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.

Exception 1	Zone	Map	Amendment	Enacted

Exception 2	Zone DW	Map 9A	Amendment	Enacted

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. 48

Exception 3	Zone DRM	Map 9A	Amendment	Enacted

Exception 3 deleted by By-Law 2020.432

Exception 4	Zone MXG	Map 27	Amendment 2020.129	Enacted Aug 12/02

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 m^2 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. 832

Exception 5	Zone MXG	Map 15	Amendment	Enacted

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 m^2

   (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. 594

Exception	Zone	Map	Amendment	Enacted
6	MXG	15		

1. The following uses are prohibited:

All residential uses	Banks	Motor Vehicle Service Station
Food Stores	Trust Companies	Car Wash
Beer	Credit Unions	Standard Restaurant
Liquor	Builders Supply	Fast Food Restaurant

2. Regulations:

(a) Height — 1 storey maximum

(b) Landscape Area:
- Abutting Leighland Road: 6 m
- Abutting easterly property line: 3 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) 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. 595

Exception 7	Zone MXC	Map 10	Amendment	Enacted

1. The following uses are prohibited:

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

2. Regulations:
   (a) Lot width: 25 m
   (b) Landscape Area abutting a Daylight Triangle: 1 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 427

Exception 8	Zone MXG	Map 14	Amendment	Enacted

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:

   (a) Parking Lot Setback: 3 m from the northerly property boundary
   1.5 m from all other property boundaries

   (b) 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. 79

Exception 9	Zone DRM	Map 9A	Amendment	Enacted

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 m^2 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 14.8m^2.
   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. 309

Exception 10	Zone DC	Map 9A	Amendment	Enacted

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. 310

Exception 11	Zone DRL	Map 9A	Amendment	Enacted

1. Additional Permitted Use: Street Townhouse

2. Regulations for Street Townhouses:

   (a) Lot width 6 m
   (b) Lot area: 100 m^2
   (c) Rear yard 3.9 m
   (d) Parking: 1 space per unit

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

Exception 12	Zone GE1	Map 3	Amendment	Enacted

1. Regulations:

   (a) The erection or location of outdoor processing or manufacturing equipment shall be prohibited within I40 m of Railway Road and within 45 m of any other street.

   (b) Stone or aggregate crushing operations are prohibited.

   (c) Landscape Area: 7.5 m abutting Howard Road
   9 m abutting Railway Road

   (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,

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

Exception 13	Zone DC	Map 9A	Amendment	Enacted

The provisions of Exception Number 344 shall apply, except as follows:

1. Regulations:

   Landscape Buffer abutting a residential zone: 1.5 m
   Parking: 1 occupant parking space per dwelling unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 431

Exception 14	Zone DRL	Map 9A	Amendment	Enacted

1. Additional Permitted Use: Apartment Building

2. Regulations:

   (a) Dwelling units: 51 units maximum
   (b) Parking: 20 spaces
   (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.
   (d) Landscape area: 1 m between a parking lot or driveway and a property boundary.
   (e) Outdoor amenity area: 440 m^2

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 476

Exception 15	Zone DC	Map 9A	Amendment	Enacted

1. Residential uses shall not be permitted on the second floor.

2. Regulations:

   (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 m^2 of gross floor area.

   (b) Side yard: no minimum

   (c) Yard abutting Pearl Street and Elizabeth Street: Floors 2 & 3: 6 m
   Floors 4 & 5: 9 m

Except as amended herein, all other relevant provisions of the By-law, as amended, apply. 498

Exception 16	Zone DC	Map 9A	Amendment	Enacted

1. The following use is prohibited:

   "Fast Food Restaurant"

2. Regulations:

   (a) Landscape area abutting Brant Street: South of the free-standing building: 3 m
   Remainder of site: 1.5 m

   (b) Parking: 3.5 spaces per 100 m^2 of office floor space
   4.5 spaces per 100 m^2 of retail floor space

   (c) Yard abutting Victoria Avenue: 0.2 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 566

Exception 17	Zone DC	Map 9A	Amendment 2020.43	Enacted May 8/00

1. The following additional use is permitted:

   "Street Townhouse"

2. Regulations:

   (a) Lot width: 10 m on James Street, 6 m on Pearl Street

   (b) Lot area: 275 m^2

   (c) Height: 13 m maximum

   (d) Yard abutting James Street: 6 m
   Yard abutting Pearl Street: 7 m

   (e) Side Yard:
   abutting James Street: 4 m one side, nil other side
   abutting Pearl Street: 1.5 m northerly unit one side, nil other side
   0.9 m southerly unit one side, nil other side

   (f) Parking: 2 occupant spaces per unit plus 1 visitor space per unit

   (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.

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

Exception 18	Zone DC	Map 9A	Amendment	Enacted

1. Regulations:

   (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
   (b) Parking: 75 spaces

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 500

Exception 19	Zone DC	Map 9A	Amendment 2020.282	Enacted Feb. 1/10

The provisions of Exception Number 344 shall apply, except as follows:

1. Regulations:

   Parking lot: Shall be set back 0.6 m from a DRL zone.
   Parking: 5 spaces of which two shall be reserved for the apartment units.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 742

Exception 20	Zone DRH	Map 9A	Amendment 2020.13 2020.517	Enacted Sept. 13/99 May 5/26

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 m^2 maximum
   two bedroom unit: 95 m^2 maximum
   three bedrooms or more: 125 m^2 maximum

   (d) Floor Area:
   Office Uses: 3350 m^2 maximum
   Drug Store: 325 m^2 maximum

   (e) The following uses shall maintain a separation distance of 60 m from an R1, R2, R3, LN3, LN4, LN5, LN6 zone:
   Convenience Restaurant; and
   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. 724

Exception	Zone	Map	Amendment	Enacted
21	DW	9A	2020.43	May 8/00

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. 711

Exception	Zone	Map	Amendment	Enacted
22	DC	9A		

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 m^2
   (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. 619

Exception 23	Zone MXG	Map 9	Amendment	Enacted

1. Regulations:

   (a) Building Height: 17 storeys maximum
   (b) Retail and Service Commercial uses are not permitted above the second floor.
   (c) Direct vehicle access to Brant Street is not permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 105

Exception 24	Zone CC1	Map 27	Amendment	Enacted

1. The following use is prohibited:

   "Recreational Establishment"

2. Regulations:

   Lot Width: 55 m

   Lot Area: 0.35 ha

   Building Height: 1 storey maximum

   Parking: not permitted between Pinedale Ave. and the most northerly building elevation

   Standard, Fast Food, Convenience Restaurants:
   Not permitted within 30 m of Appleby Line or Pinedale Avenue.

   Restaurant Drive-Through Facilities:
   Drive-through pick-up windows are not permitted in building elevations facing a street.
   Intercom ordering stations are only permitted in the easterly side yard.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 828

Exception 25	Zone MXE	Map 3	Amendment	Enacted

1. Regulations:

   Lot Width: 75 m abutting Plains Road
   Lot Area: 0.85 ha

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 597

Exception 26	Zone MXC	Map 3	Amendment 2020.278 PL080169 PL080632	Enacted September 28/09

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.

Exception 27	Zone GE2	Map 3	Amendment PL968268 (OMB#) 2020.29	Enacted Nov. 18/99

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	Zone GE1	Map 19	Amendment 2020.116	Enacted April 29/02

Exception 28 deleted by By-law 2020.205

Exception 29	Zone GE1	Map 19	Amendment 2020.116 2020.181	Enacted April 29/02 Dec. 6/04

Exception 29 deleted by By-law 2020.205

Exception	Zone	Map	Amendment	Enacted
30	RM3	18	2020.43 2020.517	May 8/00 May 5/26

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 m^2/unit (30 units per hectare)
Stacked Townhouse:	200 m^2/unit (50 units per hectare)
Average Density:	312.5 m^2/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 m^2 minimum, 75 m^2 maximum
2 bedroom:	65 m^2 minimum, 95 m^2 maximum
3 or more bedrooms:	75 m^2 minimum, 105 m^2 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 m^2
2 bedroom:	105 m^2
3 bedroom:	125 m^2

(continued on next page)

Exception 30 continued

(g) Landscape Areas:

Abutting New Street:	4 m
Abutting any other street:	6 m
Abutting the Ontario Hydro corridor:	4 m
Abutting a fire hall use:	3 m

(h) Parking lots and driveways shall be set back 2 m from an R1, R2, R3, LN4, LN5, LN6 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 m^2 in size, containing a minimum of one outside children's play area curbed or fenced and having an area of at least 100 m^2

(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 m^2

(l) Privacy Area and Screening for Townhouse Units:
A rear privacy area with a minimum area of 25 m^2 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. 639

Exception 31	Zone RM2	Map 18	Amendment	Enacted

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 m^2
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 m^2 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. 643

Exception 32	Zone RH3	Map 20	Amendment	Enacted

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. 578

Exception	Zone	Map	Amendment	Enacted
33	H-CE-33	15W	2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.365 2020.508	July 3/01 April 28/08 June 2/10 April 11, 2016

(1) Holding Provision:

Notwithstanding the regulations of Part 11, Section 1.1, where the zone designation includes an 'H' Holding symbol prefix, the following shall apply:

a) Permitted uses prior to "H" (Holding) being lifted:
   i. all permitted uses in the CE zone and CE-33 zone, except recreational establishments

b) Additional permitted use following H being lifted:
   i. Recreational establishment

(2) Additional Permitted Uses:

Caterer
Fitness Club/Health Spa
Hotel subject to footnote (e) of Part 3, Table 3.2.1

Retailing of:

Furniture
Billiard Tables
Garden, Patio Furniture & Accessories
Fitness Equipment
Home Appliances
Tools, Equipment, and Special Events Rental
Fireplaces
Designer and Landscape services
Fabrics, Upholstery and associated supplies and equipment
Motor Vehicle Parts & Accessory Sales, excluding servicing, repair, installation, painting, and wrecking
A maximum of one Convenience/Specialty Food Store on each parcel within lands zoned CE-33

(3) Prohibited Uses:

Exception 33 Continued	Zone H-CE-33	Map 15W	Amendment 2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.365 2020.508	Enacted July 3/01 April 28/08 June 2/10 April 11, 2016

Pharmaceuticals and Medicines
Car Wash
Motor Vehicle Service Station
Motor Vehicle Sales, Leasing, Rental, and Service
Motor Vehicle Repair Garage
Retail Propane Facility
Convention/Conference Centre
Banquet Centre
Outdoor Patio
Night Club
Private Propane Facility
Machinery and Equipment
Night club, banquet, or conference facilities are prohibited as accessory uses to a hotel

(4) Regulations:

a) Building Height:

i. 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.

ii. Two storeys up to 13.5 m maximum south of North Service Road

b) Yard

i.	Yard abutting a street:	6 m
ii.	Yard abutting a P zone:	1.2 m
iii.	Yard abutting the Queen Elizabeth Way:	14 m
iv.	Landscape area abutting a P zone:	1.2 m
v.	Landscape area abutting the Queen Elizabeth Way:	6 m

Exception 33 Continued	Zone H-CE-33	Map 15W	Amendment 2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.365 2020.508	Enacted July 3/01 April 28/08 June 2/10 April 11, 2016

vi. Outside Storage: Prohibited

c) One standard restaurant on each parcel within lands zoned CE-33 with a maximum gross floor area of 560 m^2 and one accessory outdoor patio are permitted in a multi-unit building on a property south of North Service Road.

d) Parking

i. Off-street parking for all permitted uses shall be provided at the rate of 3.2 spaces per 100 m^2 gross floor area.

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

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

g) 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.

h) 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.

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

j) 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:

i. Furniture

ii. Garden, Patio Furniture & Accessories

iii. Home Appliances

Exception 33 Continued	Zone H-CE-33	Map 15W	Amendment 2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.365 2020.508	Enacted July 3/01 April 28/08 June 2/10 April 11, 2016

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

l) 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 the By-law, as amended, shall apply.

Exception 34	Zone H-CE-34	Map 15W	Amendment 2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.306 2020.508	Enacted July 3/01 April 28/08 June 2/10 October 4/11

(1) Holding Provision:

Notwithstanding the regulations of Part 11, Section 1.1, where the zone designation includes an 'H' Holding symbol prefix, the following shall apply:

a) Permitted uses prior to "H" (Holding) being lifted:
   i. all permitted uses in the CE zone and CE-34 zone, except recreational establishments

b) Additional permitted use following H being lifted:
   i. Recreational establishment

(2) Additional Permitted Uses:

Hotel subject to footnote (e) of Part 3, Table 3.2.1
Caterer
Fitness Club/Health Spa

Exception 34 Continued

Retailing of:

Furniture
Garden, Patio Furniture, and Accessories
Home Appliances
Fireplaces
Fabrics, Upholstery, and associated supplies and equipment
Designer and Landscape services
Billiard Tables
Fitness Equipment
Tools, Equipment, and Special Events Rentals
Sporting Goods
A maximum of one Convenience/Specialty Food Store on each parcel within lands zoned CE-34

(3) Prohibited Uses:

Convention/Conference Centre
Banquet Centre
Night Club
Night club, banquet, or conference facilities are prohibited as accessory uses to a hotel

(4) Regulations:

a) Yards

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

Exception 34 Continued

b) One standard restaurant one each parcel within lands zoned CE-34 with a maximum floor area of 560 m^2 and one accessory outdoor patio is permitted, subject to the following:
   i. Setback from Industrial Street to a restaurant use: 50 m
   ii. Setback from the easterly property line to a restaurant use: 100 m
   iii. Setback from a residential zone to an outdoor patio use: 220 m

c) 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.

d) 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.

e) 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.

f) 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:

   i. Furniture

   ii. Garden, Patio Furniture & Accessories

   iii. Home Appliances

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

h) 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.

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

j) 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 the By-law, as amended, shall apply.

Exception 35	Zone CR	Map 15	Amendment	Enacted

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 m^2 maximum
Parking:	6.5 spaces/100 m^2 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 m^2 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 m^2 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.

Exception	Zone	Map	Amendment	Enacted
36	BC1	22		

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 m^2 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 m^2
   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. 300

Exception	Zone	Map	Amendment	Enacted
37	CE	19		

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
- building and construction material
- outdoor patio
- banks and financial institutions
- food catering
- art shop and gallery
- curtains and draperies
- furniture
- household appliances
- sample or showroom
- swimming pools - sales and service
- taxidermist
- upholsterer
- antique shop and refinishing
- kitchen and bathroom centre
- paint, glass and wallpaper
- sporting goods
- hobby shop
- camera and photographic supplies
- nursery or garden centre
- 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 m^2 and 5600 m^2 in floor area where food products are not the principal goods retailed

2. Regulations:

Building Height:	No maximum
Floor Area Ratio:	Where the principal use is an office use, the maximum floor area ratio for all uses on the lot shall be 0.5:1.

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

Exception	Zone	Map	Amendment	Enacted
38	BC1	23	2020.205	April 28/08

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. 609

Exception 39	Zone BC1	Map 11	Amendment	Enacted

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. 552

Exception 40	Zone GE2	Map 14	Amendment	Enacted

1. 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. 453

Exception 41	Zone BC1	Map 22	Amendment	Enacted

1. 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. 182

Exception 42	Zone BC1	Map 28	Amendment	Enacted

1. 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. 256/681

Exception	Zone	Map	Amendment	Enacted
43	BC1	11		

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
	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. 414

Exception	Zone	Map	Amendment	Enacted
44	BC1	11		

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 50

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	Zone RM3	Map 26	Amendment	Enacted

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 827

Exception 48	Zone H-CN1-48	Map 27-E	Amendment 2020.471 OLT-21-001738	Enacted March 5, 2024

1. Additional Permitted Uses:
   a) Dwelling units on the fourth floor

2. Regulations:
   a) Maximum Building Height: 4 storeys, not including mechanical penthouse

   b) Notwithstanding Part 1, Section 2.26 4) access to the parking lot will be provided through the adjacent property to the south at 5270 Fairview Street (Sherwood Forest Park Trail) as known as legal description CON 3 SDS Part Lot 1, Registetred Plan 20R-15215, PARTS 1,2,3.

Exception	Zone	Map	Amendment	Enacted
49	GE2	3		

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 734

Exception	Zone	Map	Amendment	Enacted
50	BC1	18	2020.127	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 717

Exception	Zone	Map	Amendment	Enacted
51	MXG	14	2020.127	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 718

Exception 52	Zone H-GE1	Map 27	Amendment	Enacted

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 257

Exception 53	Zone GE2	Map 19	Amendment	Enacted

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 145

Exception 54	Zone GE1	Map 23 & 28	Amendment	Enacted

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 516,528

Exception 55	Zone R2.2	Map 3	Amendment 2020.163	Enacted April 13/04

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

Exception 56	Zone GE2	Map 19	Amendment 2020.143	Enacted April 7/03

Deleted by By-law 2020.407

Exception 57	Zone H-GE1	Map 3	Amendment	Enacted

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

Exception 58	Zone RM2	Map 26	Amendment	Enacted

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

Exception 59	Zone GE1	Map 27	Amendment	Enacted

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 m^2 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 781

Exception 60	Zone S	Map 24	Amendment	Enacted

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. 601

Exception 61	Zone	Map	Amendment	Enacted

Deleted as a result of By-law 51-2008

Exception 62	Zone BC1-62	Map 27-W	Amendment 2020.491	Enacted December 10, 2024

1. Additional Permitted Use:

Service Commercial: Fast Food Restaurant with Drive-Through Facilities

2. Regulations:

a) Lot Area:	0.8 ha

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

Exception	Zone	Map	Amendment	Enacted
63	CN1	26		

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. 361

Exception	Zone	Map	Amendment	Enacted
64	CC1	20	2020.182 2020.377	Mar 21/05 Feb 13/17

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

Maximum floor area:	19,040 m^2
Maximum floor area for seasonal outdoor garden centre:	1,608 m^2
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

Exception 64 continued	Zone CC1	Map 20	Amendment 2020.182 2020.377	Enacted Mar 21/05 Feb 13/17

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.

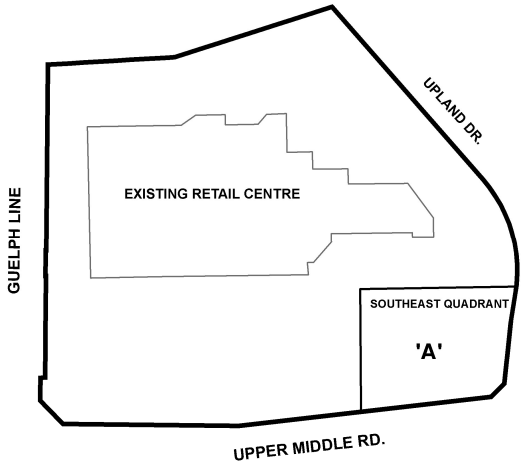
2. Regulations applicable to Area A shown on Diagram 64

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	Zone	Map	Amendment	Enacted
65	R5	11	2020.43	May 8/00

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 m^2/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	Zone	Map	Amendment	Enacted
66	CN2	14	2020.245 2020.296	Oct. 29/08 April 11/11

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

2. Regulations:

Floor Area: 300 m^2 maximum/retail use
4,650 m^2 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	Zone CC2	Map 22	Amendment	Enacted

1. Regulations:

   The total gross floor area of all restaurant uses shall not exceed 500 m^2

   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. 432

Exception 68	Zone CN1	Map 20	Amendment	Enacted

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 m^2.

   All loading and unloading areas for any single commercial unit having a minimum floor area of 929 m^2 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. 577

Exception 69	Zone URM	Map 28	Amendment 2020.7	Enacted Sept. 13/99

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.

Exception 70	Zone DRL	Map 9A	Amendment	Enacted

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 m^2
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 m^2 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 m^2
Front Yard	6 m
Side Yard	
one side if other side used for driveway	3 m
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 m^2
3 Bedroom	97.5 m^2
4 Bedroom or more	111.4 m^2
Parking	2 spaces per unit

4. Regulations for:

	Semi-Detached Building	Semi-Detached Unit
Lot Width	17.9 m	8.5 m
Lot Area	700 m^2	350 m^2
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 m^2 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. 446

Exception 71	Zone CN1	Map 20	Amendment	Enacted

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 m^2 maximum

Standard Restaurant: No free standing restaurants. Standard restaurants are only permitted subject to a maximum floor area of 500 m^2, 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 m^2 maximum

Except as amended herein, all other provisions of this By-Law, as amended, shall apply. 581

Exception 72	Zone GE1	Map 23	Amendment 2020.81	Enacted Oct. 15/01

Exception 72 deleted by By-law 2020.205

Exception 73	Zone MXG	Map 18	Amendment 2020.43	Enacted May 8/00

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 m^2 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. 761

Exception 74	Zone UCR1	Map 24	Amendment 2020.394	Enacted Jul 18/18

(1) Regulations:

Maximum floor area of each commercial retail unit: 7,432 m^2

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 m^2

Except as amended herein, all other provisions of this By-law, as amended shall apply. 669

Exception 75	Zone UCR2	Map 24	Amendment 2020.394	Enacted Jul 16/18

(1) Regulations:

Maximum floor area of commercial retail unit: 11,262.4 m^2

Motor Vehicle uses are permitted provided they operate in conjunction with a retail store having a minimum floor area of 5,574 m^2 and provided that there shall not be more than one combined motor vehicle/retail store within the UCR2-75 zone.

A minimum of 4 principal uses is required in the combined areas zoned UCR2-75 and UCR1-74.

