be registered against the title of the lot upon which parking is to be provided and the property containing the hotel and convention centre for which the parking is required.

iii. Parking as provided for in subsection (ii) may be transferred to another lot in accordance with subsection (i), provided that an agreement as required by subsection (ii) is registered on title of said other lot.

b) Each surface parking space shall have a minimum width of 2.67 m, a minimum length of 6.0 m, and a minimum area of 16.02 m².

c) Notwithstanding (b) above, the dimensions of designated accessible parking spaces and of parking spaces located in a parking structure shall be in accordance with Part 1, section 2.26.

d) The minimum width of a circulation aisle for vehicles shall be 6.0 m.

e) A minimum of 20 bicycle parking spaces shall be provided for a convention centre with a maximum floor area of 2608 m² (including mezzanine) and a hotel with a maximum of 135 suites. Such bicycle parking spaces shall be located within the external property line of the property containing the convention centre and hotel, as show in Diagram 461A above.

f) Notwithstanding PART 3, section 4.9, there shall be no maximum number of parking spaces in a parking area, and no separation required between parking areas.

g) Notwithstanding PART 1, section 2.36, the setback from a creek block for the at-grade parking area shall be a minimum of 0.5 m.
5. The hotel and convention centre shall each provide a pedestrian-accessible door located within 30 metres of each other along the Burloak Drive frontage.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
<table>
<thead>
<tr>
<th>Exception 463</th>
<th>Zone RH4</th>
<th>Map 14</th>
<th>Amendment 2020.369</th>
<th>Enacted Nov 28/16</th>
</tr>
</thead>
</table>

1. **Permitted Uses**
   - Only the following uses are permitted in Area A: **Apartment buildings**
   - Only the following uses are permitted in Area B: **Stacked townhouses**

   Notwithstanding the definition of stacked townhouses contained in Part 16, the maximum number of units permitted in a residential building shall be 24 and access to second level units may be from interior or exterior stairways.

2. **Regulations applying to the entire development site**
   - Maximum density: **110 units per hectare**
   - Amenity Area: **8,350 m²**
   - Landscape Buffer abutting RM2 zone west of Building 3 and east of Building 6: **2 m**
   - Landscape Buffer abutting RM2 zone north of Building 1: **0.8 m**
   - Parking spaces: **256**
     - A minimum of 40 spaces shall be visitor spaces.
     - A minimum of 210 spaces shall be tenant spaces.
     - 32 spaces shall be enclosed occupant parking.

3. **Regulations applying to apartment buildings permitted in Area A on Diagram 463:**
   - Maximum number of apartment units: **128**
   - East side yard for Building 1: **12 m**
   - Maximum balcony projection into east side yard for Building 1: **2 m**
   - Setback of parking spaces and driveways from windows of habitable rooms located on the ground floor of Building 1: **3.3 m**
   - West side yard for Building 2: **4 m**
   - West side yard for one storey garbage room connected to Building 2: **0.7 m**
   - A stand alone generator located west of Building 2 shall be considered Unitary Equipment for the purposes of establishing setbacks.
   - Setbacks of driveway from windows of habitable rooms located on the ground floor of Building 2: **4.7 m**
   - Setback of parking spaces from windows of habitable rooms located on the ground floor of Building 2: **2.4 m**
   - Setback of parking ramps from windows of habitable rooms located on a ground floor: **0 m**
   - Loading spaces: **1**
4. Regulations applying to stacked townhouses permitted in Area B on Diagram 463:
   Maximum number of stacked townhouse units: 96
   West side yard: 2 m
   East side yard: 3 m
   Yard abutting R1, R2, R3 zone: 14 m
   Maximum balcony projection into yard abutting R1, R2, R3 zone: 2 m
   Maximum building height: 14.5 m

   **DIAGRAM 463**

5. Community Benefits pursuant to Section 37 of *The Planning Act*:
   $60,000 for Parks and Open Space improvements in Optimist Park

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 465</th>
<th>Zone DRL</th>
<th>Map 9</th>
<th>Amendment 2020.376</th>
<th>Enacted Dec 19/16</th>
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<td>1. Additional Permitted Use:</td>
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<tr>
<td>2. Regulations Applying to semi-detached dwellings:</td>
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</tr>
</tbody>
</table>