Maximum retail commercial floor area in the combined areas zoned UCR2-75 and UCR1-74: 27,500 m^2

Except as amended herein, all other provisions of this By-Law, as amended shall apply. 670

Exception 76	Zone DRL	Map 9A	Amendment	Enacted

(1) Prohibited Uses: Duplexes
Triplexes

(2) Regulations for a Detached or Semi-Detached Dwelling

Lot Area:	450 m^2
Lot Width:	20 m
Yard abutting Elgin Street for a principal structure:	4 m
Yard abutting Elgin Street for a garage:	6 m
Yard abutting Burlington Avenue:	6 m
Rear Yard:	7.5m
Side Yard:	1.5 m
Yard abutting easterly property boundary:	7 m
Height:	2 storeys maximum
Parking:	2 parking spaces/ unit

Except as amended herein, all other provisions of this By-Law, as amended shall apply. 712

Exception 77	Zone	Map	Amendment 2020.239	Enacted Mar. 17/08

EXCEPTION 77 deleted by Zoning By-law 2020.239

Exception 78	Zone	Map	Amendment 2020.239	Enacted Mar. 17/08

EXCEPTION 78 deleted by Zoning By-law 2020.239

Exception 79	Zone	Map	Amendment 2020.239	Enacted Mar. 17/08

EXCEPTION 79 deleted by Zoning By-law 2020.239

Exception 80	Zone H-RM5	Map 3	Amendment	Enacted

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 m^2
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. 783

Exception 81	Zone UCR1	Map 29	Amendment 2020.138	Enacted Dec. 16/02

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. 750

Exception 82	Zone	Map	Amendment 2020.239	Enacted Mar. 17/08

EXCEPTION 82 deleted by Zoning By-law 2020.239

Exception 83	Zone RA	Map 32	Amendment	Enacted

1. The following additional use is permitted: Airport

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

Exception 84	Zone O1	Map 1	Amendment	Enacted

1. Only the following use is permitted: Cemetery

2. Regulations:

Floor Area:	100 m^2 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. 647

Exception 85	Zone RH2	Map 5	Amendment	Enacted

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 m^2, 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 m^2

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. 116

Exception 86	Zone	Map	Amendment	Enacted

Deleted as a result of By-law 51-2008

Exception 87	Zone	Map	Amendment	Enacted

Deleted as a result of By-law 51-2008

Exception 88	Zone H-RM2	Map 14	Amendment	Enacted

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 m^2 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. 331

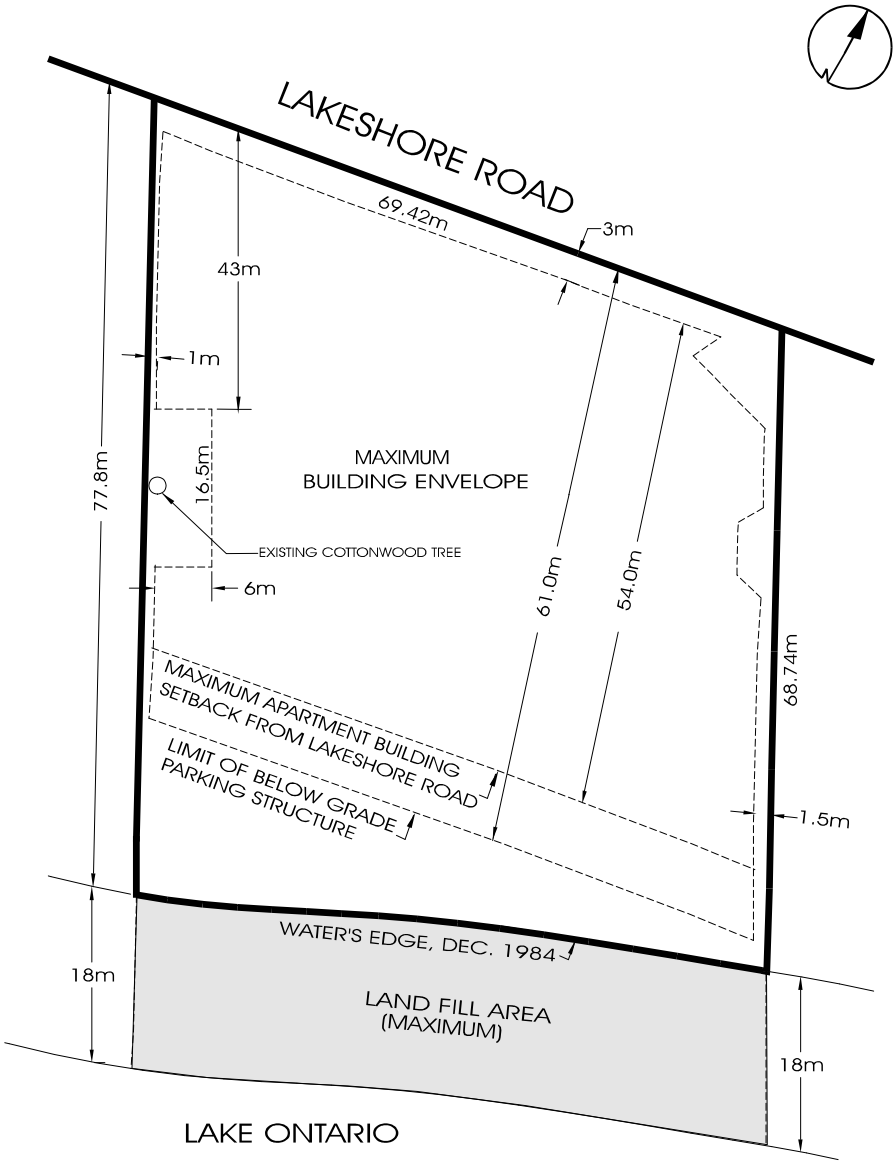
Exception	Zone	Map	Amendment	Enacted
89	RH4	26		

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. 461

Exception 90	Zone R3.2	Map 13	Amendment	Enacted

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. 448

Exception 91	Zone RM2	Map 22	Amendment	Enacted

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. 440

Exception 92	Zone RH5	Map 23	Amendment	Enacted

(1) Regulations:

Maximum building height: 10 storeys
Minimum lot width adjacent to Maple Avenue: 70 m

(2) Retirement Home

Means a residential facility which may consist of bachelor and one-bedroom efficiency apartments with full bathrooms and small kitchenettes or private and semi-private rooms with private or shared bathrooms. A central dining room shall be provided, other communal facilities may be provided. Accommodation shall be exclusively for elderly persons

Except as amended herein, all other provisions of this By-law, as amended, shall apply 409

Exception 93	Zone RM2	Map 24	Amendment 2020.167 2020.517	Enacted Mar 22/04 May 5/26

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 or LN5 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, all other provisions of this by-law, as amended, shall apply. 445

Exception 94	Zone R1.1, R1.2, R2.4	Map 12	Amendment	Enacted

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	Zone R3.2	Map 13	Amendment	Enacted

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

Exception 96	Zone R1.2	Map 12	Amendment	Enacted

1. Regulations:

Lot area:		1500 m^2
Lot width:		24 m
Front yard:		9 m
Rear yard:		9 m
Side yard:		
With attached garage or carport:		10% of actual lot width each side
Without attached garage or carport:		10% of actual lot width one side, 3 m other side
Yards on Corner lots:	Rear yard	4.5 m
	Street side yard	9 m
	Front yard	9 m
Floor area:	1 storey	130 m^2
	1 ½ storey	139.3 m^2
	2 storey	167 m^2
	Split level	134 m^2
Height:	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.	

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 478

Exception 97	Zone GE2	Map 14	Amendment	Enacted

1. Regulations:

Yard abutting a residential zone:	7.5 m
Landscape buffer abutting a residential zone:	7.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 275

Exception 98	Zone RM1	Map 20	Amendment	Enacted

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. 563

Exception 99	Zone RM2	Map 14	Amendment	Enacted

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. 515

Exception 100	Zone RH4	Map 27	Amendment	Enacted

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.

Exception	Zone	Map	Amendment	Enacted
101	RH1	27		

(1) Only the following uses are permitted: Apartment Building

Height:	4 storeys maximum
Density:	85 units per ha maximum
Landscape Area:	6 m abutting Burloak Drive 6 m abutting New Street
Yards:	15 m abutting a rear lot line of a multi family unit

(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

Exception 102	Zone RM3	Map 20	Amendment 2020.XXX 2020.517	Enacted May 5/26

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 an LN4 zone.
No parking lot shall be located within 6 m of the boundary of an LN4 zone.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 531

Exception 103	Zone RM2	Map 15	Amendment	Enacted

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. 579

Exception 104	Zone RM3	Map 24	Amendment 2020.128 2020.517	Enacted Aug. 12/02 May 5/26

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	9.1m
Yard abutting R1, R2, R3, LN4, LN5, LN6 Zone	15.2 m

Minimum floor area per unit:

Efficiency dwelling unit	41.8 m^2
1 bedroom dwelling unit	55.7 m^2
2 bedroom dwelling unit	74.3 m^2
3 bedroom dwelling unit	92.9 m^2

Amenity area for each unit:

Efficiency dwelling unit	13.9 m^2
1 bedroom dwelling unit	18.5 m^2
2 bedroom dwelling unit	53.4 m^2
3 bedroom dwelling unit	88.2 m^2
4 bedroom dwelling unit or more	123.0 m^2

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. 553

Exception 105	Zone R3.1	Map 10	Amendment 2020.16 2020.517	Enacted Oct. 28/99 May 5/26

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 m^2 maximum
Yard:	Abutting Glendor Avenue	45 m
	Abutting north lot line	2 m
	Abutting south lot line	3 m
	Abutting a R1, R2, R3, LN4, LN5, LN6 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 m^2 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 m^2
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. 656

Exception 106	Zone RM5	Map 22	Amendment 2020.11	Enacted Oct. 4/99

1. Only the following uses are permitted:

   Detached Dwellings subject to RM4 zone regulations
   Semi-detached Dwellings subject to RM4 zone regulations
   Townhouse subject to RM2 zone regulations
   Stacked Townhouse subject to RM3 zone regulations
   Street Townhouse

2. Regulations:

Detached Dwellings
Lot width: 12 m maximum
Rear Yard: 6.5 m

Semi-Detached Dwellings
Lot Width: 6.9 m per unit, 13.8 m per building
Corner Lot Width: 8.5 m per unit, 17 m per building
Lot Area: 175 m^2
Street Side Yard: 3 m
Rear Yard: 6.5 m
Lot Coverage: 45%

Townhouse and Stacked Townhouse Dwellings
Density: Townhouse development: 34 units/ha maximum

Combined Townhouse & Stacked Townhouse development:
Townhouse 294 m^2 /unit (34 u/ha) maximum
Stacked Townhouse 200 m^2/unit (50 u/ha) maximum

Maximum Floor Area: At least 25% of the total of all townhouse or stacked townhouse units shall have the following maximum floor areas:
1 bedroom 75 m^2
2 bedroom 85 m^2
3 bedroom 105 m^2

Street Townhouse Dwellings
Lot Width: 5.5 m interior units
6.7 m end units
8.5 m corner lots
Lot area: 165 m^2
Street side yard: 3 m
Rear yard: 6.5 m

For street Townhouses located within 30 m of an MXR zone boundary:

Front Yard: 5.8 m
Rear Yard: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply 616

Exception 107	Zone RM5	Map 22	Amendment	Enacted

1. Regulations for Street Townhouse :

Lot Width:	7.5 m interior unit, 9 m end unit
Corner Lot Width:	12 m
Lot Area:	233 m^2

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 615

Exception 108	Zone RM3	Map 24	Amendment 2020.27	Enacted Dec. 7/99

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.

Exception 109	Zone RM1	Map 14	Amendment	Enacted

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. 608

Exception 110	Zone RM3	Map 18	Amendment 2020.XXX 2020.517	Enacted May 5/26

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.

Exception 110 continued

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 m^2/unit (32 units per hectare)
For townhouse units	333 m^2/unit (30 units per hectare)
For stacked townhouse units	200 m^2/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

Abutting New Street:	10.0 m
Abutting any other street:	7.0 m
Abutting the Ontario Hydro corridor:	4 m at sides of units, 9 m at rears of units
Abutting a fire hall use:	9.0 m

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:

	Minimum	Maximum
1 bedroom	50 m^2	75 m^2
2 bedroom	66 m^2	95 m^2
3 or more bedrooms	76 m^2	105 m^2

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 m^2
2 bedroom	105 m^2
3 bedroom	125 m^2

Landscape Areas

Abutting New Street	4.0 m minimum
Abutting any other street	6.0 m minimum
Abutting the Ontario Hydro corridor	4.0 m minimum
Abutting a fire hall use	3.0 m minimum

A parking lot and driveway may be located within 2 m of a detached residential zone, LN1, LN2, LN3, LN4, LN5, LN6, LN8 or HN 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 m^2 in size, containing a minimum of one outside children's play area curbed or fenced and having an area of at least 100 m^2

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 m^2

Privacy Area and Screening for Townhouse Units
A rear privacy area with a minimum area of 25 m^2 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. 639

Exception	Zone	Map	Amendment	Enacted
111	RM2	9		

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: 0.55 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 m^2
   - 2 bedroom: 95 m^2
   - 3 bedroom: 110 m^2

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. 805

Exception	Zone	Map	Amendment	Enacted
112	RM2	9		

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 m^2
   2 bedroom: 95 m^2
   3 bedroom: 110 m^2

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. 806

Exception	Zone	Map	Amendment	Enacted
113	RM2	9		

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 m^2
   2 bedroom: 95 m^2
   3 bedroom: 110 m^2

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. 807

Exception	Zone	Map	Amendment	Enacted
114	RM2	9		

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 m^2
   2 bedroom: 95 m^2
   3 bedroom: 110 m^2

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. 808

Exception	Zone	Map	Amendment	Enacted
115	R2.3	15	2020.239	Mar. 17/08

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. 621

Exception 116	Zone RH4	Map 15	Amendment	Enacted

1. Only the following uses are permitted:

   Stacked Townhouse
   Townhouse subject to RM2 zone regulations

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. 782

Exception 117	Zone RM2	Map 24	Amendment	Enacted

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. 646

Exception 118	Zone RM1	Map 24	Amendment	Enacted

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. 650

Exception 119	Zone RM2	Map 3	Amendment 2020.XXX 2020.517	Enacted May 5/26

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 m^2
   Yard abutting an R2.1 or LN5 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. 727

Exception 120	Zone RM3	Map 24	Amendment	Enacted

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 m^2/unit (30 units/ha)
Stacked Townhouse	222 m^2/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 m^2
2 bedroom	75 m^2
3 or more bedrooms	95 m^2

   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 m^2 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 m^2 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. 665

Exception 121	Zone RM4	Map 24	Amendment 2020.43	Enacted May 8/00

1. Regulations:

Lot Width:	10 m
Lot Area:	300 m^2
Front Yard:	6 m
Rear Yard:	9 m
Street Side Yard:	4.5 m
Side Yard:	
with attached garage:	1.2 m
without attached garage:	1.2 m, 2.7 m other side within 12 m of street line, 1.2 m thereafter

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 661

Exception 122	Zone H-RM2	Map 9	Amendment 2020.XXX 2020.517	Enacted May 5/26

1. Only the following use is permitted: Townhouse

2. Regulations for Townhouses:

Lot Width:	35 m
Lot Area:	0.65 ha
Yards:	4 m abutting Francis Road 7 m abutting Oneida Drive 9 m, 6 m for a garage, abutting North Shore Boulevard 9.4 m abutting easterly property line, except, within 10 m of the northerly property line the yard may be 2 m for a side building elevation only. 7 m abutting northerly property line 6.8 m for all other yards
Units:	18 units maximum, 4 units per building maximum
Landscape Area:	6 m abutting North Shore Boulevard 4 m abutting Francis Road
Landscape Buffer:	1 m abutting the easterly boundary of 1011 North Shore Boulevard
Privacy Area:	18.5 m^2 per unit
Amenity Area:	none required
Encroachment:	a porch may encroach 1.8 m into a required yard
Parking:	not permitted within 4 m of a detached residential zone, an LN5 zone
Building Height:	1 ½ storeys maximum, 2 storeys maximum within 30 m of the northerly property line
Separation Distance:	6 m between buildings abutting easterly property line, except, where a building abuts Oneida Drive the separation distance shall be 7 m.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 833

Exception 123	Zone RM3	Map 24	Amendment 2020.XXX 2020.517	Enacted May 5/26

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 m^2/unit (30 units per hectare)
   Stacked Townhouse: 200 m^2/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, RM5 or LN8 zone:	Stacked Townhouse:	15 m
		Townhouse:	9 m
Floor Areas:	1 bedroom unit	75 m^2	
	2 bedroom unit	95 m^2	
	3 bedroom unit	115 m^2	

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 m^2.

   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 m^2.

   Privacy Area and Screening for Townhouse Units
   A rear privacy area with a minimum area of 25 m^2 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. 678

Exception 124	Zone RM4	Map 14	Amendment	Enacted

1. Regulations for Detached Dwellings:

Floor area maximum: 130 m^2 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 m^2
Lot area per dwelling unit	225 m^2
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 m^2 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. 720

Exception 125	Zone RM4	Map 14	Amendment 2020.XXX 2020.517	Enacted May 5/26

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 m^2
Lot area per dwelling unit	225 m^2
Front yard	6 m
Rear yard	9 m
Side yard	1.2 m
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 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 the roof peak
Maximum floor area	130 m^2 for at least 2 units

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 721

Exception 126	Zone RM2	Map 18	Amendment	Enacted

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 m^2
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 m^2
2 bedroom	105 m^2
3 or more bedrooms	125 m^2

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 705

Exception 127	Zone RM1	Map 23	Amendment	Enacted

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 145m^2

   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. 739

Exception 128	Zone CN2	Map 23	Amendment	Enacted

(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. 702

Exception 129	Zone RM2	Map 9	Amendment 2020.XXX 2020.517	Enacted May 5/26

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 m^2
	Triplex Building	750 m^2
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 or LN5 zone:		12 m
Setback of decks from an R2.1 or LN5 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 or LN5 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 m^2
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. 735

Exception 130	Zone RM1	Map 9	Amendment 2020.43	Enacted May 8/00

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 m^2.

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. 738

Exception 131	Zone R3.2	Map 9	Amendment	Enacted

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. 710

Exception	Zone	Map	Amendment	Enacted
132	R4	19		

1. The following additional use is permitted: Detached Dwelling

2. Regulations for Detached and Semi-Detached Dwellings:

Lot Width: 6 m
Lot Area: 295 m^2
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:

(i) 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;

(ii) one-third of the dwelling units may have attached garages which project a maximum of 6.5 m beyond the second storey;

(iii) all other dwelling units may have attached garages which project a maximum of 3.5 m beyond the second storey.

(iv) Not more than 8 contiguous lots shall be 9 m or less in width.

(v) 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. 744

Exception 133	Zone R4	Map 19	Amendment	Enacted

1. The following additional uses are permitted:

   The uses and regulations contained in exception number 132
   Triplex dwellings

2. Regulations for Triplex Dwellings:

Height:	2 storeys maximum
Lot width:	6m
Corner Lot:	10.5 m
Lot area:	180 m^2
Front yard:	6 m
Side yard:	
End unit with attached garage:	1.2 m
End unit without attached garage	3 m
Street Side Yard:	4.5 m
Rear yard:	9 m
Swimming pools:	not permitted

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. 745

Exception 134	Zone CN1	Map 23	Amendment	Enacted

1.