- **Lot Width**
  - Interior Lot: 9.4 m
  - Corner Lot: 10 m

- **Lot area**
  - Interior Lot: 250 m²
  - Corner Lot: 290 m²

- **Front Yard:** 4 m except that a garage shall be set back 6 m
- **Rear Yard:** 7 m
- **Side Yard:** 1.4 m one side, 0 m other side
- **Side Yard abutting a street:** 3 m
- **Roofed-over Porch Encroachment into a required yard:**
  - Front Yard: 1.5 m maximum
  - Rear Yard: 2.2 m maximum
  - Street Side Yard: 1.2 m maximum

- **Maximum Lot Coverage:**
  - Unit A – 40% maximum
  - Unit B – 45% maximum

- **Maximum Height:** 2 storeys to 11.5 m
- **Visibility Triangle:** 6 m x 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. Additional Permitted Uses:
   - Place of Worship
   - Utilities

2. Regulations for Place of Worship:

   Lot Width: 34 m

   Building Height, inclusive of ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electric apparatus, sign, television antenna, structure for mechanical equipment required for the operation of the building, including elevator and stairway receiving area no larger than 9m²: 14 m, measured from fixed grade

   Side Yard Setback: 11 m south side, 16 m north side

   Building Setback abutting an O2 Zone: 6 m

   Landscape Area abutting Waterdown Road: 9 m

   Landscape Buffer abutting a Residential use: 3 m

   Setback to Parking abutting a Residential zone: 3 m

   Fencing: To be measured from the top of the retaining wall

   Loading and Outside Storage:

   Loading and unloading docks and activities shall be screened from view of the street and residential uses

   Loading and unloading shall not take place within 7.5 m of a residential use

   Outside storage is prohibited. Waste and refuse containers are permitted provided they are screened from view, as per Part 1 Section 2.2.3

   Emergency residential shelters, Day Care Centres and an attached or detached manse or an accessory dwelling unit for a watchman and any other associated residential buildings are not permitted in conjunction with a Place of Worship

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Regulations for Townhouse Dwellings:

- **Lot Area:** 0.2 ha
- **Deemed Street Width:** All zoning regulations are taken from the actual street width
- **Front Yard:** 2.5 m including all projections, 1.6 m to porch including balcony, stairs and overhang
- **Rear Yard:** 6.6 m to east block, 8.9 m to west block
- **Side Yard:**
  - **West:** 3.7 m including all projections, 1.8 m to porch including stairs and overhang
  - **East:** 3.4 m including all projections, 1.9 m to porch including stairs and overhang
- **Maximum Density:** 11 units
- **Landscape Area abutting New Street:** 1.6 m
- **Amenity Area:** Amenity Area shall include walkways
- **Privacy Area:** Notwithstanding Part 2, Section 9.1 Table 2.9.1, privacy area for each unit is not required
- **Maximum Height:** 3 storeys or 11 m
- **Fencing:** To be measured from top of retaining wall
- **Visitor Parking:** Can be provided on private driveways
  - 0 m from a wall of a building containing windows of habitable rooms

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception</th>
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<th>Map</th>
<th>Amendment</th>
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<td>2020.381</td>
<td>Jun 12/17</td>
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<td>2020.389</td>
<td>Feb 20/18</td>
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</table>

1. **Permitted Uses:** Townhouses

2. **Regulations for Townhouses:**
   a. Number of units: 18 units maximum
   
   b. Notwithstanding Part 1, Section 2.27 (Deemed Street Width), all zoning regulations shall be measured from the actual street width of Queensway Drive.

   c. Lot width: 30 m
   
   d. Lot area: 0.37 ha
   
   e. Density: maximum 49 units/ha
   
   f. Privacy area: 17 m² per unit

   g. Privacy areas shall be separated from other privacy areas and communal areas by a privacy screen, which may be open on the side opposite the building.

   h. Landscape Area abutting front lot line: 6 m

   i. Each unit shall provide an additional landscape area with minimum width of 1.25 m and minimum length of 4.5 m between the dwelling unit and the common access driveway.

   j. Landscape Buffer abutting R1, R2, R3 zones: 2.5 m

   k. Visitor Parking: 5 spaces

   l. Driveways and parking spaces shall be set back a minimum of 2.5 m from an R1, R2, R3 zone.

   m. Parking space setback from a wall of a building containing windows of habitable rooms: 2.0 m

   n. Maximum Building Height: 3 storeys up to 13 m

   o. Maximum combined height for a retaining wall and fence:
      i. abutting east (side) lot line: 3.3 m
      ii. abutting south (rear) lot line: 3.6 m
      iii. abutting west (side) lot line: 3.3 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Prohibited Uses:**
   - Medical Offices
   - Hotel
   - Convention/Conference Centre
   - Banquet Centre
   - Motor Vehicle Service Station
   - Towing service, motor vehicle sales, leasing or rentals, and motor vehicle service station which would normally be permitted accessory to a motor vehicle repair garage
   - All Retail Uses
   - All Service Commercial Uses
   - Recreation Establishment
   - Schools
   - Training Centres
   - Accessory Dwelling Unit for security or maintenance

2. **Regulations:**

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Floor Area:</td>
<td>6350 m$^2$</td>
</tr>
<tr>
<td>Maximum Office Floor Area:</td>
<td>1800 m$^2$</td>
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<tr>
<td>Maximum Number of Units:</td>
<td>50</td>
</tr>
<tr>
<td>Front Yard:</td>
<td>6.6 m</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>3 m</td>
</tr>
<tr>
<td>South Side Yard:</td>
<td>1.5 m</td>
</tr>
<tr>
<td>North Side Yard:</td>
<td>5.4 m</td>
</tr>
<tr>
<td>Building Setback abutting a Creek Block, O2 or O3 zone:</td>
<td>1.5 m</td>
</tr>
<tr>
<td>South:</td>
<td>3 m</td>
</tr>
<tr>
<td>West:</td>
<td>3 m</td>
</tr>
<tr>
<td>North:</td>
<td>5.4 m</td>
</tr>
<tr>
<td>Landscape Area abutting King Road:</td>
<td>6 m</td>
</tr>
<tr>
<td>One 1.8 m maximum wide, substantially parallel walkway is permitted within the required landscape area abutting King Road</td>
<td></td>
</tr>
<tr>
<td>Landscape Area abutting a Creek Block O2, or O3 zone:</td>
<td>0 m</td>
</tr>
<tr>
<td>South:</td>
<td>3 m including all encroachments and/or projections, and a walkway to a maximum width of 1.5 m</td>
</tr>
<tr>
<td>West:</td>
<td>1.5 m</td>
</tr>
<tr>
<td>North:</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>
Exception 471  
Zone BC1  
Map 6E  
Amendment 2020.386  
Enacted Nov 13/17  

<table>
<thead>
<tr>
<th>Parking Requirement:</th>
<th>81 spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>In addition to the required parking, unit occupants are permitted to park in front of overhead doors</td>
<td></td>
</tr>
</tbody>
</table>

| Loading Space: | 1 |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception 472  
Zone DRM  
Map 9A  
Amendment 2020.385  
Enacted Feb 20/18  

1. Regulations for Apartment Building and Accessory Amenity Building  
   a. Lot Width: 25 m  
   b. Lot Area: 0.1 ha  
   c. Density & Units: 150 units per hectare maximum and 15 units maximum  
   d. Building Height: 6 storey maximum taken from fixed grade up to 23 m for an apartment building 
   e. 1 ¼ storey maximum taken from fixed grade up to 7 m for an accessory amenity building  
   e. Amenity Area: 490 m²  
   f. Parking:  
      Required Parking shall be permitted in stacked parking spaces  
      
      For the purposes of this By-law, a stacked parking space is defined as a parking space that is positioned above or below another parking space and is accessed only by means of an elevating device. Part 1-2.26 (1) shall not apply to stacked parking spaces. A stacked parking space platform size shall be 2.8 m wide and 5.6 m in length. The stacked parking spaces at the vehicular entrance level shall have a vertical platform separation of 2 m  
      