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

(b) The following are the only uses permitted:

Finance
Banks
Finance and loan companies
Mortgage companies
Trust companies
Investment and security
Other savings and credit

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

Education facilities
Private school
Boarding school
Correspondence school
Day nursery
Tuition school
Tutoring school
Bible or theological school
Business or commercial school
Schools - music, drama, dance, art or language

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:

Yard abutting a street:	3 m
Landscape Area abutting a street:	5 m
Yard abutting an O2 zone:	7.5 m

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. 730

Exception 135	Zone GE2	Map 23	Amendment 2020.67 2020.137	Enacted Jan. 15/01 Nov. 11/02

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. 731

Exception 136	Zone RM5	Map 24	Amendment	Enacted

(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 m^2
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 757

Exception 137	Zone RM5	Map 18	Amendment	Enacted

(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 m^2 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 760

Exception 138	Zone RM3	Map 29	Amendment 2020.81 2020.97	Enacted Oct. 15/01

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 751

Exception 139	Zone RH4	Map 23	Amendment 2020.68	Enacted April 17/01

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. 703

Exception 140	Zone RM2	Map 26	Amendment 2020.XXX 2020.517	Enacted May 5/26

(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, LN3, LN4, LN5, LN6 zone:	6.5 m
Privacy area:	40 m^2 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. 764

Exception 141	Zone RO2	Map 29	Amendment	Enacted

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. 748

Exception 142	Zone RM3	Map 24	Amendment	Enacted

(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 m^2
2 bedroom unit:	95 m^2
3 bedroom unit:	115 m^2

Except as amended herein, all other provisions of this By-law, as amended, shall apply 766

Exception 143	Zone RM3	Map 24	Amendment	Enacted

(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 m^2
2 bedroom unit:	95 m^2
3 bedroom unit:	115 m^2

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 767

Exception 144	Zone RM2	Map 24	Amendment	Enacted

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. 756

Exception 145	Zone RM1, H-RM1	Map 10	Amendment	Enacted

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:

	Semi-Detached Building	Semi-Detached Unit
Lot Width:	12 m	5.9 m
Lot Area:	430m^2	215 m^2
Front Yard:		7.5 m
Maximum Height:		2 storeys

   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. 763

Exception 146	Zone RH4	Map 26	Amendment 2020.179	Enacted Nov. 15/04

(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 771

Exception 147	Zone MXC	Map 10	Amendment 2020.46	Enacted Jun 19/00

EXCEPTION 147 deleted by By-law 2020.300

Exception 148	Zone MXG	Map 14	Amendment	Enacted

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 m^2
Side Yard:	1.3 m
Outside Storage:	Not Permitted

Except as amended herein, all other provisions of this By-Law, as amended, shall apply. 780

Exception 149	Zone RM3	Map 1	Amendment 2020.43	Enacted May 8/00

(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:

(a) Minimum lot widths and areas shall not apply for cluster detached, semi-detached, triplex, townhouses or stacked townhouses dwellings;
(b) Maximum building height: 3 storeys
(c) Minimum building setback from a "P" zone: 10 metres
(d) 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;
(e) 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 m^2

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 772

Exception 150	Zone RM3	Map 1	Amendment 2020.43	Enacted May 8/00

(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 773

Exception 151	Zone RM3	Map 1	Amendment 2020.43	Enacted May 8/00

(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 774

Exception 152	Zone RM1	Map 1	Amendment 2020.43 2020.517	Enacted May 8/00 May 5/26

(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:

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

(b) Minimum Yard abutting a single family residential or an LN5 zone: 9 m

(c) Maximum building height: 1 ½ storeys

(d) 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;

(e) 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 775

Exception 153	Zone RH2	Map 20	Amendment	Enacted

1. The following additional use is permitted:
   Townhouse subject to RM2 zone regulations
   Combined Townhouse and Stacked Townhouse development

2. Regulations for:

Townhouse Dwellings:

Yard abutting Northampton Blvd.:	22 m
Yard abutting Headon Forest Drive:	6 m for side building elevations only
Yard abutting Highway No.5:	75 m for dwelling units, 13.5 m for accessory buildings and structures
Maximum Density:	34 units per hectare

Stacked Townhouse Dwellings:

Yard abutting Northampton Blvd.:	22 m
Yard abutting Headon Forest Drive:	7.5 m, 6 m for side building elevations only
Yard abutting Highway No.5:	75 m for dwelling units, 13.5 m for accessory buildings and structures
Maximum Density:	50 units per hectare

Combined Townhouse/Stacked Townhouse Dwellings:

Yard abutting Northampton Blvd.:		22 m
Yard abutting Headon Forest Drive:		7.5 m, 6 m for side building elevations only
Yard abutting Highway No.5:		75 m for dwelling units, 13.5 m for accessory buildings and structures
Maximum Density:	Townhouse:	333 m^2 per unit (30 u/ha)
	Stacked Townhouse:	200 m^2 per unit (50 u/ha)

Apartment Building:

Maximum Building Height:	6 storeys

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

Exception 154	Zone RH2	Map 20	Amendment	Enacted

1. Only the following use is permitted: Apartment Buildings

2. Regulations:

Lot Area:	1 ha
Yard abutting Walker's Line:	10.5 m
Yard abutting an O2 zone:	6 m
All other yards:	7.5 m
Density:	50 units per hectare maximum
Building Height:	2 storeys maximum
Parking:	2 occupant spaces /unit
	0.35 visitor spaces/unit

Every Apartment Building shall contain a minimum of 4 dwelling units and a maximum of 26 dwelling units.

Except as amended herein, all other provisions of this By-law, as amended, shall apply 533

Exception 155	Zone H-RM3	Map 1	Amendment	Enacted

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 m^2 maximum floor area for all uses including 200 m^2 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 803

Exception	Zone	Map	Amendment	Enacted
156	H-O1	1		

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	Zone	Map	Amendment	Enacted
157	RM3	23		

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 m^2 maximum
   2 bedroom units 75 m^2 maximum
   3 or more bedroom units: 95 m^2 maximum

(continued on next page)

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 m^2 maximum
2 bedroom units	75 m^2 maximum
3 or more bedroom units:	95 m^2 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 m^2 per unit (29.7 u/ha)
Stacked Townhouse:	222 m^2 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 m^2 maximum
2 bedroom units	75 m^2 maximum
3 or more bedroom units:	95 m^2 maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply 844

Exception 158	Zone CN1	Map 16	Amendment	Enacted

1. Regulations:

Landscape area abutting Dawlish Road:	6 m
Yard abutting Dawlish Road:	15 m
Total Floor Area of all Fast Food Restaurants:	260 m^2

Fast Food Restaurants shall maintain a separation distance of 90 m from Dawlish Road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply 158

Exception 159	Zone R2.1	Map 3	Amendment	Enacted

1. The following additional use is permitted: Long Term Care Facility

2. Regulations:

The maximum number of residents shall not exceed 100 persons.
The maximum number of sleeping rooms shall not exceed 75.
No self-contained units shall be permitted save one housekeeper's unit.

Parking:	0.34 spaces per sleeping room.
Building Height:	one storey
Yard abutting a street:	7.5 m
Yard abutting west lot line:	2.4 m within 42 m of Aldershot Place, 5.9 m thereafter
Yard abutting north lot line:	5.5 m
Encroachment:	A canopy may encroach to within 5.5 m of Park Avenue.

Except as amended herein, all other provisions of this By-law, as amended, shall apply 470

Exception 160	Zone H-RM2	Map 20	Amendment	Enacted

1. Regulations for a Day Care Centre:

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
Parking:	All parking spaces shall be set back: 3 m from all lot lines; One space per 25 m^2 of gross floor area maximum, 3 spaces may be provided in the front yard
Floor Area Ratio:	0.3:1 maximum
Lot Coverage:	20% maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply 513

Exception 161	Zone RM5	Map 15	Amendment	Enacted

1. Regulations for Street Townhouse:
Rear Yard: 20 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply 778

Exception 162	Zone CN2	Map 16	Amendment	Enacted

1. The following additional use is permitted: One Fast Food Restaurant

2. Regulations:

Floor Area for a Fast Food Restaurant:	165 m^2 maximum
Spatial Separation:	30 m from a residential zone

Except as amended herein, all other provisions of this By-law, as amended, shall apply 42

Exception 163	Zone R3.2	Map 20	Amendment	Enacted

1. Regulations:

Rear Yard:		7.5 m
Yard abutting the TransCanada Pipeline Easement:		
	Rear Yard:	10 m
	Side Yard:	6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply 791

Exception 164	Zone RH4	Map 3	Amendment	Enacted

1. Only the following use is permitted: Apartment Building

2. Regulations:

Number of Units:	252 maximum
Building Height:	4 storeys maximum
Yard abutting a street:	6 m
Yard abutting south property line:	9 m
Yard abutting west property line:	7 m within 50 m of Plains Road, 20 m thereafter
Landscape Area:	
Abutting a street:	6 m
Abutting south property line:	4.5 m
Abutting west property line:	6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply 793

Exception	Zone	Map	Amendment	Enacted
165	PC	8 & 9A		

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	Zone	Map	Amendment	Enacted
166	PC	3		

1. The following additional use is permitted: Banquet Centre

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

Exception 167	Zone PC	Map 9	Amendment 2020.1	Enacted Jun 21/99

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 m^2
Maximum height of building:	1 storey from Lakeshore Road 2 storeys from the promenade level
Maximum Retail unit size:	200 m^2
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	Zone RM5	Map 23	Amendment	Enacted

1. Regulations:

   Lot Width: 6 m

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

Exception 169	Zone RM5	Map 23	Amendment 2020.12	Enacted Oct 4/99

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	Zone RM2	Map 23	Amendment	Enacted

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	Zone H-RH4	Map 23	Amendment	Enacted

1. Regulations:

   Building Height: 8 storeys maximum

Except as amended herein, all other provisions of this By-law, as amended, shall apply 787

Exception 172	Zone RM3	Map 23	Amendment 2020.147	Enacted Aug 11/03

1. Prohibited Uses:

   Detached Dwelling
   Duplex Dwelling

2. Regulations:

   Landscape Area abutting a street: 6 m

3. Additional Regulations for Townhouse dwellings:

   Density: Maximum 92 townhouse units, without underground parking
   Side yard: 7 metres

   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 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.

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 788

Exception 173	Zone H-RM3	Map 23	Amendment	Enacted

1. Prohibited Uses:

   Detached Dwelling
   Duplex Dwelling

2. Regulations:

   Landscape Area abutting a street: 6 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 790

Exception 174	Zone R3.2	Map 14	Amendment 2020.64 2020.282 2020.517	Enacted Oct. 10/00 Feb. 1/10 May 5/26

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 or LN4 zone
Principal building:	11 metres abutting R3.2 or LN4 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.

Exception	Zone	Map	Amendment	Enacted
175	MXC	3	2020.50	Jul 10/00
		3	2020.51	
		22	2020.52	
		22	2020.53	Sept 18/00
		22	2020.54	
		3	2020.384 PL171346 (LPAT)	Apr 25/18 LPAT

1. Prohibited Uses:

   Supermarket/Grocery Store
   All residential uses

2. Regulations:

   Maximum Floor area per retail use: 3000 m^2

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

Exception	Zone	Map	Amendment	Enacted
176	D	1	2020.43	May 8/00

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.

Exception 177	Zone RM2	Map 14	Amendment 2020.XXX 2020.517	Enacted May 5/26

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 m^2
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 or LN4 zone
Amenity Area:	20 m^2 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 797

Exception 178	Zone RM3	Map 18	Amendment	Enacted

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 798

Exception 179	Zone RO1	Map 29	Amendment 2020.239	Enacted Mar 17/08

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 799

Exception 180	Zone MXG	Map 14 & 15	Amendment 2020.48	Enacted Sept 18/00

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

Exception 181	Zone DRH	Map 9A	Amendment	Enacted

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

Exception 182	Zone GE1	Map 23	Amendment 2020.66	Enacted Jan 15/01

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.

Exception 183	Zone RM4	Map 23	Amendment	Enacted

1. Regulations for Semi-Detached Dwellings:

Lot Width:	6 m
Lot Area:	215 m^2
Rear Yard:	6.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply 802

Exception 184	Zone R2.3	Map 11	Amendment	Enacted

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 776

Exception 185	Zone R2.4	Map 11	Amendment	Enacted

1. Regulations:

   Lot Width: 16.7 m

   Lot Area: 580 m^2

   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 777

Exception 186	Zone RM1	Map 11	Amendment	Enacted

1. Only the following use is permitted: Semi-Detached Dwelling

2. Regulations:

   Lot Width: 9.7 m/unit
   Lot Area: 330 m^2/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 809

Exception 187	Zone RH4	Map 23	Amendment	Enacted

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 810

Exception 188	Zone DC	Map 9A	Amendment	Enacted

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 2020.XXX 2020.517	Enacted May 5/26

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, LN3, LN4, LN5, LN6 zone: 9 m
Rear Yard: 9 m

Side Yard:
Abutting north lot line: 3.5 m for a 2 storey building or part thereof
1.85 m for a 1 or 1 ½ storey building or part thereof
Abutting south lot line: no minimum

Encroachment: A stairway is permitted to encroach 2 m into the required yard abutting Walkers Line and 2 m into the northerly side yard.

The definition of "Storey, Half" in Part 16 shall apply to Townhouse Dwelling

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 812

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 813

Exception 191	Zone R3.2	Map 22	Amendment	Enacted

1. Regulations:

   Lot Area: 445 m^2

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 815

Exception 192	Zone RM3	Map 24	Amendment	Enacted

1. Regulations for Stacked Townhouse:

Density:	45 units/ha minimum, 55 units/ha maximum
Rear Yard:	6.5 m
Side Yard:	
Abutting west lot line:	3.5 m for a side building elevation 5.75 m for a rear building elevation
Abutting east lot line:	12.5 m within 34 m of north lot line, 6 m thereafter
Height:	3 storeys to a maximum height of 12 m measured at the front building elevation facing a street or driveway.
Landscape Area:	4 m abutting Upper Middle Road 60 cm abutting a residential zone
Visitor Parking:	0.3 spaces per unit

Parking is permitted within 60 cm of a building

Except as amended herein, all other provisions of this By-law, as amended, shall apply. 817

Exception 193	Zone RNA1 & RNA2	Map 3 & 4	Amendment	Enacted

1. In addition to the regulations for a School contained in Part 1, Subsection 2.21 (a) the following shall also apply:

Yard abutting an O2 or O3 zone:	10 m
Maximum Building Height:	2 storeys
Maximum Impervious Surface:	60%

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

Exception 194	Zone RNA3	Map 3 & 4	Amendment	Enacted

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

Exception 195	Zone O2	Map 3 & 4	Amendment	Enacted

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 687

Exception 196	Zone O2, O3	Map 3 & 4	Amendment	Enacted

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	Zone	Map	Amendment	Enacted
197	H-RNA1 H-RNA2 H-RNA3	3 & 4		

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	Zone	Map	Amendment	Enacted
198	RM5	14		

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 814

Exception 199	Zone R5	Map 18	Amendment	Enacted

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 820

Exception 200	Zone R3.2	Map 24	Amendment	Enacted

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 821

Exception 201	Zone DC	Map 9A	Amendment	Enacted

1. Additional Permitted Use: Office

2. The following use is prohibited: Medical Office on the Second Floor

3. Regulations:

   Floor Area: Ground Floor: 182 m^2 maximum
   Second Floor: 65 m^2 maximum

   Building Height: 2 storeys maximum

   Parking: Not permitted in the front yard
   A back-up isle for vehicles turning around may encroach 60 cm into a Landscape Buffer.

   Parking Spaces: Plastic Surgeon Office: 7 spaces
   Other Medical Office: 9 spaces
   2nd Floor Commercial: 3 spaces
   2nd Floor Residential: 1 space
   A minimum of 10 parking spaces shall be provided.

Except as amended herein, all other provisions of this By-law, as amended, shall apply 604

Exception 202	Zone CN2	Map 24	Amendment	Enacted

1. Only the following use is permitted: Office

2. Regulations:

   Side Yard: 6 m
   Floor Area: 710 m^2 maximum

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

Exception 203	Zone GE1	Map 18	Amendment	Enacted

1. Regulations

   Lot Width: 30 m
   Lot Area: 0.2 ha

Except as amended herein, all other provisions of this By-law, as amended, shall apply 823

Exception 204	Zone R4	Map 24	Amendment 2020.XXX 2020.517	Enacted May 5/26

1. The following use only is permitted:

   A residential development consisting of 2- and 3-unit buildings

2. Regulations:

Number of Units:	26 maximum
Lot Width:	120 m
Lot Area:	1.0 ha
Yards:	
Abutting a street:	7.5 m
Abutting R3.2 or LN4 zone:	9 m
Abutting RM2-93 zone:	4.5 m within 40 m of northerly lot line, 9 m thereafter
Building Height:	2 storeys maximum
Parking:	2 occupant spaces per unit, 0.5 visitor spaces per unit

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.

Every exclusive use driveway shall have a minimum length of 6.7 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply 816

Exception 205	Zone DI	Map 8, 9A	Amendment 2020.287	Enacted Jun 14/10

1. Additional Permitted Uses:

   Uses permitted in all zones as well as uses permitted in a BC1 zone are subject to BC1 zone are subject to BC1 zone regulations, except that the maximum building height should be six storeys.

Except as amended herein, all other provisions of this By-law, as amended, shall apply 825

Exception 206	Zone RM2	Map 6	Amendment	Enacted

1. Regulations for Townhouses:

Density:	36 units per ha maximum
Yard abutting the side elevation of a dwelling unit:	4 m
Yard abutting the rear elevation of a dwelling unit:	7 m
Landscape area abutting King Road:	6 m

Rear privacy areas shall require screens having a minimum height of 1.8 m along the sides only.

Except as amended herein, all other provisions of this By-law, as amended, shall apply 824

Exception 207	Zone RO1	Map 29	Amendment 2020.3	Enacted Jul 12/99

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	Zone RM5	Map 24	Amendment 2020.49	Enacted Jun 19/00

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	Zone RM5	Map 24	Amendment 2020.49	Enacted Jun 19/00

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	Zone RM5	Map 24	Amendment 2020.49	Enacted Jun 19/00

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.

Exception 211	Zone RO3	Map 29	Amendment 2020.5	Enacted Aug 9/99

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 m^2
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.

Exception 212	Zone RO2	Map 29	Amendment 2020.5	Enacted Aug 9/99

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 m^2 is provided within the rear yard.

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

Exception 213	Zone RO4	Map 29	Amendment 2020.5	Enacted Aug 9/99

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.

Exception 214	Zone H-R2.1 and R2.1	Map 1	Amendment 2020.14	Enacted Oct 28/99

1. Additional Permitted Use:

   Additional dwelling units to a maximum total of one dwelling unit per 200 m^2 of lot area, and subject to the following regulations

Amenity area per dwelling unit:	20 m^2
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.

Exception	Zone	Map	Amendment	Enacted
215	H-RM2	1	2020.14	Oct 28/99

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.

Exception 216	Zone H-R5	Map 1	Amendment 2020.15 2020.96	Enacted Oct 28/99 Nov 5/01

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: 1 ½ 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.

Exception 217	Zone GE1	Map 6 and 7	Amendment 2020.17	Enacted Dec 7/99

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	Zone	Map	Amendment	Enacted
218	R5	5	2020.18	Dec 7/99

1. Additional Permitted Use:

   Detached dwelling subject to R2.1 zone regulations.

2. Regulations for Cluster Homes:

Lot area:	6500 m^2
Density:	11 units maximum
Floor area per unit:	220 m^2 maximum for detached unit 150 m^2 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.

Exception 219	Zone RM1	Map 1	Amendment 2020.20	Enacted Dec 7/99

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 m^2 per building
	214 m^2 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 m^2
Ten units:	200 m^2
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.

Exception 220	Zone GE2	Map 10	Amendment PL990726 (OMB#)	Enacted Mar 3/00

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.

Exception 221	Zone R3.2	Map 14	Amendment 2020.23	Enacted Jan 17/00

1. Additional Permitted Use: Funeral Home

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

Exception 222	Zone MXG	Map 14	Amendment 2020.24 2020.127	Enacted Jan. 17/00 May 23/06

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.

Exception 223	Zone RM2	Map 18	Amendment 2020.25	Enacted Jan 17/00

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 m^2 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.

Exception 224	Zone R5	Map 9	Amendment 2020.26	Enacted Jan 17/00

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	Zone	Map	Amendment	Enacted
225	BC1	18-W	2020.56 2020.448	Sept 18/00 Dec 13/22

1. Additional Permitted Use
   a) Veterinary Services containing a Training Facility
   b) Retail Sales of Pet foods and supplies

2. Regulations
   a) Yard abutting the South Service Road: 14 m
   b) Landscape Area abutting the South Service Road: 3 m
   c) Loading/Unloading activities can occur in a yard abutting the South Service Road
   d) Notwithstanding Part 3, Section 4.10 and Part 1, Section 2.2.3: Waste containers and/or garbage enclosures are permitted in a yard abutting the South Service Road
   e) Floor Area of Retail Sales of Pet foods and supplies: 28 m^2 maximum
   f) Floor Area of Veterinary Services containing a Training Facility: 51% maximum with a minimum 13% of the Floor Area devoted to the Training Facility use.
   g) Maximum Floor Area Ratio for all uses: 0.65:1

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

Exception	Zone	Map	Amendment	Enacted
226	BC1	18	2020.56	Sept 18/00

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	Zone UE	Map 23	Amendment 2020.21	Enacted Jan 17/00

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	Map	Amendment	Enacted

Deleted as a result of By-law 51-2008

Exception 229	Zone	Map	Amendment	Enacted

Deleted as a result of By-law 51-2008

Exception 230	Zone RM4	Map 27	Amendment 2020.37	Enacted Feb 28/00

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	Map 27	Amendment 2020.37	Enacted Feb 28/00

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	Map 27	Amendment 2020.31	Enacted Feb 28/00

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	Zone RM5	Map 27	Amendment 2020.37	Enacted Feb 28/00

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 m^2

   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	Zone RM4	Map 27	Amendment 2020.38	Enacted Feb 28/00

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 m^2

(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	Zone RM5	Map 27	Amendment 2020.38	Enacted Feb 28/00

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	Zone RM5	Map 27	Amendment 2020.38	Enacted Feb 28/00

1. Regulations for Street Townhouses

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 metres in depth:	7.5 m
Lot area:	185 m^2

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	Zone MXG	Map 9	Amendment PL990726 (OMB#)	Enacted Dec 4/00

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.

Exception 238	Zone MXG	Map 14	Amendment PL990726 (OMB#)	Enacted Dec 4/00

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.

Exception 239	Zone MXG	Map 3 and 14	Amendment PL990726 (OMB#)	Enacted Dec 4/00

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.

Exception 240	Zone MXG	Map 10	Amendment PL990726 (OMB#)	Enacted Dec 4/00

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	Zone GE2	Map 19	Amendment PL990726 (OMB#)	Enacted Dec 4/00

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	Zone BC1	Map 23	Amendment PL990726 (OMB#)	Enacted Dec 4/00

EXCEPTION 242 deleted by By-law 2020.205

Exception 243	Zone RO2	Map 29	Amendment 2020.41 2020.75	Enacted Apr 17/00 Apr 17/01

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	Zone R3.4	Map 16	Amendment 2020.42	Enacted May 8/00

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	Zone	Map	Amendment	Enacted
245	RM4	16	2020.42	May 8/00

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 m^2 for a convenience store, are permitted.

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

Exception	Zone	Map	Amendment	Enacted
246	CR	24	2020.55 2020.205	Jun 19/00 Apr 28/08

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. Regulations for Townhouses:

Front Yard:	20 metres
Side Yard:	1.2 metres
Rear Yard:	7.5 metres
Density:	Maximum 38 units/ha
Amenity Area:	50 m^2/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. Regulations 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. Regulations for Street Townhouses:

Lot Width:	6.3 metres – interior unit, 6.7 metres – end unit
Lot area:	180 m^2
Rear yard:	7.5 metres

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

Exception 250	Zone	Map	Amendment	Enacted

Exception 251	Zone GE2	Map 15	Amendment 2020.60	Enacted Aug 8/00

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.