      Occupant Parking Spaces: 20  
      Visitor Parking Spaces: 0  
      Loading Spaces: 1  
      Front yard setback to entrance and exit ramp: 6 m
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 472 continued</th>
<th>Zone DRM</th>
<th>Map 9A</th>
<th>Amendment 2020.385</th>
<th>Enacted Feb 20/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>g. Front Yard</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Accessory amenity building:</td>
<td>2.9 m</td>
<td></td>
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<tr>
<td>Parking structure:</td>
<td>9.5 m</td>
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<tr>
<td>Floors 2 – 6:</td>
<td>9 m</td>
<td></td>
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<tr>
<td>Balconies:</td>
<td>7.4 m</td>
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<tr>
<td>h. Rear Yard</td>
<td></td>
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<tr>
<td>Parking structure:</td>
<td>0.4 m</td>
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<tr>
<td>Floors 2 – 5:</td>
<td>0.4 m</td>
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<tr>
<td>Floor 6:</td>
<td>3.5 m</td>
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<tr>
<td>Floor 6 balcony:</td>
<td>0.4 m</td>
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<tr>
<td>i. Side Yard (West)</td>
<td></td>
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<tr>
<td>Parking Structure:</td>
<td>0.4 m</td>
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<tr>
<td>Apartment building including balconies:</td>
<td>1.2 m</td>
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<tr>
<td>j. Side Yard (East)</td>
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<tr>
<td>Below grade parking structure:</td>
<td>0.4 m</td>
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<tr>
<td>Floors 1 – 3:</td>
<td>3 m</td>
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<tr>
<td>Floor 4:</td>
<td>5 m</td>
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<tr>
<td>Floor 4 balcony:</td>
<td>3 m</td>
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<tr>
<td>Floors 5 &amp; 6:</td>
<td>7 m</td>
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<tr>
<td>Floors 5 &amp; 6 balconies:</td>
<td>4.7 m</td>
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<tr>
<td>Roof top structure for mechanical equipment required for the operation of the building, including elevator and stairway receiving area:</td>
<td>10.5 m</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Exception 475</th>
<th>Zone S</th>
<th>Map 6</th>
<th>Amendment 2020.387</th>
<th>Enacted Dec 11/17</th>
</tr>
</thead>
</table>

1. **Permitted Uses:**

   The following additional uses are permitted:

   Motor vehicle storage and parking associated with a permitted use located on the property immediately to the south

   Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 473</th>
<th>Zone DC-473</th>
<th>Map 9A</th>
<th>Amendment 2020.391</th>
<th>Enacted May 22/18</th>
</tr>
</thead>
</table>

1. **Regulations for Apartment Building:**
   
   a. Apartment buildings shall be subject to footnote (g) of Table 6.2.1 and shall contain a minimum of 365 square metres of office space on the second storey
   
   b. Ground floor retail and/or service commercial area: 935 m²
   
   c. Lot Area: 0.2 ha
   
   d. Density: 169 units maximum
   
   e. Floor Area Ratio: 9.45:1 maximum
   
   f. **Yard Abutting Brant Street**
      
      Floors 1 to 4: 2.9 m
      Floors 5 to 18: 9.2 m
      Floors 19 to 22: 10.2 m
      Floor 23: 15.2 m
   
   g. **Yard abutting James Street**
      
      Floors 1 to 4: 2.6 m
      Floors 5 to 18: 5.5 m
      Floors 19 to 22: 6.5 m
      Floor 23: 14 m
   
   h. **Yard Abutting John Street**
      
      Floors 1 to 4: 1.8 m
      Floors 5 to 20: 5.2 m
      Floors 21 to 22: 6.2 m
      Floor 23: 13.5 m
   
   i. **Side Yard (North)**
      
      Floors 1 to 2: 0 m
      Floors 3 to 5: 0 m
      Floors 6 to 22: 12.4 m
      Floor 23: 13 m
   
   j. **Balconies**
      
      Floors 2 to 4: Balconies cannot encroach into a required yard
      Floors 5 to 22: Balconies can encroach a maximum of 2 m into a required yard
   
   k. **Parking Structure**
      
      Abutting a street: 0.5 m
      Abutting all other lot lines: 0.7 m
      Entrance and exit ramps to below grade parking structure setback: 6 m
<table>
<thead>
<tr>
<th>Exception 473 continued</th>
<th>Zone DC-473</th>
<th>Map 9A</th>
<th>Amendment 2020.391</th>
<th>Enacted May 22/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Building Height</td>
<td></td>
<td></td>
<td>23 storey maximum taken from fixed grade up to 81 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor 1:</td>
<td></td>
<td>5 m</td>
<td></td>
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<tr>
<td></td>
<td>Floor 2:</td>
<td></td>
<td>3.9 m</td>
<td></td>
</tr>
<tr>
<td>m. Maximum Floor Area</td>
<td></td>
<td></td>
<td>760 m²</td>
<td></td>
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<tr>
<td></td>
<td>Storeys at or above the 6th storey:</td>
<td></td>
<td>760 m²</td>
<td></td>
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<tr>
<td>n. Glazing Percentage on the first storey elevation facing a street</td>
<td></td>
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<tr>
<td></td>
<td>John Street:</td>
<td></td>
<td>25%</td>
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</tr>
<tr>
<td>o. Parking</td>
<td></td>
<td></td>
<td>1.2 parking spaces per residential unit</td>
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<tr>
<td></td>
<td>Occupant parking:</td>
<td></td>
<td>8</td>
<td></td>
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<tr>
<td></td>
<td>Visitor parking spaces:</td>
<td></td>
<td></td>
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<tr>
<td>p. Visibility Triangle</td>
<td></td>
<td></td>
<td>16 m x 16 m</td>
<td></td>
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<tr>
<td></td>
<td>Brant Street x James Street:</td>
<td></td>
<td>16 m x 16 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>James Street x John Street</td>
<td></td>
<td>6 m x 6 m</td>
<td></td>
</tr>
</tbody>
</table>

2. **Community Benefits pursuant to Section 37 of The Planning Act:**

a. To assist in the pursuit of long-term affordable housing in the Urban Growth Centre, the Developer agrees to a discount of $300,000 to be used against the purchase price of up to 10 dwelling units within the subject development, or in the event that a purchase(s) is/are not to occur within the subject development, the Developer agrees to provide the City with a cash contribution of $300,000 prior to condominium registration, to the satisfaction of the Director of City Building; and

b. The Developer agrees to provide one (1) publicly accessible car share parking space (indirect community benefit assessed at $50,000) and contribute to the City’s emerging car-share network by accommodating a car-share for a minimum of two years starting from the first occupancy (indirect community benefit assessed at $50,000), or equivalent, to the satisfaction of the Director of Transportation; and

c. The Developer agrees to provide a direct community benefit of $50,000 contribution towards the future expansion of Civic Square, to the satisfaction of the Director of Capital Works; and

d. The Developer agrees to provide public access by way of an easement to be registered on title for lands located at the northeast corner of Brant Street and James Streets, the minimum dimensions of which are in the form of a triangle measured at 16 m by 16 m (128 m²) (an indirect community benefit assessed at $75,000) to the satisfaction of the Executive Director of Capital Works; and

e. The Developer agrees to provide eight (8) visitor parking spaces (indirect community benefit assessed at $40,000), to the satisfaction of the Director of Transportation; and
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 473 continued</th>
<th>Zone DC-473</th>
<th>Map 9A</th>
<th>Amendment 2020.391</th>
<th>Enacted May 22/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>f.</td>
<td></td>
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</tr>
<tr>
<td>The Developer agrees, and it is enshrined within the amending zoning by-law, that increased building setbacks, including widened sidewalks along Brant Street, James Street, and John Street, and view corridors on Brant Street and James Street to City Hall and the Cenotaph (indirect community benefit assessed at $250,000), to the satisfaction of the Director of City Building; and</td>
<td></td>
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<tr>
<td>g.</td>
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<tr>
<td>The Developer agrees to provide a direct community benefit of $150,000 towards the public art reserve fund to be used within the publicly accessible privately owned easement area referred to above and/or in the future Civic Square expansion area, to the satisfaction of the Director of City Building; and</td>
<td></td>
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<tr>
<td>h.</td>
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</tr>
<tr>
<td>The Developer agrees to implement green technology and sustainable architecture elements into the subject property in accordance with either LEED certification standards and/or compliance with the City’s Sustainable Building and Development guidelines (indirect community benefit assessed at $300,000), to the satisfaction of the Director of City Building; and</td>
<td></td>
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<tr>
<td>i.</td>
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</tr>
<tr>
<td>The Developer agrees to implement City of Burlington Streetscape Guideline Standards within the Brant Street, James Street and John Street public realm areas, including the expanded building setback areas at grade and the publicly accessible open space easement area outlined above (an indirect community benefit assessed at $150,000), to the satisfaction of the Director of City Building.</td>
<td></td>
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</tbody>
</table>