Exception 252	Zone RO2	Map 29	Amendment 2020.62	Enacted Aug 8/00

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.

Exception 253	Zone RM3	Map 23	Amendment 2020.66 2020.112	Enacted Jan 15/01 Apr 8/02

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 m^2, including 200 m^2 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 m^2

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 m^2

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

Exception 254	Zone RM2 H-RM2	Map 23	Amendment 2020.66 2020.67 2020.112	Enacted Jan 15/01 Apr 8/02

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 m^2

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

Exception 255	Zone O1	Map 23	Amendment 2020.66	Enacted Jan 15/01

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 m^2 maximum
Floor Area for a club house kitchen: 30 m^2 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.

Exception 256	Zone O1	Map 23	Amendment 2020.66	Enacted Jan 15/01

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.

Exception 256 continued

Off-Street Parking Standard for the public health care building (the Wellness House):
1.4 regular spaces per 100 m^2 GFA
0.4 handicap parking spaces per 100 m^2 GFA

Height: Two storeys maximum

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

Exception 257	Zone RO2	Map 29	Amendment 2020.69	Enacted Nov 28/00

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.

Exception 258	Zone RO3	Map 29	Amendment 2020.72	Enacted Apr 17/01

1. Additional Permitted Use:

Townhouse subject to the following regulations:

Front yard:	7.5 m
Side yard:	6 m
Rear yard:	4.5m
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.

Exception 259	Zone CN1	Map 23	Amendment 2020.67 2020.89	Enacted Jan 15/01 Feb 25/02

1. Prohibited Uses:
   - Residential
   - Retail uses between 1800 m^2 and 5600 m^2 in floor area where food products are not the principal goods retailed
   - Night club

2. Regulations:

Supermarket/Grocery Store Floor Area: 3000 m^2 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	Zone	Map	Amendment	Enacted

Exception 261	Zone CR	Map 25	Amendment 2020.76 PL000528 (OMB#) 2020.261 PL010857 (OMB#)	Enacted Feb 12/02 Enacted (OMB) Nov 19/08

1. Prohibited Uses
   Supermarket/Grocery Store

2. Regulations
   A maximum gross floor area of 16,500 m^2 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 m^2.

   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 m^2 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	Zone RO2	Map 29	Amendment 2020.86	Enacted Apr 17/01

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	Zone CR	Map 11	Amendment 2020.90	Enacted Jul 3/01

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.

Exception 264	Zone RM2	Map 26	Amendment 2020.94	Enacted Sept 24/01

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	Zone	Map	Amendment	Enacted

Exception 266	Zone BC1	Map 14	Amendment 2020.100	Enacted Sept 24/01

EXCEPTION 266 deleted by By-law 2020.397 on June 18, 2018.

Exception 267	Zone CE	Map 19	Amendment 2020.101	Enacted Oct 15/01

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	Zone	Map	Amendment 2020.107 2020.127	Enacted Mar18/02 May 23/06

EXCEPTION 268 deleted by By-law 2020.127

Exception 269	Zone UCR1	Map 28	Amendment 2020.104 PL011221 (OMB)	Enacted Oct 28/02

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 m^2
    - 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.

Exception 269 continued

Floor Area for Retail and Service Commercial Buildings:

Minimum ground floor area per building: 1,200 m^2
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.

Exception 270	Zone UCR3	Map 28	Amendment 2020.104 PL011221 (OMB) 2020.250	Enacted (OMB) Oct 28/02 Jul 14/08

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 m^2
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.

Exception 271	Zone UCR3	Map 28	Amendment 2020.104 PL011221 (OMB)	Enacted (OMB) Oct 28/02

1. Only the following use is permitted:
   Street townhouses subject to URM Zone Regulations as amended herein

2. Regulations:

   Lot area: 154 m^2

   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 m^2.
   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 272	Zone UCR3	Map 28	Amendment 2020.104 PL011221 (OMB)	Enacted (OMB) Oct 28/02

1. Only the following use is permitted:
   Street townhouses subject to URM Zone Regulations as amended herein.

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 m^2.
   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	Zone UCR3	Map 28W	Amendment 2020.348	Enacted (OMB) Jun 30/14

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

Exception 273 continued

Privacy Screen encroachment:	0.35 m into a required yard
Density:	453 units/ha (71 units maximum)
Floor Area Ratio:	4.15:1 maximum
Building Height:	26 m maximum – 4 stories minimum
Amenity Area:	15 m^2/unit A solarium associated with a dwelling unit may be included in the calculation of amenity area.
Landscape area abutting a street:	0.0 m
Landscape Area:	5%, including 1 m landscape area abutting east property line
Parking lot setback from a street:	0 m when combined with a screen wall or fence having a height of 2.4 m minimum abutting Corporate Drive and 1.8 m minimum abutting Cobra Crescent
Parking structure setback from a street or property line:	Part 1, Subsection 2.26 (5) shall not apply. Part 2, Subsection 1 (j) shall not apply.
Dwelling unit on the ground floor:	Part 7, Table 7.2.1, Footnote (h) shall not apply. Part 7, Subsection 4.5, (c) and (e) shall not apply.
General Provisions:	Part 7, Subsection 1, (g) and (h) shall not apply.
Parking Lots:	Part 7, Subsection 4.5, (e) shall not apply.
Balconies:	Part 7, Subsection 4.12 shall not apply.
Daylight Triangle – setback from hypotenuse:	0.0 m setback for building and underground parking structure
Visibility Triangle:	7 m x 7 m
Zoning Provisions shall apply from:	Actual Street Width of Appleby Line
Parking Structure (entrance and exit ramp) setback from a street:	0.0 m setback from Cobra Crescent
Parking Spaces:	90 tenant spaces, 2 of which shall be accessible parking spaces (all underground) 16 visitor spaces, 1 of which shall be an accessible parking space (13 spaces on grade, 3 spaces underground)
Architectural detail encroachment:	0.35 m into a required yard.
Balconies on east building elevation:	Balconies on the east building elevation are only permitted within 13 m of Corporate Drive.

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 2020.474 OLT-23-000071	Enacted Jan. 30, 2024 Jun. 4, 2024

1. Regulations for an Apartment Building	
a) Notwithstanding footnote (g) of table 7.2.1, there is no maximum percentage of ground floor area that can be dedicated to facilities ancillary to a residential use.	
b) Notwithstanding Part 7, Section 4.1, Table 7.4.1, maximum Front Yard and Street Side Yards are not required.	
c) Non-residential floor area for retail and/or service commercial uses:	630 m^2
i) A retail or service commercial unit within the elevation facing Appleby Line shall provide a pedestrian accessible door on the building elevation facing Appleby Line	
ii) Within a retail or service commercial unit, back-of-house areas shall not be permitted abutting any external building wall that faces Appleby Line and/or the Ontario Hydro corridor.	
d) Front Yard (Appleby Line):	
i) Ground Floor:	2 m
ii) Floor 2 - 7:	0.3 m to building; 0 m to balcony/rooftop terraces
iii) Floors 8 - 22 (west tower):	0.3 m to building, balcony and/or rooftop terraces
e) North Side Yard:	
i) Ground Floor:	20.7 m
ii) Floor 2 - 7:	19 m to building and balcony
iii) Floors 8 - 22 (west tower):	21 m to building; 19.5 m to balcony
iv) Floor 8 – 17(east tower):	21 m to building; 19.5 m to balcony
v) Floor 18 (east tower):	19.5 m
f) South Side Yard:	
i) Ground Floor:	15 m; 2.7 m for the bicycle storage room
ii) Floor 2:	12.5 m to the building; 3 m to rooftop terrace
iii) Floors 3 - 6:	12.5 m
iv) Floors 7 – 17 (east tower):	12.5 m to building; 10.7 m to balcony
v) Floors 18 - 22 (west tower):	12.5 m to building; 10.7 m to balcony
g) Rear Yard:	
i) Ground Floor:	16.5 m; 2.7 m for the bicycle storage room
ii) Floor 2:	11 m to building; 7.5 m to balcony/rooftop terrace
iii) Floors 3 - 7:	11 m to building; 9.5 m to balcony/terrace
iv) Floor 8 – 17(east tower):	12 m to building and balcony

Exception 274 Continued	Zone UCR1	Map 28	Amendment 2020.474 OLT-23-000071	Enacted Jan. 30, 2024 Jun. 4, 2024

h) Abutting a Pipeline Easement:	
i) Ground Floor:	2.1 m
ii) Floor 2 - 7:	0.7 m
iii) Floors 8-22 (west tower):	3 m to building; 1 m to balcony
iv) Floor 8 – 17(east tower):	3 m to building; 1 m to balcony
i) Below Grade Parking Structures	
i) Abutting Appleby Line:	0.8 m
ii) Abutting a pipeline easement:	0 m
iii) Rear yard:	2.7 m
iv) South side yard:	2.7 m
j) Maximum Building Height:	
i) West Tower:	78 m, including rooftop mechanical level
ii) East Tower	63 m, including rooftop mechanical level
k) Parking lot setback from a street line:	1.2 m or 0.5 m where a decorative wall or fence, 1.2 m high, screens the parking lot from the street
l) Landscape Area:	
i) Abutting a 'S' Zone	0.6 m
ii) Abutting Appleby Line adjacent to a parking lot:	1.2 m or 0.5 m where a decorative wall or fence, 1.2 m high, screens the parking lot from the street
iii) Abutting a UCR1 zone:	2.7 m
m) Maximum Density:	818 units/ha
n) Maximum Floor Area Ratio:	6.2:1
o) Amenity Area:	10.5 m^2/unit

p) Parking for Apartment Dwelling Units:

i) 0.99 occupant spaces per unit

ii) 0.12 shared visitor and commercial spaces per unit

iii) **Shared parking**: Where a development is comprised of a mix of residential and non-residential uses, non-residential parking located on the same property as the residential use may be counted toward required visitor parking for the residential use.

iv) A maximum 17 occupant parking spaces can be provided in compact vehicle parking space

v) Notwithstanding Part 1, Section 2.26(1)(a), a compact parking space shall have the following dimensions:

i. width of 2.75 m;

ii. area of 14.3 m^2

vi) Enclosed occupant parking shall be provided at the rate of 0.9 spaces per unit for units exceeding a density of 100 units per hectare.

q) Bicycle Parking:

i) Long-Term: 272 spaces

ii) Short-Term: 48 spaces

iii) All short-term bicycle parking spaces shall be provided at grade

iv) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony, or in a storage locker.

v) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.

Exception 274 Continued	Zone UCR1	Map 28	Amendment 2020.474 OLT-23-000071	Enacted Jan. 30, 2024 Jun. 4, 2024

r) Bicycle Parking space size:
   i) Vertical space: 0.6 m x 1.2 m
   ii) Horizontal space: 0.6 m x 1.8 m
   iii) Stackable space: 0.45 m wide x 1.8 m long x 1.2 m tall

2. Transition Provision
   a) Subject to PART 1, subsection 2.25.1 (b), the provisions of Section 1. p) respecting required residential parking do not apply.

Except as amended herein, all other provisions of the By-law and the UCR1 zone shall apply.

Exception 275	Zone GE2	Map 23	Amendment 2020.109	Enacted Feb 25/02

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 m^2 maximum

   (iii) Total floor area for all Standard Restaurant uses: 929 m^2 maximum

   (iv) Floor area except for any building containing a Standard Restaurant use: 1200 m^2 minimum, except, one Standard Restaurant may occupy a single building of 500 m^2 maximum floor area.

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

Exception 276	Zone RM5	Map 24	Amendment 2020.114	Enacted Apr 8/02

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.

Exception 277	Zone RNA2	Map 12	Amendment 2020.115	Enacted Apr 8/02

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 m^2

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	Zone R3.2	Map 20	Amendment 2020.113	Enacted Apr 29/02

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	Zone	Map	Amendment	Enacted

Exception 280	Zone CR	Map 18	Amendment 2020.119 2020.127	Enacted Apr 29/02 May 23/06

1. Prohibited Uses
All residential Uses
Drive-through facilities

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

Exception 281	Zone H-RM2	Map 9	Amendment 2020.118	Enacted Apr 29/02

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 m^2/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.

Exception 282	Zone R2.3	Map 24	Amendment 2020.122	Enacted Jun 24/02

1. Regulations

   Lot Area: 650 m^2

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

Exception 283	Zone BC1	Map 18	Amendment 2020.124	Enacted Jun 10/02

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 m^2
   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.

Exception 287	Zone RM2	Map 24	Amendment 2020.126	Enacted Jul 8/02

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.

Exception 288	Zone BC1	Map 18	Amendment 2020.127	Enacted May 23/06

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.

Exception 289	Zone GE2	Map 14	Amendment 2020.127	Enacted May 23/06

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 [(a)]
Rear Yard:	7.5 metres
Density:	50 units/ha minimum, no maximum
Amenity area:	25 m^2 per bedroom, 15 m^2 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.

Exception 291	Zone R2.1	Map 1	Amendment 2020.131	Enacted Aug 12/02

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	Zone BC1	Map 23	Amendment 2020.134	Enacted Sept 30/02

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	Zone RM1	Map 10	Amendment 2020.136	Enacted Oct 21/02

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.

Exception 294	Zone RM1	Map 10	Amendment 2020.136	Enacted Oct 21/02

1. Permitted Uses:
   Semi-detached dwellings only

2. Regulations:
   Lot width: 14 m per building, 6 m per unit
   Lot area: 195 m^2 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	Zone R3.2	Map 24	Amendment 2020.139 2020.319	Enacted Dec 16/02 Jul 16/02

1. Additional Permitted Use:
   Elementary School

2. Regulations for an elementary school and portable classrooms:

Maximum floor area of school building:	6, 395 m^2
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	Zone R3.1	Map 16	Amendment 2020.140	Enacted Feb 24/03

1. Regulations for detached dwellings
   Floor area:
   Any 4 lots abutting Mountain Grove Avenue: Maximum 233 m^2
   Other lots abutting Mountain Grove Avenue: Maximum 237 m^2
   All other lots: Maximum 280 m^2

2. Building Height: 2 storeys to 9 m maximum

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

Exception 297	Zone CC2	Map 21	Amendment 2020.142	Enacted Mar 17/03

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 m^2 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.

Exception 298	Zone	Map	Amendment	Enacted

Exception 299	Zone R2.3	Map 24	Amendment 2020.145	Enacted Aug 11/03

1. Regulations:
   Lot Area: 620 m^2

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

Exception 300	Zone CR	Map 25	Amendment 2020.146	Enacted Aug 11/03

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 m^2

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

Exception 301	Zone RM5	Map 24	Amendment 2020.149	Enacted July 7/03

1. Rear yard abutting creek block: 7.5 m

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

Exception 302	Zone RM2	Map 24	Amendment 2020.149 2020.517	Enacted Jul 7/03 May 5/26

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 or LN3 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.

Exception 303	Zone RM5	Map 24	Amendment 2020.152	Enacted Aug 11/03

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.

Exception 304	Zone RM2	Map 24	Amendment 2020.152	Enacted Aug 11/03

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.

Exception 305	Zone DW	Map 9A	Amendment 2020.150	Enacted Jul 7/03

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.

Exception 306	Zone RO3	Map 29	Amendment 2020.151	Enacted Aug 11/03

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.

Exception 307	Zone RO3	Map 29	Amendment 2020.154	Enacted Nov 24/03

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 2020.321 2020.517	Enacted Feb 26/07 Dec 10/12 May 5/26

1. Permitted Use: Cluster detached dwellings only

2. Regulations for cluster detached dwellings:

Maximum number of units:	16
Floor area per unit:	280 m^2 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)

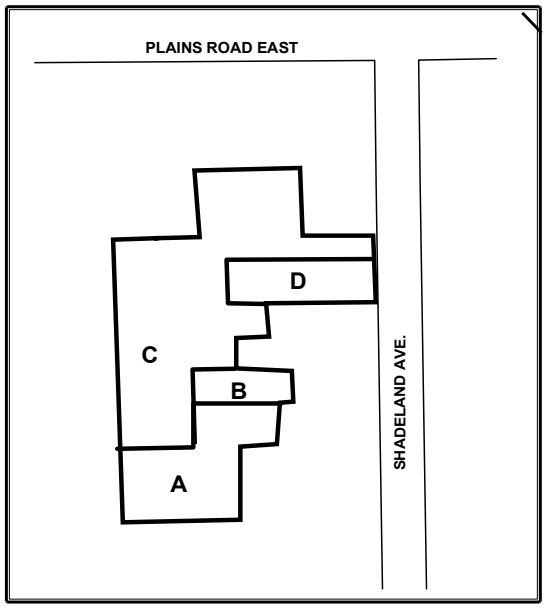
Landscape area abutting R2, LN4 and LN5 zones:	1 metre abutting the common driveway and parking spaces
Landscape buffer:	Shall not apply

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.

Exception 310	Zone	Map	Amendment	Enacted

Exception 311	Zone GE1	Map 22	Amendment 2020.15	Enacted Nov 15/04

1. The following additional uses are permitted:
   One Free-standing Standard Restaurant
   One industrial or office building, minimum 1,430 m^2 in size, containing a maximum of 430 m^2 of retail and service commercial space

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

Exception	Zone	Map	Amendment	Enacted
312	CR	30	2020.192 PL010857 (OMB) 2020.205 2020.283 PL 070927 (OMB) 2020.298 PL070927 (OMB) 2020.371 2020.510	Jun 9/05 (OMB) Apr 28/08 Jan 20/10 (OMB) Jan 18/11 (OMB) Jan 23/17 Sept 16/25

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 m^2.

   (a) Additional Permitted Uses:

   Warehouse Club
   Retail Uses between 1800 m^2 and 5600m^2 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
   Hotel
   Dwelling Units on Second and Third Floors
   Terrace Patio
   Night Club

Exception 312 (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:

Criteria (L_{eq} 1 hour)	**Indoor Sound Level**
Retail Uses:	
All:	45 dBA
Service Commercial:	
Fast Food Restaurant:	45 dBA
Convenience Restaurant:	45 dBA
Standard Restaurant:	40 dBA
Veterinary Service:	40 dBA
Other Service Commercial:	45 dBA
Office Uses:	
Individual Offices:	40 dBA
Reception Areas:	45 dBA
General Offices:	45 dBA
Hospitality:	
All:	40 dBA
Automotive:	
All:	No limit
	Outdoor Sound Level
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.

Exception	Zone	Map	Amendment	Enacted
313	MXC	10	2020.168	Jun 14/04

1. Floor Area: 465 m^2 maximum for all fast food restaurant uses.

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

Exception 314	Zone R5	Map 14	Amendment 2020.170	Enacted Aug 11/04

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.

Exception 315	Zone	Map	Amendment 2020.172 2020.410	Enacted Aug 11/04 May 27/19

EXCEPTION 315 deleted by By-law 2020.410

Exception 316	Zone RM2	Map 23	Amendment 2020.173	Enacted Sept 20/04

1. The following additional use is permitted: Office use

2. Regulations:

Office use is subject to the regulations of Part 1, 2.19 (Office uses in residential zones), except as amended below:

The requirement for a dwelling unit having existed a minimum of 2 years shall not apply.

Minimum lot width: 30 metres

Maximum height: 2 storeys

Any building shall provide a residential appearance and character.

Landscape Area: 50% of the front yard shall be maintained as landscape area

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.

Fencing: Solid screen fencing shall be installed along the rear lot line

Parking: Shall be set back 3 metres from the rear lot line and north lot line.

Residential use permitted on second floor.

Yards:

Abutting Walker's Line:	7.5 m
Abutting north side yard:	3 m
Abutting south lot line:	8 m
Abutting east lot line:	20 m

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

Exception 317	Zone RM2	Map 18	Amendment 2020.174	Enacted Sept 20/04

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 m^2

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 m^2/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.

Exception 318	Zone R3.2	Map 16	Amendment 2020.175	Enacted Feb 21/05

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.

Exception 319	Zone BC1	Map 25	Amendment 2020.184 2020.176 2020.256	Enacted April 25/05 May 23/06 Nov 10/08

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.

Exception 320	Zone H-BC1	Map 25	Amendment 2020.176	Enacted May 23/06

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 m^2, excluding a service station.

2. Regulations

   i) A minimum of 270 m^2 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 m^2 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 m^2 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

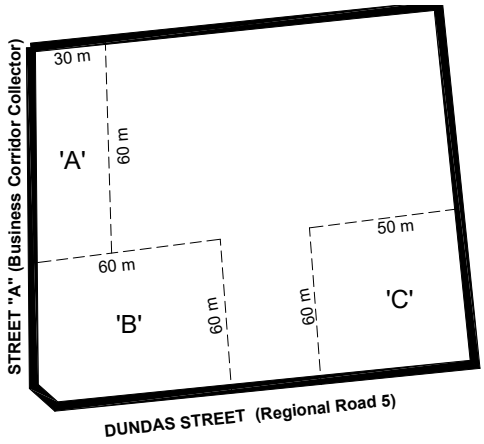
   Yard abutting an O2 zone: 7.5 m including a 3 m landscape buffer

   iv) Floor area for a convenience store accessory to a service station: 200 m^2 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.