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
### Exception 477

<table>
<thead>
<tr>
<th>Exception 477</th>
<th>Zone RM2</th>
<th>Map 18W</th>
<th>Amendment 2020.392</th>
<th>Enacted Jun 18/18</th>
</tr>
</thead>
</table>

1. **Permitted Uses:** Townhouses only

2. **Regulations for Townhouses from External Property Boundaries:**
   
   a. Lot Area: 0.18 ha
   
   b. Front Yard: 1.5 m
   
   c. Porch and Stairs setback abutting New Street: 0 m
   
   d. Rear Yard: 4.5 m
   
   e. West Side Yard: 1.3 m
   
   f. Density: 54 units / ha
   
   g. Yard abutting a pipeline easement:
      
      i) 4.5 m
      
      ii) No buildings or structures are permitted in the yard abutting a pipeline easement, including: balconies, decks, patios, unitary equipment, walkways, swimming pools or hot tubs.

   h. Landscape Area abutting New Street:
      
      i) 1.5 m
      
      ii) Notwithstanding the definition of landscape area, to allow porches and stairs into a required landscape area abutting New Street

   i. Maximum Height: 4 storeys to 14.5 m maximum (for a flat roof, excluding parapet)

   j. Driveway and parking setback from a wall of a building containing windows of a habitable room, except where a parking space and driveway is for the exclusive use of the unit occupant: 1.2 m

   k. Loading Spaces: None Required
3. **Regulations for Parcels of Tied Land:**

   a) **Front Yard:** 1.3 m  

   b) **Front Yard to porch**  
      i) 0.5 m for easterly end units  
      ii) 1 m to all other units  

   c) **Minimum Driveway Length:** 6 m  

   d) **Side Yard adjacent to an exterior wall of a building:** 0.5 m for easterly end units  

   e) **Rear Yard abutting pipeline easement:** 4.5 m  

   f) **Rear Yard abutting New Street:** 1.5 m to building wall  
      0 m to porch and stairs  

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
1. **Regulations for an Apartment Building:**

   a) Notwithstanding Part 6, Section 2A, Table 6.2.1, footnote (g) shall not apply to an apartment building

   b) **Floor Area:**
      
      i) Retail or Service Commercial Floor area: 410 m$^2$
      
      ii) 7th Storey Area: In addition to an outdoor amenity area, a maximum of 85 m$^2$ of floor area may be used for an indoor amenity area, elevator lobby, stairs, mechanical and/or storage rooms