Exception	Zone	Map	Amendment	Enacted
321	H-CN1	25	2020.176 2020.310	May 23/06 Nov 5/12

1. Prohibited Use
   A supermarket with a maximum floor area of 3250 m^2

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 m^2 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 m^2 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

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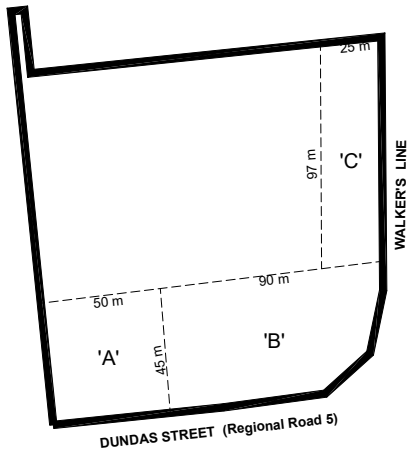
Exception 321 continued

Yard abutting Dundas Street:	3 metres minimum 6 metres maximum

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



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.

Exception	Zone	Map	Amendment	Enacted
322	MXE	25	2020.184 2020.176 2020.373	Apr 25/05 May 23/06 Nov 28/16

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	Zone	Map	Amendment	Enacted
323	RH1	18	2020.178	Dec 6/04

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	Zone	Map	Amendment	Enacted
324	RM2	20	2020.180 2020.517	Nov 15/04 May 5/26

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 or LN4 zone:	6.0 m
Minimum yard between a parking space and an R3.2 or LN4 zone:	3.0 m
Minimum yard between a rear elevation and an R3.2 or LN4 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 or LN4 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.

Exception 325	Zone	Map	Amendment 2020.184	Enacted Apr 25/05

EXCEPTION 325 deleted by Zoning By-law 2020.230

Exception 326	Zone MXG	Map 25	Amendment 2020.184	Enacted Apr 25/05

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 m^2

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 m^2
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 m^2 maximum

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

Exception 327	Zone RAL4	Map 25	Amendment 2020.184	Enacted Apr 25/05

1. The following is the only permitted use: Street townhouses
2. Lot width: 4.3 m
3. Lot area: 90 m^2
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 m^2 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	Zone R2.4	Map 21	Amendment 2020.186	Enacted Apr 25/05

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.

Exception 329	Zone RM2	Map 1	Amendment 2020.195 2020.282	Enacted Jul 4/05 Feb 1/10

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.

   Regulations for 2-unit buildings:

   Maximum number of units: 8

   Maximum height: 1 storey, 6 metres

Exception 329 continued

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.

Exception 330	Zone RAL3	Map 25	Amendment 2020.203	Enacted Apr 10/06

1. Permitted Uses:

   Townhouses, stacked townhouse and apartment buildings, subject to the RAL3 zone regulations.

2. Additional Regulations:

   Lot width: Street ‘A’ (Palladium Way) 115 m
   Street ‘B’ (Thomas Alton Boulevard) 108 m

   Lot area: 1.5 ha

   Landscape area: Abutting Street ‘A’ (Palladium Way): 6 m
   Abutting Street ‘B’ (Thomas Alton Blvd): 6 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: Rear elevations are not permitted facing Street ‘A’ (Palladium Way) or Street ‘B’ (Thomas Alton Boulevard).

   Balconies are not permitted facing Street ‘A’ (Palladium Way) or Street ‘B’ (Thomas Alton Boulevard).

   Vehicle access to Street ‘A’ (Palladium Way) is permitted.

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

Exception 331	Zone RAL4	Map 25	Amendment 2020.203	Enacted Apr 10/06

EXCEPTION 331 deleted by By-law 2020.371 on April 18, 2018

Exception 332	Zone CN1	Map 25	Amendment 2020.203	Enacted Apr 10/06

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	Zone BC1	Map 18	Amendment 2020.127	Enacted May 23/06

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

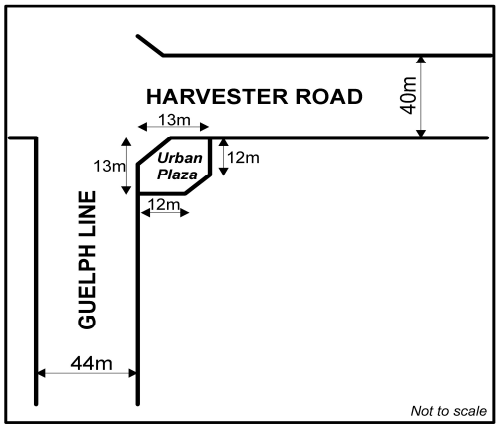
In addition to entrances to interior courtyards and parking lots, at least one entrance door in each building shall be provided facing Guelph Line or Harvester Road.

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:



Exception 334	Zone GE1	Map 18	Amendment 2020.127	Enacted May 23/06

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
   26 m maximum
   Landscape Area abutting Harvester Road or Laurentian Drive: 3 m
   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.

Exception 335	Zone BC1	Map 18	Amendment 2020.127	Enacted May 23/06

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 [(a)]
   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.

Exception 336	Zone CR	Map 18	Amendment 2020.127	Enacted May 23/06

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.

Exception 337	Zone BC1	Map 18	Amendment 2020.127	Enacted May 23/06

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.

Exception 338	Zone BC1	Map 18	Amendment 2020.127	Enacted May 23/06

1. Only the following use is permitted:
   Parking Lot

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

Exception 339	Zone CN2	Map 16	Amendment 2020.206	Enacted Aug 8/06

1. Regulations
   Maximum floor area per retail use: 1,300 m^2

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

Exception 340	Zone RM2	Map 14	Amendment 2020.207 2020.517	Enacted May 1/06 May 5/26

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 LN5 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 or LN5 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 or LN5 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.

Exception 343	Zone O3	Map 9-A	Amendment 2020.205	Enacted Apr 28/08

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.

Exception 344	Zone DC	Map 9-A	Amendment 2020.205	Enacted Apr 28/08

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 m^2 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.

Exception 345	Zone MXG	Map 3, 22, 27	Amendment 2020.205	Enacted Apr 28/08

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.

Exception 346	Zone RM1	Map 3, 5	Amendment 2020.205 2020.517	Enacted Apr 28/08 May 5/26

1. Prohibited Use: Townhouse

2. Regulations:

All permitted uses shall be subject to the following regulations:
Lot width: 20 m
Lot Area: 1000 m^2
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, R5, LN5 and LN7 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.

Exception 347	Zone DC	Map 9-A	Amendment 2020.205	Enacted Apr 8/08

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	Zone DC	Map 9-A	Amendment 2020.205	Enacted Apr 28/08

Additional Permitted Use:
Freestanding Restaurant

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

Exception 349	Zone RA	Map 16	Amendment 2020.205	Enacted Apr 28/08

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	Zone RA	Map 16	Amendment 2020.205	Enacted Apr 28/08

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.

Exception 351	Zone CR	Map 14	Amendment 2020.205	Enacted Apr 28/08

1. Prohibited Uses:

Flea Market	Commercial Parking Lot
Large Building Supplies/Garden Store	Funeral Home
Large Furniture and Appliance Store	Community Institution
Large Home and Auto Supplies Store	Automotive Uses
Warehouse Club	Video Game/Pinball Machine Arcade
Supermarket/Grocery Store	Night Club
Farmer's Market	

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 m^2
Gross Floor Area:	12,000 m^2 maximum A maximum of 15% of the floor area of the department store (1800 m^2) 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:

Lot Width, Area, Yards:

Lot Width:	25 m
Lot Area:	1000 m^2
Side Yard:	No minimum
Yard abutting a Street:	3 m minimum, 4.5 m maximum
Rear Yard:	3 m

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 m^2

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.

Exception	Zone	Map	Amendment	Enacted
352	GE1	18	2020.205	Apr 28/08

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.

Exception	Zone	Map	Amendment	Enacted
353	RNA1	4	2020.205	Apr 28/08

Additional Permitted Uses: School

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

Exception	Zone	Map	Amendment	Enacted
354	H-GE1, H-GE2	28	2020.205	Apr 28/08

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.

Exception	Zone	Map	Amendment	Enacted
355	O1	1	2020.205	Apr 28/08

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	Zone	Map	Amendment	Enacted
356	BC1	23	2020.208	Aug 8/06

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 the 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	Zone	Map	Amendment	Enacted
357	RNA2	12	2020.210	Sept 25/06

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.

Exception 358	Zone DW	Map 9-A	Amendment 2020.204 2020.282	Enacted Jun 12/06 Feb 1/10

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 m^2
Amenity Area for Apartment Dwelling Units:	20.0 m^2 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.

Exception	Zone	Map	Amendment	Enacted
359	GE1	30	2020.205	Apr 28/08

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.

Exception 360	Zone R2.1	Map 1	Amendment 2020.214	Enacted Dec 18/06

Regulations for All Permitted Uses:

Lot Width: 14 m

Minimum lot area:

- Lot 1 (most westerly lot): 580 m^2
- Lot 3 (lot between designated dwellings): 560 m^2

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	Map 1	Amendment 2020.214 2020.517	Enacted Dec 18/06 May 5/26

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 or LN5 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, LN3, LN4, LN5, LN6 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 2020.517	Enacted Dec 18/06 May 5/26

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, LN3, LN4, LN5, LN6 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.

Exception 363	Zone O1	Map 2	Amendment 2020.221	Enacted Dec 18/06

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.

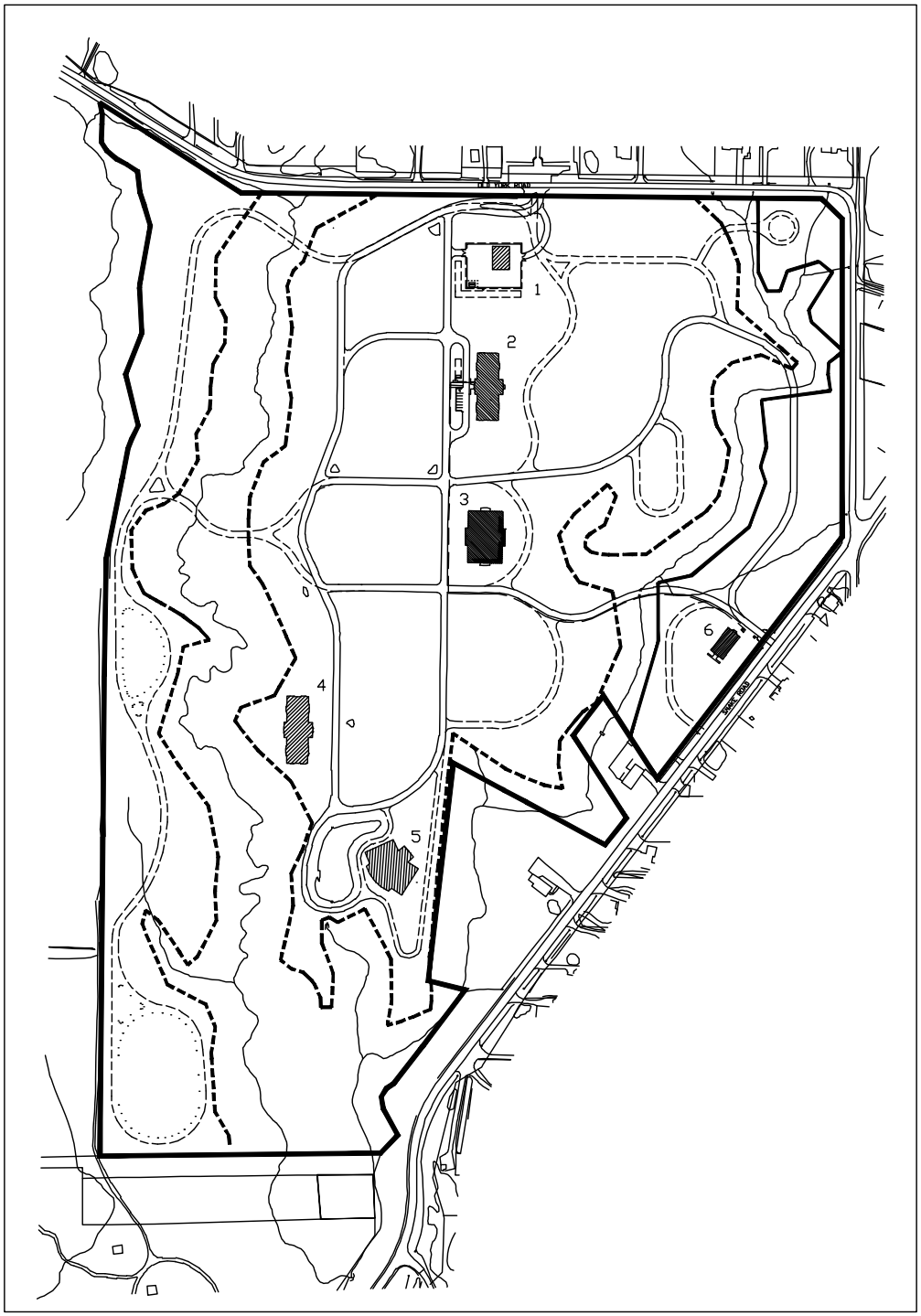
   Maximum number of mausoleums: 4

   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 B

Building # & Use	Maximum Gross Floor Area	Minimum Building Setback	Maximum Building Height
1: Maintenance Building	675 m^2	40 metres north lot line 130 metres westerly O2 zone 300 metres east lot line	7.65 metres, 160 metres geodetic datum
2: Mausoleum/Chapel	1400 m^2	135 metres north lot line 160 metres westerly O2 zone 300 metres east lot line	1 storey 10 metres 157 metres geodetic datum
3: Mausoleum/Chapel	1650 m^2	275 metres north lot line 275 metres Old York Rd 220 metres Snake Road 150 metres westerly O2 zone	1 storey 11.2 metres 158 metres geodetic datum
4: Mausoleum/Chapel	2750 m^2	450 metres north lot line 250 metres Snake Road	2 storeys 15 metres 155 metres geodetic datum
5: Mausoleum/Chapel	1575 m^2	95 metres Snake Road 575 metres north lot line	1 storey 12.4 metres 150 metres geodetic datum
6: Office	600 m^2	15 metres Snake Road Setback from 1588 Snake Road: - 100 metres minimum - 150 metres maximum	1 storey 5 metres 147 metres geodetic datum

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.

Exception 364	Zone RNA2	Map 2	Amendment 2020.216	Enacted Oct 10/06

1. Permitted Use: Detached Dwelling

2. Regulations:

Minimum lot width:	10 metres, corner lot -13 metres
Minimum lot area:	300 m^2
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.

Exception 365	Zone RNA3	Map 2	Amendment 2020.216	Enacted Oct 10/06

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.

Exception 366	Zone RNA1	Map 4	Amendment 2020.205	Enacted Apr 28/08

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.

Exception	Zone	Map	Amendment	Enacted
367	RA	31	2020.205 2020.295 2020.296	Apr 28/08 Nov 25/10 Apr 11/11

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 m^2
Area B, as shown on Diagram A: 375 m^2
Area F, as shown on Diagram A: 425 m^2
All other lots zoned RA-367: No maximum

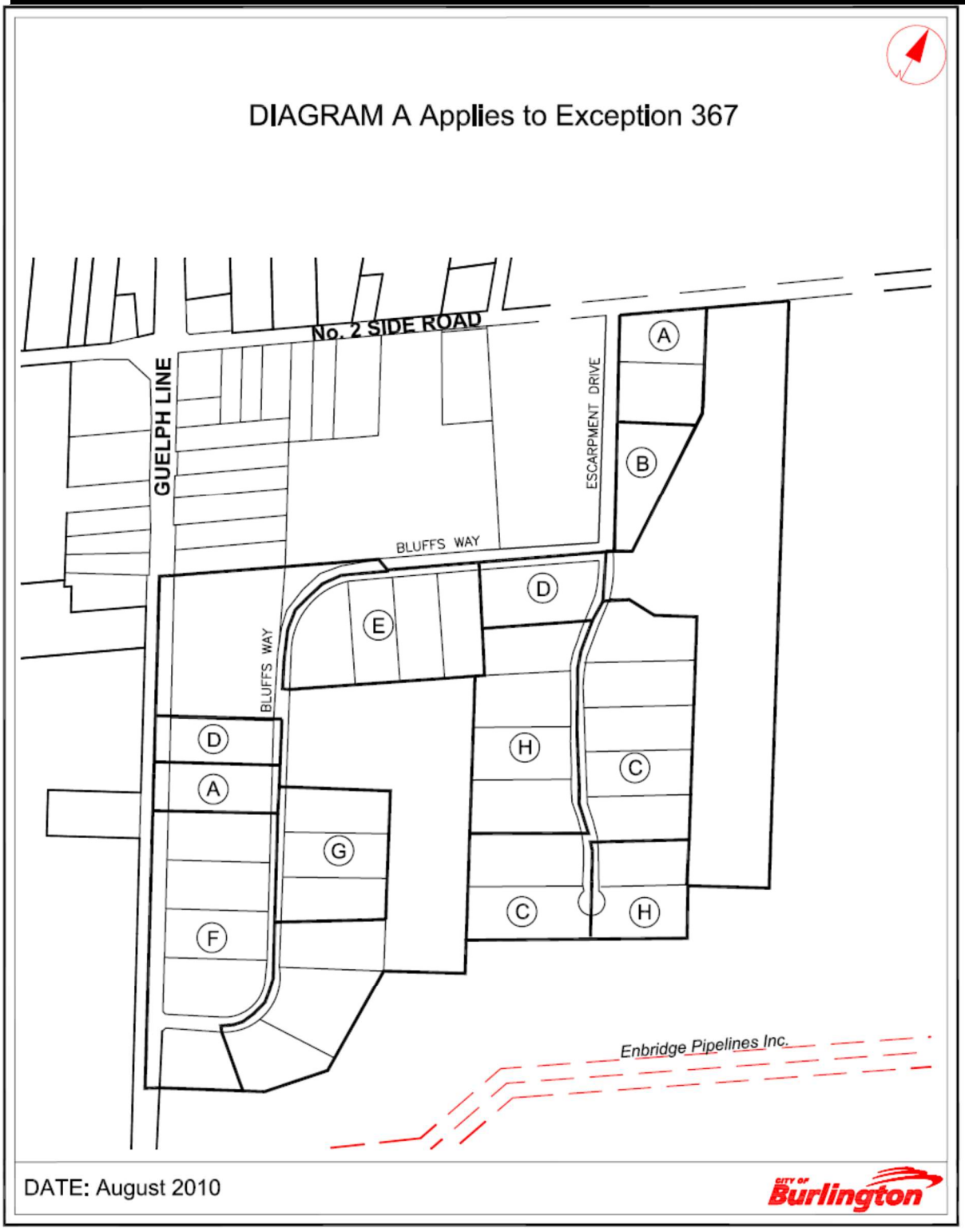
For purposes of this exception, “lot width” with reference to a lot, shall be defined as the average horizontal difference between the side lot lines.

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.

Exception	Zone	Map	Amendment	Enacted
367 continued	RA	31	2020.205 2020.295 2020.296	Apr 28/08 Nov 25/10 Apr 11/11



Exception 368	Zone RG	Map 31	Amendment 2020.205	Enacted Apr 28/08

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

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.

Exception 370	Zone RH1	Map 15	Amendment 2020.218 2020.517	Enacted Dec 18/06 May 5/26

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

   Part 2 – Residential Zones, Section 1(i)(i) does not apply.

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

Exception 371	Zone H-MXG	Map 14-E	Amendment 2020.205 2020.483	Enacted Apr 28/08 Aug 7/24

1. Regulations for an Apartment Building:

a) Only the following uses are permitted on the ground floor:

Retail Commercial
Service Commercial
Community Institutional
Dwelling Units

b) The following uses are prohibited on the 13th storey: Dwelling Units

c) Maximum Number of Dwelling Units: 338

d) Maximum Height: 13 storeys including mechanical penthouse, up to 42 m

e) Maximum Floor Area Ratio: 4.1:1

f) Notwithstanding Part 5, Section 4.1, Table 5.4.1 the maximum yard abutting any other street shall not apply.

g) Yards:

i) Front:

Floors 1 to 2:	5 m
Floors 3 to 5:	3.5, 2 m to balconies
Floor 6:	5m, 2 m to balconies
Floors 7 to 12:	5 m, 3 m to balconies
Mechanical Penthouse:	13.5 m
Below-grade parking structure:	3 m

ii) East Side:

Floors 1 to 12:	7.5 m, 5.9 m to balconies

iii) West Side:

Floors 1 to 12:	8.8 m, 7.3 m to balconies

iv) Rear:

Floors 1 to 5:	19.6 m, 17 m to balconies
Floor 6:	21.5 m
Floor 7:	24.7 m
Floor 8:	27.8 m
Floor 9:	30.3 m
Floors 10 to 12:	41.9 m
Mechanical Penthouse:	61 m
Pergola:	13 m
Below-Grade Parking Structure:	6 m

h) Amenity Area: 22 m^2 per unit

i) Notwithstanding Part 5, Section 4.13, Doors, a pedestrian accessible door will not be provided on the building elevation facing the street.

Exception 371 Continued	Zone H-MXG	Map 14-E	Amendment 2020.205 2020.483	Enacted Apr 28/08 Aug 7/24

j) Landscape Area:

i)	Abutting a Street:	5 m
ii)	Between the front property line and front wall of a building:	2 m
iii)	Planter boxes are permitted in a required landscape area	

k) Required Parking:

i)	Community Institutional:	4 spaces per 100m^2
ii)	Service Commercial / Retail Commercial:	2 spaces per 100m^2

l) Notwithstanding Part 5, Section 4.6(b), (c) and d) where a development is comprised of residential and non-residential uses, up to 100% of the required visitor parking located on the development site may be counted towards the required non-residential parking.

m) Parking Spaces and Driveways:

i) Parking spaces shall be setback 4 m from a window of a habitable room in dwelling units located on the ground floor.

ii) Driveways shall be setback 7.5 m from a window of a habitable room in dwelling units located on the ground floor.

n) Bicycle Parking:

i)	Apartment Building:	0.05 short-term bicycle parking spaces per unit 0.5 long-term bicycle parking spaces per unit

o) For the purpose of Bicycle parking regulations:

a) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building.
b) Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.
c) Short term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.
d) Short term bicycle parking spaces are to be located close to the main pedestrian entrance and sheltered from the elements.
e) Each bicycle parking space shall be 60cm x 1.8m in size.

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	Zone H-DW	Map 9-A	Amendment 2020.223 2020.282	Enacted Jun 15/09 Feb 1/10

1. Additional Permitted Use:
   Office up to 20 m^2 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 7^{th} 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

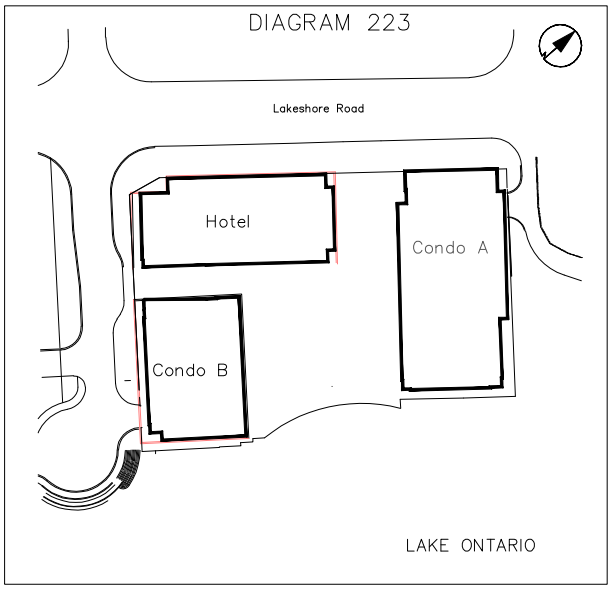
5. The holding symbol shall be removed from the zoning designation by way of an amending zoning by-law when the following information is submitted to the satisfaction of City Council:
   a) Submission of supporting studies deemed necessary by City Council, including wind tunnel testing and analysis;
   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



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

Exception	Zone	Map	Amendment	Enacted
374	H-O1-374	2	2020.225	Jul 3/07

1. Permitted Uses:
   For land located within 7.5 metres of O2 zone: Scattering gardens
   Landscaping
2. Permitted uses within remainder of O1 zone:
   Cemetery
   One crematorium
   Other buildings and uses that are ancillary to a cemetery including columbaria, mausolea, chapels, and offices
3. Regulations:
   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.
   Lot Width: 75 m abutting Old York Road
   Lot Area: 6.5 ha
   Landscape Area:
      Abutting a street: 10 m
   Landscape Buffer:
      Abutting west and south lot lines and 1736 Snake Road: 9 m
      Abutting O2 zone: 1 m
   Yards:
      Building and structure from O2 zone: 7.5 m
      In-ground interment setback from O2 zone: 7.5 m
      Scattering garden setback from O2: 1 m
      In-ground casket interment setback from the south and west lot lines and 1736 Snake Road: 30 m

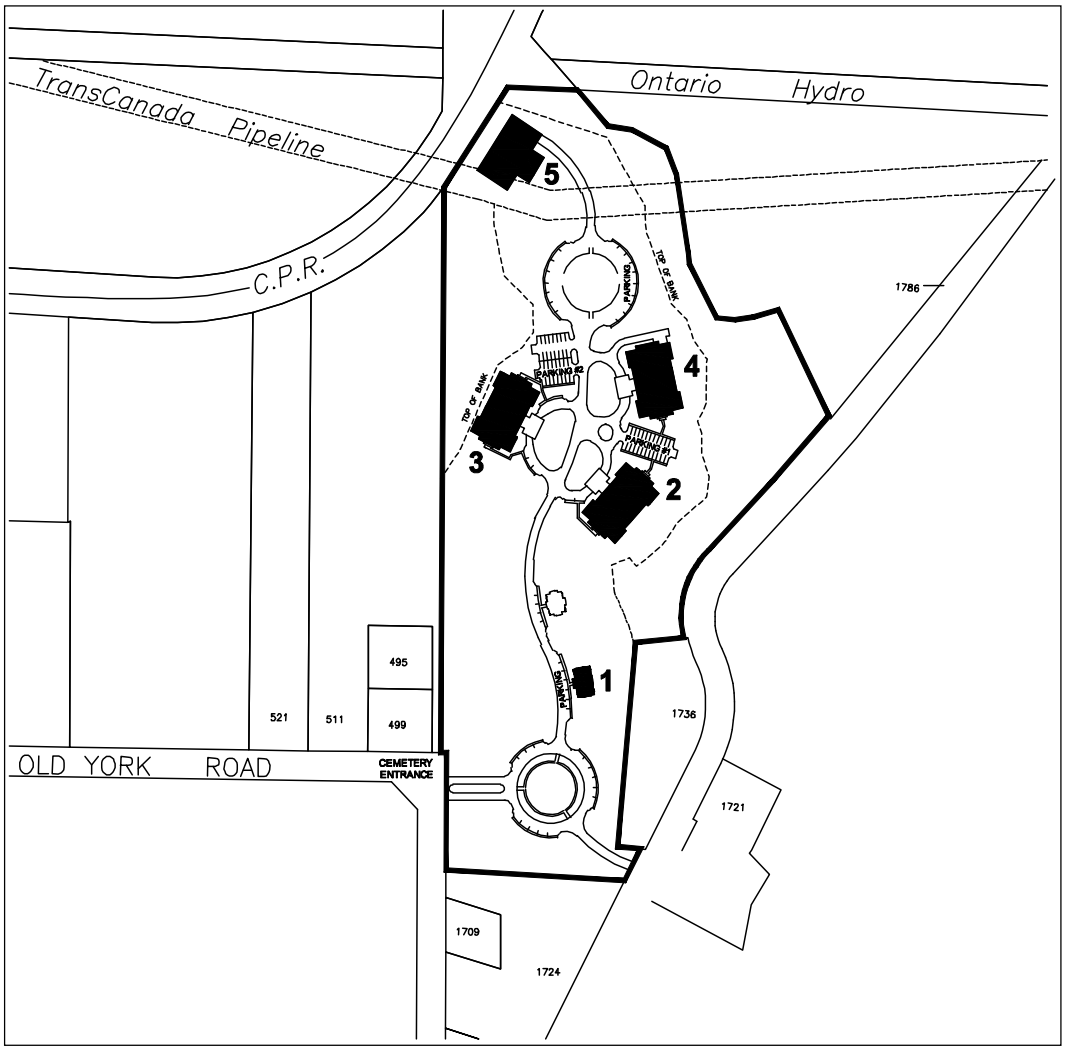
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Exception 374 continued

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

Building No. and Use	Maximum Gross Floor Area/Building	Minimum Building Setback	Maximum Building Height
1: Office	400 m^2	90 m west lot line 120 m south lot line 20 m east lot line	2 storeys 10.5 metres 169 metres geodetic datum
2, 3, 4: Mausolea & columbaria	2480 m^2	-225 m south lot line -7.5 m from O2 zone -95 m west lot line -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 -Minimum yard from west lot line: 30 m	2 storey 10.5 m Building 2: 175 m geodetic datum Building 3: 177 m geodetic datum Building 4: 179 m geodetic datum
Crematorium: permitted only within Building 4	325 m^2	100 metres from west lot line 325 metres from south lot line 10 metres from O2 zone	
5: Maintenance Building	200 m^2	Shall be located within 70 m of north lot line 30 m from the limit of a railway right-of-way	1 storey 7.3 m 182 m geodetic datum

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	Zone H-O3-375	Map 2	Amendment 2020.225	Enacted Jul 3/07

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	Zone RAL4	Map 25	Amendment 2020.219	Enacted Oct 22/06

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 m^2
Additional amenity area:	1800 m^2 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 m^2
Additional amenity area:	1800 m^2 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)

Driveway setback from a window of a habitable room:	6.5 m
Parking space setback from a window of a habitable room:	5 m
Parking structure entrance and exit ramp setback from a common element road:	4.5 m

An enclosed parking structure shall not project above grade.
Visitor parking: permitted on the common element road

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 m^2
Rear yard:	0 m
Front yard:	3 m dwelling 6.7 m garage
Side yard for end units:	3 m
Privacy area:	7 m^2

A privacy screen is only required to separate units.
Additional amenity area: 1800 m^2 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 m^2 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

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Exception 376 (continued)

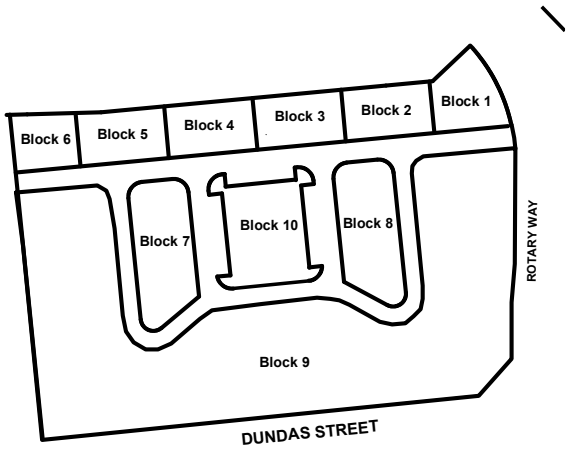
Balcony area per unit: 5 m^2
Additional amenity area: 1800 m^2 parkette located on Block 10
Building Height: 4 storeys minimum
Landscaped Open Space Area abutting Dundas Street and Rotary Way: 6 m
Landscaped Open Space Area for a parking area adjacent to Dundas St: 5 m
Landscaped Open Space Area abutting an MXE zone: 6 m
Landscaped Open Space Area for a parking area and driveway adjacent to an MXE zone: 1.5 m
Driveway setback from a window of a habitable room: 6.5 m
Parking space setback from a window of a habitable room: 5 m
Parking structure entrance and exit ramp setback from an internal road: 4.5 m
An enclosed parking structure shall not project above grade.
Visitor parking: permitted on the internal road.

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 m^2
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 m^2 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 m^2 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.

Exception 377	Zone GE2	Map 19	Amendment 2020.227	Enacted Apr 30/07

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.

Exception 378	Zone H-RH4	Map 23	Amendment 2020.228	Enacted Apr 30/07

1. Additional land uses:
   Prior to the removal of the 'H' (Holding symbol), the following use is permitted:
   One retirement home with a maximum of 136 units

2. Prohibited land uses:
   Fast food restaurant
   Night club
   Terrace patio
   Parking garage
   Veterinary services

3. Regulations for permitted uses:
   Maximum building height: 7 storeys, within 60 m of the southerly property boundary
   8 storeys, abutting the easterly property boundary and Upper Middle Road
   Landscape Area & Buffer: Not required, abutting westerly property boundary
   Not required, abutting southerly property boundary
   Density: Does not apply
   Floor Area Ratio: 2.2:1 maximum
   Total Ground Floor Area for retail, service commercial, and office uses: 2500 m^2

(continued on next page)

Exception 378 (continued)

Building Setbacks: 7.5 m abutting Tobyn Drive
20 m abutting north property line
15 m abutting southerly property line
6 m abutting east property line
13 m abutting west property line
2 m abutting pipeline easement

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 m^2;
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.

Exception 379	Zone RAL1	Map 25	Amendment 2020.230	Enacted Oct 22/07

1. Permitted use: Detached Dwelling

2. Additional Regulations:
Front yard: 2.5 m
Rear Yard: 2.25 m
Side yard (north): 7 m
Side yard (south): 1.5 m

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

Exception 380	Zone DRM	Map 9A	Amendment 2020.233	Enacted Oct 1/07

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 m^2
   - Exclusive use area for all other units: 17 m^2
   - Amenity Area per unit: 20 m^2
   - 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.

Exception 381	Zone BC2	Map 6	Amendment 2020.237 2020.387	Enacted Dec 3/07 Dec 11/17

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 geodatic datum

Rooftop 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.

Exception	Zone	Map	Amendment	Enacted
382	DRM	9-A	2020.205 2020.264 2020.321	Apr 28/08 Jun 15/09 Dec 10/12

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.

Exception 383	Zone BC1	Map 25	Amendment 2020.236	Enacted Jul 14/08

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.

Exception	Zone	Map	Amendment	Enacted
384	UE	23	2020.238	Dec 13/07

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

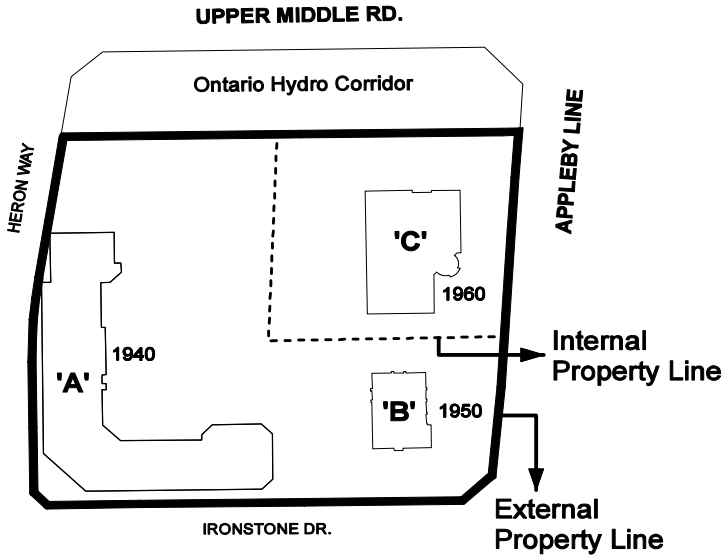
4. Setback to Appleby Line:
   Building 'B' – 27.5 metres maximum
   Building 'C' – 27.0 metres maximum

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.

Exception 385	Zone MXG	Map 10	Amendment 2020.241 2020.282	Enacted Feb 6/08 Feb 1/10

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 m^2
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.

Exception	Zone	Map	Amendment	Enacted
386	MXT	14	2020.213 (OMB) 2020.296 2020.213 PL061117 (OMB) 2020.418	Oct 10/06 Apr 11/11 Aug 12/14 Jan 30/20

1. In addition to the uses permitted in an MXT zone as set out in Part 5, Table 5.2.1, Long Term Care Facilities and Community Institutions are permitted use.

2. Notwithstanding Part 1, Section 2, Subsection 2.21 (Uses Permitted In All Zones), only the following uses shall be permitted:
   - Home Day Care
   - Day Care
   - Group Home
   - Emergency Shelter
   - Residential Social Services
   - Miscellaneous

3. Maximum building height (storeys) shall be as shown on Diagram A provided that no more than four of the storeys consist of above-grade parking within the principal building. An attached parking structure is permitted north of the principal building, with a maximum height of 4 storeys.

4. A maximum of 36 parking spaces permitted in ground floor of Towers A, B, and C. The ground floor of Towers D and C cannot be used for parking.

5. There shall be a minimum average Floor Area Ratio of approximately 0.5:1 for the subject properties but no maximum Floor Area Ratio.

6. Notwithstanding Part 1, Subsection 2.25, Table 1.2.6, off-street parking standards for the following uses are as follows:
   a) Apartment building:
      1.00 occupant space per one bedroom unit
      1.00 occupant space per two bedroom unit
      1.00 occupant space per three or more bedroom unit
      0.18 visitor spaces per unit

   b) Retirement Home:
      0.60 spaces per unit (including 0.1 visitor spaces per unit)

7. Notwithstanding Part 5, Subsection 4.13, the Amenity Area shall be a minimum of 20 m^2 per unit.

8. The maximum floor area per retail or service commercial unit is 3000 m^2.

9. The minimum gross floor area requirement for ground floor retail and service commercial uses is 1550 m^2.

10. The minimum gross floor area requirement for office uses is 2991 m^2.

11. With the exception of a lobby to access office uses on upper levels, office uses are not permitted on the ground floor.

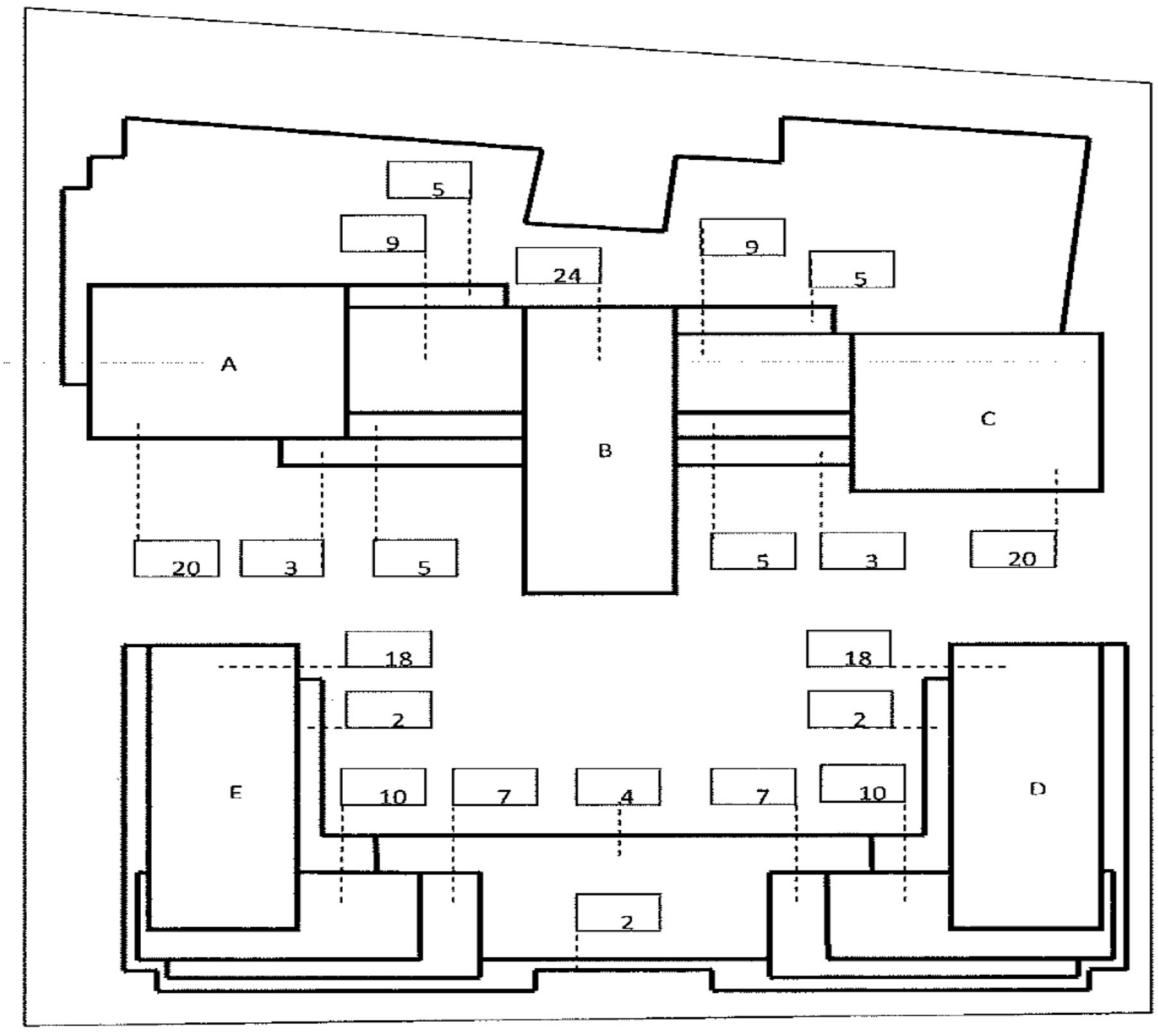
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Exception 386 (continued)

12. The maximum floor area for the ground floor lobby to access office uses on upper levels is 130 m^2.

13. The maximum number of surface parking spaces is 255.

Diagram A



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

Exception	Zone	Map	Amendment	Enacted
387	CN2	14E	2020.245 2020.296 2020.235	Oct 29/08 Apr 11/11 Nov 05/12

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 m^2 maximum/retail use 3,550 m^2 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.

Exception 388	Zone UCR1	Map 28	Amendment 2020.246 2020.255	Enacted May 20/08 Jul 14/08

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 m^2 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 30^{th} income percentile for Halton Region.

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

Exception 389	Zone CA-TSA	Map 14	Amendment 2020.247	Enacted Jun 13/07

EXCEPTION 389 deleted by By-law 2020.205

Exception	Zone	Map	Amendment	Enacted
390	RAL3	25	2020.248 2020.517	Jun 23/08 May 5/26

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 or LN2 zone for townhouses: 12 m

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

Exception	Zone	Map	Amendment	Enacted
391	CN2	25	2020.248 2020.517	Jun 23/08 May 5/26

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 or LN2 zone: 12 m

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

Exception	Zone	Map	Amendment	Enacted
392	RH1	23	2020.251 2020.394	Aug 6/08 Jul 16/18

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.

Exception 393	Zone R2.1	Map 3	Amendment 2020.274 (PL081102)	Enacted Sept 17/09

Regulations for Permitted Uses

Front Yard: 8 m

Exterior Side Yard Setback from 886 and 894 Park Ave W.: 2.2 m

Interior Side Yard Setback between new dwellings: 1.5 m

Lot Coverage for 1.5 storey and 2 storey dwellings: 32.5% including accessory buildings and structures

Floor Area of Dwelling: 350 m^2 maximum per dwelling

Notes:

Park Avenue West shall be deemed the front lot line.

Accessory structures less than 10 m^2 shall not be included in the maximum lot coverage calculation.

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

Exception 394	Zone MXG	Map 6	Amendment 2020.254	Enacted Oct 20/08

1. Additional Permitted Uses:
   2nd storey retail storage area to a maximum of 280 m^2

2. Regulations for Permitted Uses:

   Floor Ratio: minimum 0.3:1
   Parking: Based on a total floor area between 2055 m^2 and 2090 m^2, 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.