   c) **Yard abutting Locust Street:** 0.2 m

   d) **Yard abutting Elgin Street:** 1 m

   e) **Yard abutting Blathwayte Lane:**
      
      i) Storeys 1 to 4: 1.9 m
      
      ii) Storeys 5 and 6: As required on Diagrams 481A and 481B

   f) **North Side Yard:**
      
      i) Storeys 1 to 4: 3 m
      
      ii) Storeys 5 and 6: As required on Diagrams 481A and 481B

   g) **Stepback for 7th Storey from the limit of the 6th Storey:**
      
      i) Abutting Locust Street: 8 m
      
      ii) Abutting Elgin Street: 10 m
      
      iii) Abutting Blathwayte Lane: 25 m
      
      iv) Abutting the North Side: 6 m

   h) **Maximum Building Height:** 7 storeys to 25.5 m
      
      i) First Storey: 4.5 m
      
      ii) Second Storey: 3.3 m

   i) **Maximum Floor Area Ratio:** 4.6:1

   j) **Maximum Number of Residential Units:** 60

   k) **Glazing of the first floor elevation facing a street:** 37%

   l) **Landscape Buffer abutting a DRL zone:** 0.7 m
### Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 481 continued</th>
<th>Zone DC</th>
<th>Map 9A</th>
<th>Amendment 2020.393</th>
<th>Enacted May 22/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>m) Underground Parking Garage Setbacks:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
  i) Abutting Locust Street: | | 0.6 m | |
  ii) Abutting Elgin Street: | | 1.6 m | |
  iii) Abutting Blathwayte Lane: | | 1.1 m | |
  iv) North side: | | 0.4 m | |
  v) Entrance and exit ramp set back to Locust Street: | | 6 m | |
| n) Notwithstanding Part 1, Section 2.26(9)(b) the minimum accessible parking pathway width shall be 1.5 m. | | | |
| o) Notwithstanding Part 1, Section 2.25.3, a loading space is not required. | | | |

**DIAGRAM 481A – 5th Storey**

![Diagram 481A](image)

**DIAGRAM 481B – 6th Storey**

![Diagram 481B](image)

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Regulations for Detached Dwellings Shown on Diagram 482A

a) Lot Width: no maximum
b) Yard abutting a railway right-of-way: 28 m (Lots 3 and 4)

Regulations for Street Townhouses

a) Lot Width: 6.5 m
b) East Side Yard: 0.8 m

Additional Regulations

a) Notwithstanding Part 2, Section 19.4, Built Form Standards do not apply.
1. **Regulations:**

   - Lot width: 13.4 m
   - Lot area: 400 m²
   - Rear yard: 7.5 m
   - Side yard: 1.2 m
   - East side yard for Lot 2: 3 m
   - Maximum lot coverage on Lot 1: 40%
   - Maximum lot coverage on Lot 2: 37%

   **Height:**
   Maximum 2 storeys to 10.2 m

   **Maximum porch projection into required front yard including roof overhang and stairs:** 1.5 m

**DIAGRAM 483**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 484</th>
<th>Zone R3.4</th>
<th>Map 9A-W</th>
<th>Amendment 2020.398</th>
<th>Enacted Jul 16/18</th>
</tr>
</thead>
</table>

1. Regulations from external property boundaries:
   
   Lot width on Bellview Crescent: 3 m

2. Regulations for Lots/Parcels of Tied Land shown on Diagram 484:

   Lot width: 11 m
   Lot area: 325 m$^2$
   Front yard (to dwelling): 4.5 m
   Front yard (to garage): 6.7 m
   Rear yard: 6 m
   Side yard for Lot 3: 0.9 m; 1.2 m other side
   Side yard for Lot 4: 0.6 m; 1.2 m other side
   Side yard for Lot 5: 1.2 m; 1.8 m on the north side
   
   Resident parking: 2 spaces per unit
   Visitor parking: None required
   Height: Maximum 2 storeys to 10.2 m
   Maximum porch projection into required front yard including roof overhang and stairs: 2 m
   Front lot line for Lot 5: 6.7 m
   Maximum permitted width of all hard surfaces (driveways plus walkways): 6 m

   **DIAGRAM 484**

Except as amended herein, all other provisions of this By-law, as amended, shall apply.
Part 14 – Exceptions to Zone Designations

<table>
<thead>
<tr>
<th>Exception 485</th>
<th>Zone BC1</th>
<th>Map 14E</th>
<th>Amendment 2020.397</th>
<th>Enacted Jun 18/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<td>2.</td>
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<td>3.</td>
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<td>4.</td>
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</tbody>
</table>

1. Additional Permitted Use: Day Care Centre
2. Prohibited Use: All Industrial Uses
3. Regulations for all Permitted Uses
   a) Yard abutting Guelph Line: 1.9 m
   b) Yard abutting Queensway Drive: 2 m
   c) Landscape Area abutting Queensway Drive: 1 m
   d) Landscape Area abutting Guelph Line: 0 m
   e) Loading Spaces: None Required
4. Regulations for Day Care Centre:
   a) Maximum Floor Area: 1815 m²
   b) Parking: 33 spaces
   c) Landscape Area abutting Queensway Drive: An outdoor play area for a day care centre may be located in the required landscape area

Except as amended herein, all other provisions of this By-law, as amended, shall apply.