Exception 395	Zone DRH	Map 9A	Amendment 2020.259	Enacted Mar 9/09

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 m^2
Additional amenity area:	70 m^2 seating area with waterfall feature located in the south-west 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 m^2
Floors 2-8:	1650 m^2
Floors 9-16:	1050 m^2
Floors 17-19:	800 m^2
Floors 20-21:	700 m^2

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.

Exception	Zone	Map	Amendment	Enacted
396	MXE	25	2020.262 2020.231	Feb 23/09 Dec 10/12

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)

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'.

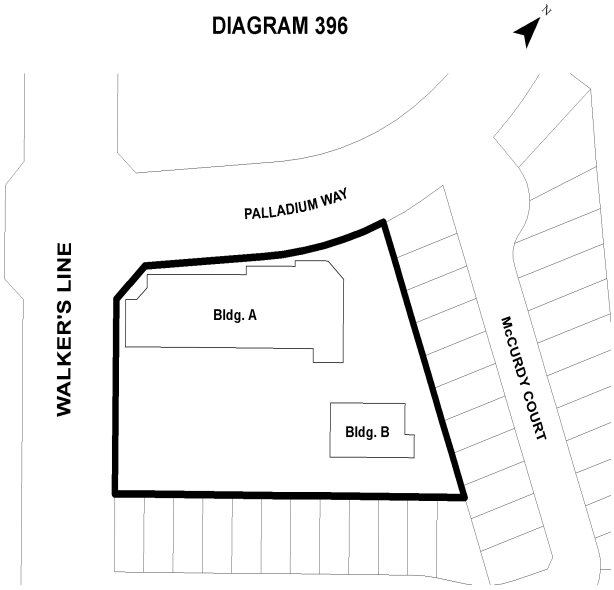
Landscape Area abutting Walker's Line and Palladium Way:
3.0 minimum, however, walkways, sidewalks, and the Accessory Building/Structure abutting Walker's Line as defined in this exception number may encroach into the landscape area.

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.

DIAGRAM 396



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

Exception 397	Zone DC-397	Map 9A	Amendment 2020.280	Enacted Jan 27/14

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:

Building Height:	Office Building:	Maximum	8 storeys
		Minimum	6 storeys
	Parking Garage:	Maximum	8 storeys
		Minimum	6 storeys
	Apartment Building:	Maximum	17 storeys and 55 m
		Minimum	12 storeys

Yards:

Caroline Street		
	Floors 1 and 2	2 m
	Floors 3 and greater	4 m
	Underground parking garage	no minimum
Elizabeth Street		
	Office building	
	Floors 1 and 2	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; 1m adjacent to the parking garage
	Floors 16 and 17	4 m
John Street		
	Office Building	
	Floors 1 and 2	0.1 m
	Floors 3 and greater	1.5 m
	Underground parking garage	no minimum
	Parking structure ramp	2 m
	Parking garage	0.1m
	Residential building	
	Floors 1-3	0.1 m
	Floors 4-15	2 m; 1 m adjacent to the parking garage

(continued on next page)

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 m^2
Balconies: Permitted to project 2 m into any yard

Additional amenity area: 1000 m^2 of green roof located above the adjacent parking garage

Maximum floor area:	Floors 2-3:	945 m^2
	Floors 4-15:	855 m^2
	Floors 16-17:	700 m^2

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.

Exception 398	Zone RM2	Map 24	Amendment 2020.263 2020.517	Enacted Apr 14/09 May 5/26

- Minimum Front Yard Setback: 3 m
- Yard abutting an R1, R2, R3, LN3, LN4, LN5, LN6 zone: 9 m
- Maximum density: 50 units per ha
- Landscape Buffer abutting an R1, R2, R3, LN3, LN4, LN5, LN6 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 m^2 decks (terraces) may be provided instead of the required 20 m^2 privacy areas for the units fronting on Upper Middle Road.
- Privacy Screens: 1.8 m high privacy screens for the units abutting the LN4 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	Zone R3.1	Map 18	Amendment 2020.265	Enacted May 4/09

Regulations for Permitted Uses:

Lot Area: 460 m^2
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	Zone H-GE1	Map 30	Amendment 2020.264	Enacted Jun 15/09

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.

Exception	Zone	Map	Amendment	Enacted
401	CNA	1	2020.266	Jun 15/09

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 m^2 of floor area
   All uses on the second floor: 3.5 spaces/100 m^2 of floor area

   The existing use is permitted within the existing 421 m^2 +/- 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.

Exception	Zone	Map	Amendment	Enacted
402				

Exception 403	Zone RM2	Map 24	Amendment 2020.269 2020.517	Enacted Jun 15/09 May 5/26

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, LN3, LN4, LN5, LN6 zone:	9.0 m
West Side Yard abutting an R1, R2, R3, LN3, LN4, LN5, LN6 zone:	5.0 m
East Side Yard:	3.0 m
West Landscape Buffer abutting an R1, R2, R3, LN3, LN4, LN5, LN6 zone:	3.0 m
North Landscape Buffer abutting an R1, R2, R3, LN3, LN4, LN5, LN6 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, LN3, LN4, LN5, LN6 zone:	4.0 m

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

Exception 404	Zone	Map	Amendment	Enacted

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

Exception 405	Zone MXC	Map 10-E	Amendment 2020.271 2020.513	Enacted Sept 28/09 Dec 09/25

1. Outside Storage:

   a) Notwithstanding Part 5, Section 4.7 (a), outside storage related to the existing building is permitted subject to the following:
      i. Maximum outside storage containers: 6 fully enclosed containers each with dimensions of 12.2 m x 2.4 m x 2.6 m
      ii. Only permitted to be located between the commercial building and the west property line adjacent to the railway right-of-way
      iii. Front Yard Setback: 45 m
      iv. Only permitted to serve retail uses within the building

2. 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.

Exception 406	Zone RM2	Map 14E	Amendment 2020.276 2020.517	Enacted Sept 26/11 May 5/26

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

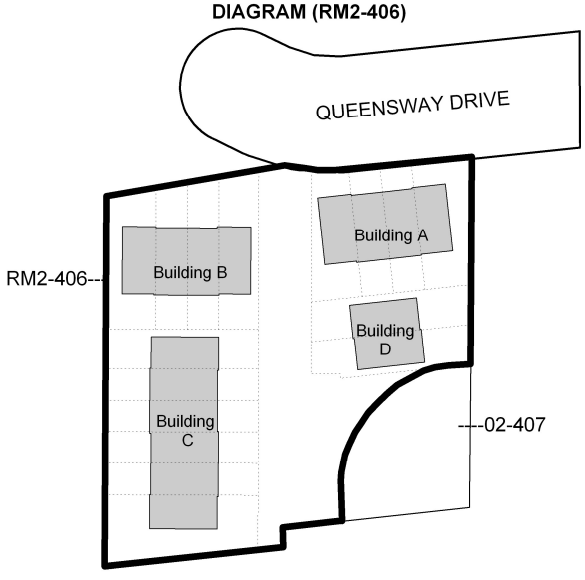
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone for Building C: 4.7 m

Landscape Buffer abutting R1, R2, R3, LN3, LN4, LN5, LN6 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, R3, LN3, LN4, LN5, LN6 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.

DIAGRAM (RM2-406)



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

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.

Exception 408	Zone CR	Map 30	Amendment 2020.277 (PL010857)	Enacted Oct 23/09

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
   Additional Residential 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 m^2.

   If a Large Building Supplies/Garden Store with a minimum floor area of 13,000 m^2 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 m^2.

   If a Large Building Supplies/Garden Store with a minimum floor area of 13,940 m^2 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 m^2.

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.

Exception 409	Zone BC1	Map 30	Amendment 2020.277 (PL010857)	Enacted Oct 23/09

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
   Additionial Residential 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.

Exception 410	Zone H-GE1	Map 6	Amendment 2020.278 PL080169 PL080632	Enacted Sept 28/09

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.

Exception 411	Zone H-MXE	Map 6	Amendment 2020.278 PL080169 PL080632	Enacted Sept 28/09

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.

Exception 412	Zone CE	Map 6	Amendment 2020.278 PL080169 PL080632	Enacted Sept 28/09

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.

Exception 413	Zone UCR3	Map 23, 28	Amendment 2020.278 PL080169 PL080632	Enacted Sept 28/09

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.

Exception 414	Zone H-MXC	Map 22	Amendment 2020.278 PL080169 PL080632	Enacted Jan 28/11

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.

Exception 415	Zone MXC	Map 22	Amendment 2020.278 PL080169 PL080632	Enacted Sept 28/09

1. Part 5, Section 4.5, MXC zone, Minimum Building Height, shall not apply to any building less than 1200 m^2 in floor area.

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

Exception 416	Zone CN1	Map 25	Amendment 2020.281 PL080169	Enacted Dec 1/09

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.

Exception 417	Zone DW	Map 9A-E	Amendment 2020.285	Enacted Apr 12/10

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 m^2
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.

Exception 418	Zone CR	Map 30	Amendment 2020.286 PL010857	Enacted Mar 24/10 Updated Mar 6/14

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 m^2 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 m^2 for commercial uses and 557 m^2 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 m^2 for commercial uses and 557 m^2 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:

Criteria (L_{eq} 1 hour)	**Indoor Sound Level**
Retail Uses:	
All	45 dBA
Service Commercial:	
Fast Food Restaurant	45 dBA
Convenience Restaurant	45 dBA
Standard Restaurant	40 dBA
Veterinary Services	40 dBA
Other Service Commercial	45 dBA
Office Uses:	
Individual Offices	40 dBA
Reception Areas	45 dBA
General Offices	45 dBA
Hospitality	
All	40 dBA
Automotive	
All	No limit
	Outdoor Sound Level
Outdoor Sales Area	
All	60 dBA* *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	Zone RM2	Map 24	Amendment 2020.305	Enacted Jul 18/11

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 m^2 per unit for building abutting internal road; 10 m^2 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.

Exception 420	Zone CN2	Map 20	Amendment 2020.291	Enacted Jul 15/10

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 m^2

   Maximum floor area for any one convenience restaurant: 150 m^2

   Maximum floor area for all convenience restaurants: 280 m^2

   Minimum distance between fast food restaurant and a residential zone: 19 m for Autumn Hill Crescent
   17 m for Driftwood Drive

   Minimum landscape buffer abutting Autumn Hill Crescent: 5.5 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.

Exception 421	Zone MXG	Map 6	Amendment 2020.294	Enacted Nov 25/10

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 m

   Landscape Buffer abutting Residential zone (north): Minimum 6 m within 18 m of the westerly lot line;
   Minimum 3m for the remainder of the property.

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

Exception 422	Zone R2.4	Map 3	Amendment 2020.297	Enacted Jan 31/11

Lot Width for all Lots: 18 m
Lot Area for all Lots: 600 m^2

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 6m 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.

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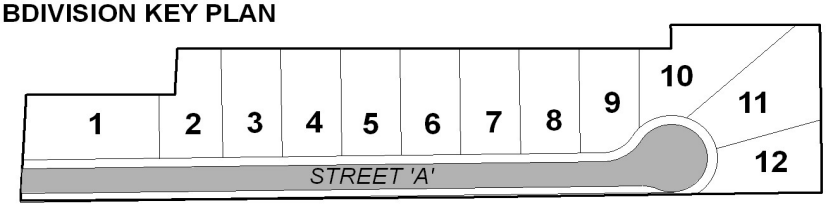
Exception 422 continued

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.

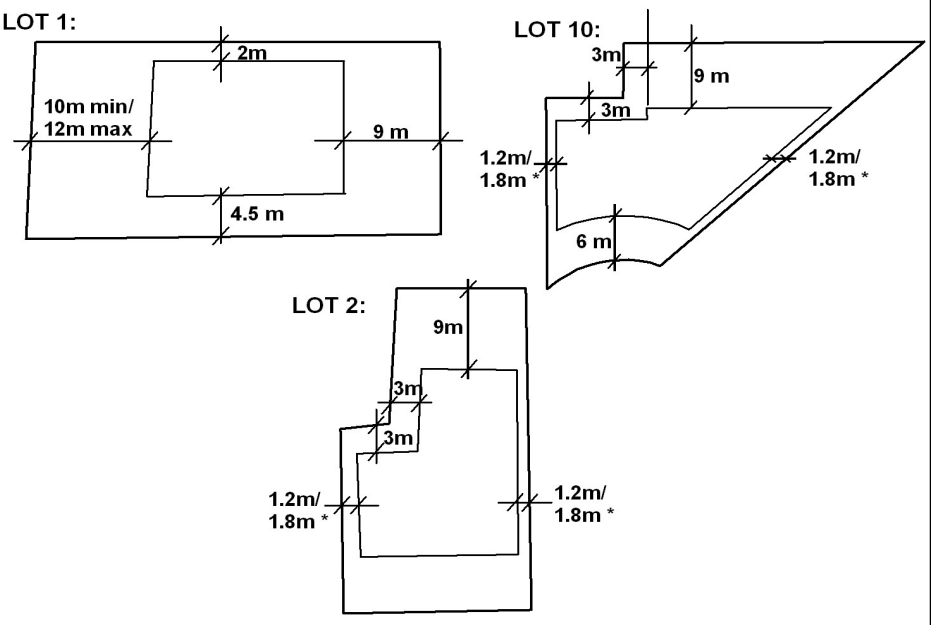
Fencing and Door for Lot 1: Notwithstanding Part 1, Section 2.4 of the Zoning By-law:
- Solid screening of the front yard of Lot 1 shall be prohibited;
- Pedestrian access from LaSalle Park Road to a door entrance on the west elevation of the dwelling shall be provided.

DIAGRAM No. 422

SUBDIVISION KEY PLAN



LOT SETBACKS



*1 - 1.2 m for 1 or 1.5 Storey Dwelling; 1.8 m for 2 Storey Dwelling

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

Exception 423	Zone MXC	Map 10	Amendment 2020.300	Enacted May 3/11

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.

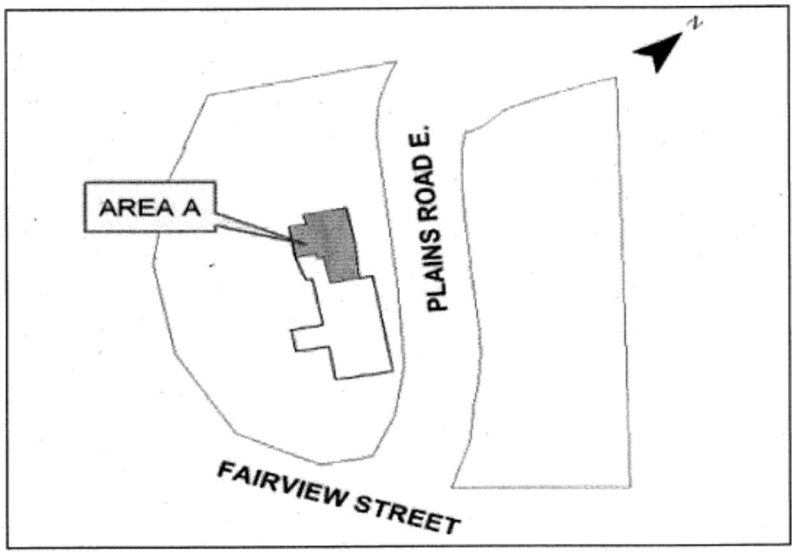
f) Parking: 1 space per 100 m^2 gross floor area of wholesale trade showroom space.

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.



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

Exception 424	Zone RM2	Map 14	Amendment 2020.299 2020.517	Enacted Nov 7/11 May 5/26

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, RM2, LN3, LN4, LN5, LN6 and LN8 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 m^2 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.

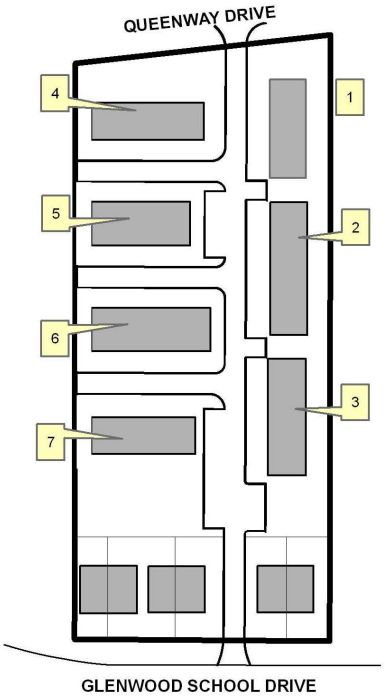
4. Regulations for Townhouses:

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 m^2
Maximum Building Height:	3 storeys to 13 m
Landscape Buffer abutting an R1, R2, R3, RM2, CN2, LN3 LN4, LN5, LN6 and LN8 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.

Exception 425	Zone DRH	Map 9A	Amendment 2020.304	Enacted Jul 18/11

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 m^2
   - Floor 2: 1199 m^2
   - Floors 3-12: 988 m^2
   - Floor 13: 678 m^2
   - Floor 14: 678 m^2

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

Exception 426	Zone	Map	Amendment	Enacted

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

Exception 427	Zone R2.1	Map 10	Amendment 2020.308	Enacted Nov 7/11

1. To permit office use in a residential zone:

   a) Maximum gross floor area for all office uses: 425 m^2

   b) Disabled parking space may be located in front yard.

   c) Loading space: not required

   d) Minimum Parking Space area: 14.5 m^2

   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 m^2 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.

Exception 428	Zone	Map	Amendment	Enacted

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

Exception 429	Zone	Map	Amendment	Enacted

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

Exception	Zone	Map	Amendment	Enacted
430	MXG	5	2020.315	Jul 3/12

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:

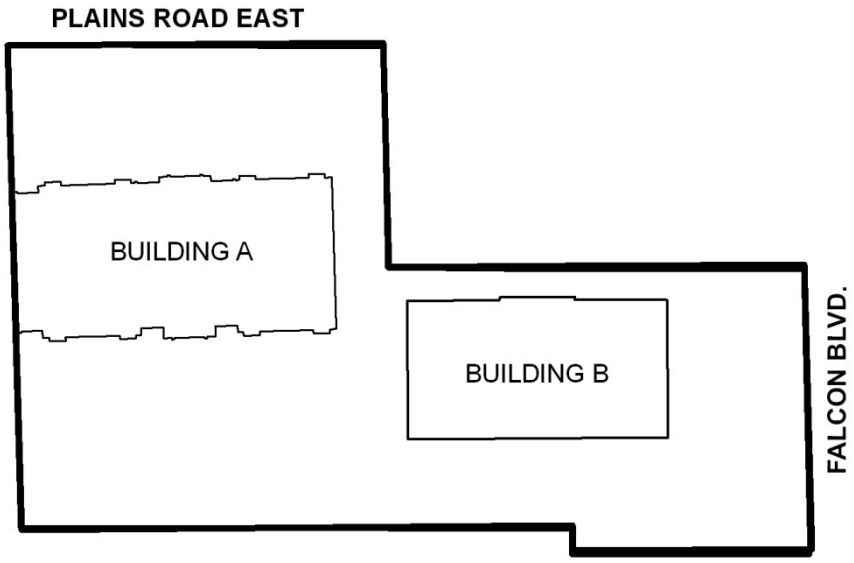
Maximum number of apartment units:	37
Maximum building height:	4 storeys
Setback of parking lot from Falcon Blvd:	4 m
Setback of below-grade parking structure:	
from north property line:	0.4 m
from Falcon Blvd:	0.7 m
Minimum yard abutting Falcon Blvd:	18.5 m
Maximum yard abutting Falcon Blvd:	20 m
Minimum 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)

Exception 430 (continued)

DIAGRAM 430



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

Exception 431	Zone	Map	Amendment	Enacted

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

Exception 433	Zone BC1	Map 25E	Amendment 2020.318	Enacted Sept 26/12

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.

Exception 434	Zone DC	Map 9A	Amendment 2020.205	Enacted Apr 28/08

EXCEPTION 434 replaced by By-law 2020.391 on May 22, 2018.

Exception 435	Zone DC	Map 9A	Amendment 2020.326	Enacted Nov 26/12

1. Additional Permitted Use:
One Fast Food Restaurant with a maximum gross floor area of 270 m^2

Additional Prohibited Use:
Drive-Through Facility

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

Exception 436	Zone	Map	Amendment	Enacted

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

Exception 437	Zone	Map	Amendment	Enacted

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

Exception 438	Zone BC2	Map 6E	Amendment 2020.301	Enacted Nov 26/12

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.

Exception 439	Zone RH4	Map 15E	Amendment 2020.330 2020.517	Enacted Apr 8/13 May 5/26

Regulations for Apartment Buildings

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 or LN8 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.

Exception 440	Zone RM2-440	Map 14W	Amendment 2020.329	Enacted Jul 15/13

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 m^2 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.

Exception 441	Zone RM3	Map 14	Amendment 2020.332 PL130552 (OMB) 2020.517	Enacted Dec 19/13 (OMB) May 5/26

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, R3, LN3, LN4, LN5, LN6 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.

Exception 442	Zone DRL	Map 9A	Amendment 2020.331	Enacted Jun 10/13

1. Additional Permitted Uses: Semi-Detached Dwelling

2. Regulations Applying to Semi-Detached Dwellings:

Min. Lot Width:	9.4 m
Min. Lot Area:	340 m^2
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.

Exception 443	Zone RH1-443	Map 13E	Amendment 2020.334 2020.517	Enacted Apr 29/13 May 5/26

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 m^2 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 or LN3 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.

Exception 444	Zone RH1-444	Map 17	Amendment 2020.337 2020.517	Enacted Jul 10/14 May 5/26

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, LN3 or LN4 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

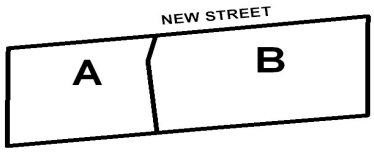
Amenity Area:

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 roof top 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

Diagram 444



Exception 445	Zone BC1	Map 19E	Amendment 2020.328	Enacted Nov 13/13

1. Additional Permitted Use:
   A large furniture and appliance store provided the development includes a minimum floor area of 2000 m^2 of corporate office space and 17,700 m^2 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 m^2 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.

Exception 446	Zone CC2-446	Map 26W	Amendment 2020.339	Enacted Jan 27/14

1. Additional Permitted Uses: 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.

Exception 447	Zone RNA2	Map 1W	Amendment 2020.341	Enacted Mar 17/14

1. Regulations:

Lot Width:	10 m
Lot Area:	276 m^2
Front Yard:	6 m
Rear Yard:	7.5 m
Side Yard:	1.2 m, 2.4 m street side yard
Maximum Lot Coverage:	35%

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.

Exception 448	Zone BC1	Map 25E	Amendment 2020.342 2020.394 2020.431	Enacted Mar 17/14 Jul 16/18 June 22, 2021

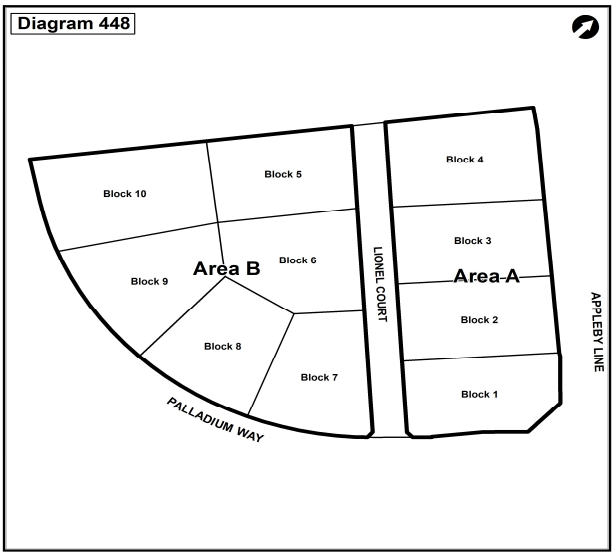
1. Regulations:

Maximum Floor Area Ratio for each block in Area A in Diagram 448: 1.1:1
Maximum Floor Area Ratio for each block in Area B in Diagram 448: 0.7:1

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
Landscape 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	Zone RM5	Map 27W, 27 E	Amendment 2020.343	Enacted Jun 30/14

1. Regulations applying to Street Townhouse Dwellings:

Minimum lot width:	5.4 m
Minimum lot area:	160 m^2
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 m^2

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

Exception 450	Zone MXG	Map 10E	Amendment 2020.345 2020.517	Enacted Jun 9/14 May 5/26

Regulations:

Landscape Buffer abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone:	4 m
Yard abutting R1, R2, R3. LN3, LN4, LN5, LN6 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.

Exception 451	Zone RM2	Map 18	Amendment 2020.347	Enacted Jul 14/14

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: 200m^2

Minimum Lot Area: 900 m^2
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	Zone MXE-452	Map 28-W	Amendment 2020.350 PL141237 (OMB) 2020.382 2020.394 2020.443 2020.447	Enacted Jul 21/15 Sept 11/17 Jul 11/18 Jul 12/22 Dec 13/22

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 for the entire site:

   i) A maximum of one drive-through is permitted on the site
   ii) Parking: 152 spaces including 6 designated accessible parking spaces
   iii) Maximum Combined Floor Area for Buildings A and B: 860 m^2
   iv) Notwithstanding Part 5, Section 2 Table 5.2.1, footnote (l) shall not apply
   v) Landscape area:
      a. South: Minimum 1.5 m (adjacent to parking only)
      b. North: Minimum 1.4 m
      c. Adjacent to Building A abutting Appleby Line: 1.5 m
      d. Adjacent to Building B abutting Appleby Line: 3.0 m
   vi) Pedestrian walkway: a 1.8 m walkway shall be provided from the street connecting the sidewalk to the principal entrance of a building and shall be unencumbered except that the walkway may cross a driveway
   vii) Minimum setback from an O2 zone for parking: 3.5 m
   viii) Minimum setback from an O2 zone for building: 4.0
   ix) Maximum of one freestanding ‘Fast Food Restaurant’ building permitted

4. Regulations:

   i) Hotel:
   Maximum number of units: 108
   South Yard: 3 m

Exception 452 continued	Zone MXE-452	Map 28-W	Amendment 2020.350 PL141237 (OMB) 2020.382 2020.394 2020.443 2020.447	Enacted Jul 21/15 Sept 11/17 Jul 11/18 Jul 12/22 Dec 13/22

East Yard: 16 m from property line
Maximum Height: 6 storeys

ii) Building A:
Maximum Yard abutting a street: 5 m

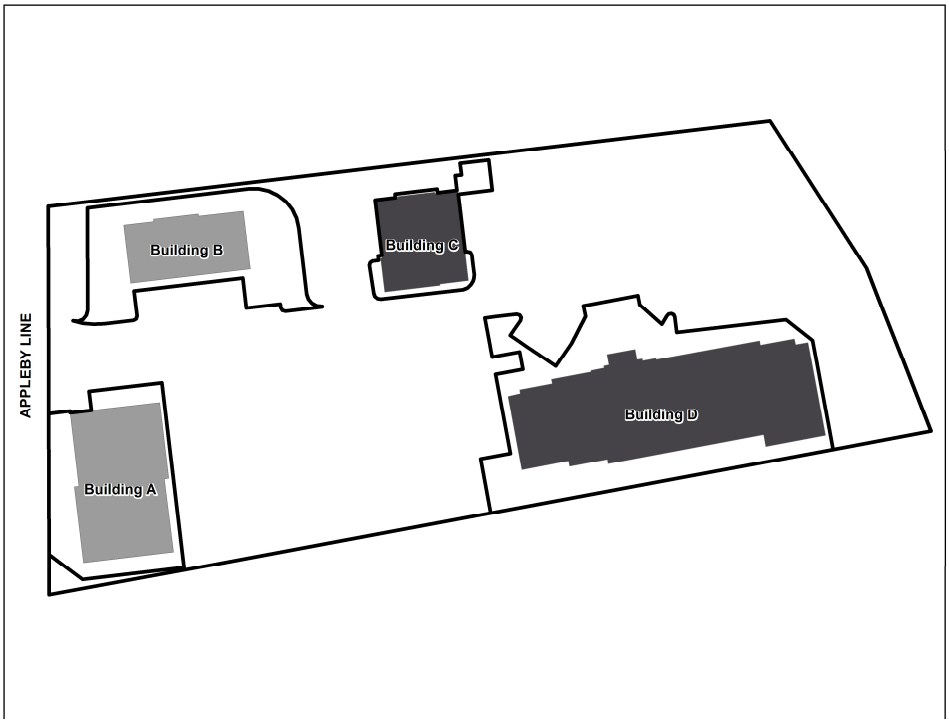
iii) Building B:
Minimum Yard abutting a street: 15m
Maximum Yard abutting a street: 20m

iv) 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

5. The lands zoned MXE-452 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.

Diagram 452



Exception 453	Zone R04-453	Map 29	Amendment 2020.353 PL140053 (OMB)	Enacted Dec 3/14 (OMB)

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 m^2
   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.

      Amenity Building: 2 storeys

   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): 6.0 m
      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): 3.0 m
      Buildings A and B, setback to patios/ terraces/balconies: 1.0 m

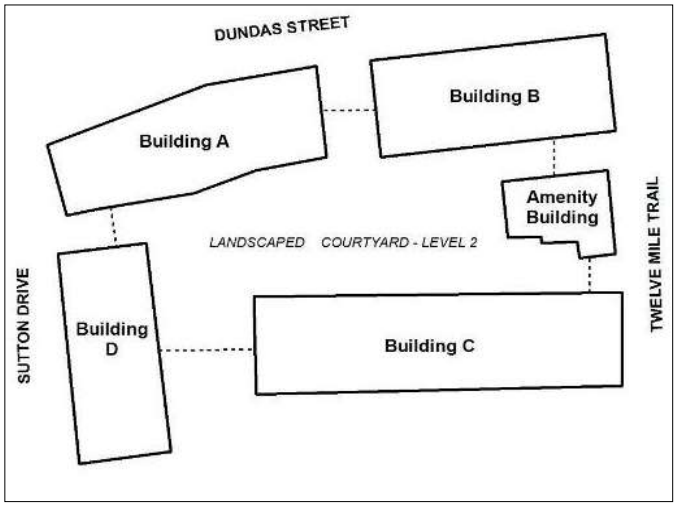
   h) Side Yard (south property boundary): 15.2 m

   i) Setback to hypoteneuse 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 m^2 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.

Exception 454	Zone R01-454	Map 29	Amendment 2020.354	Enacted Mar 23/15

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.

Exception 455	Zone R5-455	Map 13	Amendment 2020.355 2020.517	Enacted Apr 20/15 May 5/26

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, LN3, LN4, LN5, LN6 zones
Minimum Driveway Setback from a wall containing a window of a habitable room:	2.0 m
Landscape Buffer abutting R1, R2, R3, LN3, LN4, LN5, LN6 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	Zone BC1-456	Map 25W	Amendment 2020.356	Enacted Jun 22/15

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 m^2
   (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	Zone MXC-457	Map 14W	Amendment 2020.361	Enacted Jan 26/16

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.

Exception 458	Zone R3.2	Map 9	Amendment 2020.363	Enacted May 9/16

1. Regulations:

Lot width:	14 m
Lot area:	400 m^2
Rear yard:	7.5 m
Side yard for 2 storey dwelling:	1.5 m
Lot coverage for 2 storey dwelling:	37%
Maximum porch projection into a front yard including stairs and overhangs:	1.5 m

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

Exception 459	Zone R3.4	Map 9	Amendment 2020.363	Enacted May 9/16

1. Regulations:

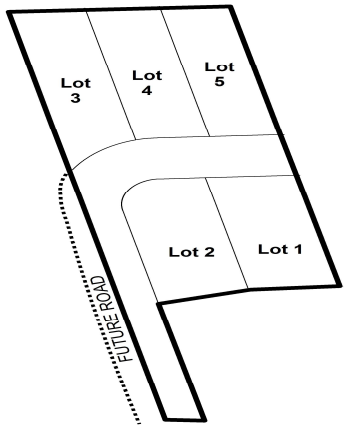
Lot Width on Bellview Crescent:	5.1 m

2. Regulations for Lots/Parcels of Tied Land show on Diagram 459:

Lot Width:	11 m
Lot Area:	330 m^2
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.

Exception 460	Zone MXG-460	Map 18	Amendment 2020.364 PL160780 (OMB)	Enacted Jul 4/16

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 m^2
Maximum floor area for accessory day care centre:	200 m^2
Maximum of one accessory structure with a maximum floor area of 20 m^2	
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

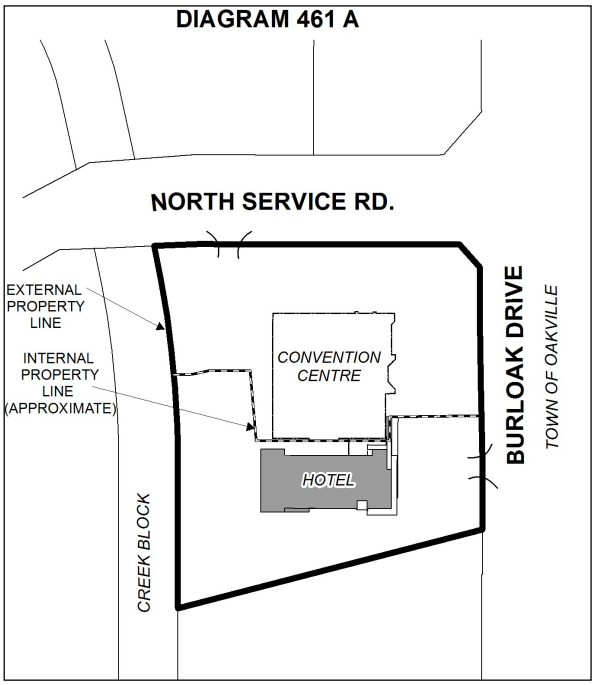
A Barrier-Free Accessibility Ramp may encroach into a required landscape area

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

Exception 461	Zone BC1	Map 28	Amendment 2020.368	Enacted Jun 13/16

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 2608m^2 (including mezzanine) and a hotel with a maximum of 135 suites

Exception 461 Cont'd.	Zone BC1	Map 28	Amendment 2020.368	Enacted Jun 13/16

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 m^2.

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.

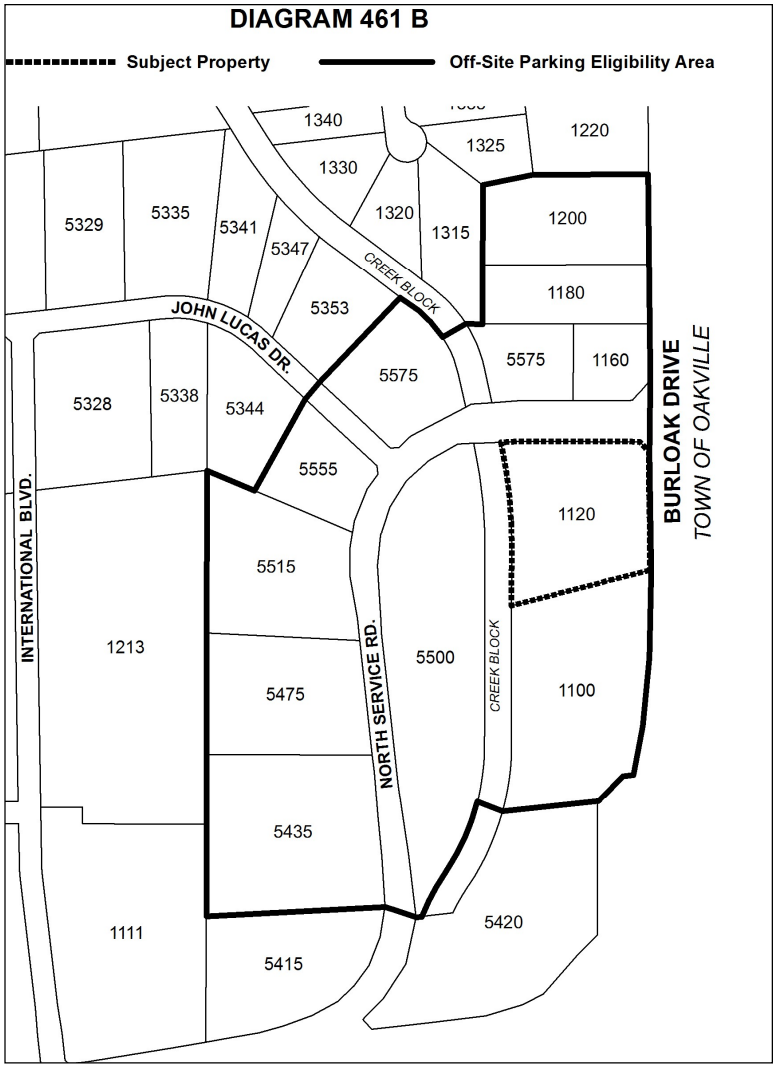
d) The minimum width of a circulation aisle for vehicles shall be 6.0 m.

e) A minimum of 20 bicycle parking spaces shall be provided for a convention centre with a maximum floor area of 2608 m^2 (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.

Exception 461 Cont'd.	Zone BC1	Map 28	Amendment 2020.368	Enacted Jun 13/16



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.

Exception 463	Zone RH4	Map 14	Amendment 2020.369 2020.517	Enacted Nov 28/16 May 5/26

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 m^2
Landscape Buffer abutting RM2 or LN8 zone west of Building 3 and east of Building 6:	2 m
Landscape Buffer abutting RM2 or LN8 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.

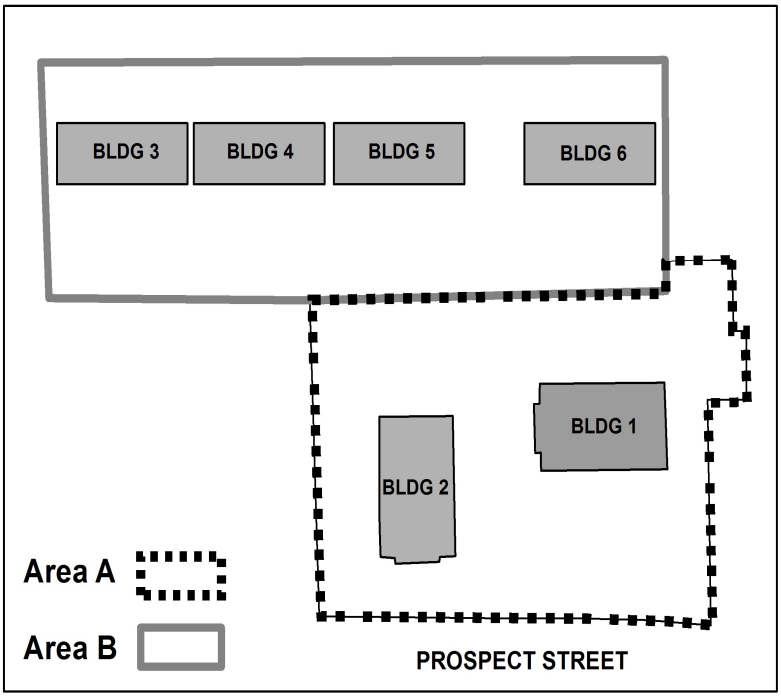
Setbacks of driveway from windows of habitable rooms located on the ground floor of Building 2:	4.7 m
Setback of parking spaces from windows of habitable rooms located on the ground floor of Building 2:	2.4 m
Setback of parking ramps from windows of habitable rooms located on a ground floor:	0 m
Loading spaces:	1

Exception 463 Cont'd.	Zone RH4	Map 14	Amendment 2020.369 2020.517	Enacted Nov 28/16 May 5/26

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, LN3, LN4, LN5, LN6 zone:	14 m
Maximum balcony projection into yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 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.

Exception 464	Zone RAL4	Map 25	Amendment 2020.371 PL170157	Enacted LPAT Apr 18/18

1. Permitted Uses:
Only the following uses shall be permitted:

i) Area 'A': One apartment building with two 17 storey towers
ii) Area 'B': Two 6 storey apartment buildings and townhouses

2. Regulations applying to entire development site:

a) Density:

i) Minimum: 99 units per hectare

ii) Maximum: 299.5 units per hectare

b) Maximum floor area ratio: 2.45:1

c) Landscape Areas:

i) abutting Palladium Way: 3 m
ii) abutting Thomas Alton Blvd.: 3 m
iii) abutting the east lot line: 3 m
iv) abutting the west lot line: 0 m
v) Walkways may encroach into a required landscape area

d) Landscape Buffers:

i) Landscape buffers are not required

e) Amenity Area:

i) Townhouses: 1300 m^2
ii) Apartment Buildings over 6 storeys in height: 7650 m^2 including 2450 m^2 Private Outdoor Amenity Area
iii) Apartment Buildings 6 storeys or less in height: 1500 m^2

f) Minimum percentage of below grade enclosed occupant parking for apartment buildings: 95%

g) Setbacks for underground parking structure less than 1.6 m above grade:

i) abutting Palladium Way: 0 m
ii) abutting Thomas Alton Blvd.: 5.75 m
iii) abutting the east lot line: 0 m
iv) abutting the westerly lot line: 24 m

h) Parking space size:

i) Width: 2.6 m
ii) Area: 14.56 m^2

Exception 464 continued	Zone RAL4	Map 25	Amendment 2020.371 PL170157	Enacted LPAT Apr 18/18

3. Regulations for apartment building, including a north and south tower on a shared podium, located in Area 'A':

a) Maximum number of apartment units: 401

b) Yard abutting Palladium Way: 3 m

c) Yard abutting the east lot line: 6 m

d) Building height: 17 storeys up to 55 m maximum, measured from fixed grade at the midpoint of Palladium Way (northerly lot line), excluding mechanical equipment

e) All rooftop mechanical equipment which exceeds 2 m in height must be setback a minimum of 3 m from all edges of the roof unless visually screened on four sides.

f) Maximum tower building length, excluding balconies, above the sixth storey (for each tower): 35 m

g) Maximum floor area for each tower for storeys 7-17: 750 m^2

h) Minimum stepback from the edge of the podium (storeys 1-3) to a tower:

North tower (storeys 4-17)

i) from north podium edge 3 m
ii) from south podium edge 3 m
iii) from west podium edge 5 m

South tower (storeys 4-17)

i) from south podium edge 3 m
ii) from east podium edge 0 m
iii) from west podium edge 3 m for a minimum building length of 23 m from the southern edge of the tower

i) Minimum horizontal distance:

i) between apartment building towers above the 6th storey: 28 m
ii) to a townhouse: 22 m

j) Balcony projections:

i) A balcony may project into the required building setback or stepback up to a maximum of 2.5 m;

i) A balcony may project into the required horizontal distance up to a maximum of 2 m

Exception 464 continued	Zone RAL4	Map 25	Amendment 2020.371 PL170157	Enacted LPAT Apr 18/18

k) Driveway and parking spaces setback from windows of habitable rooms: 1.5 m

l) Required parking:

i) Occupant: 1.05 spaces per unit
ii) Visitor: 0.15 spaces per unit

4. Regulations for townhouses:

a) Maximum number of townhouse units: 21

b) Yard abutting Palladium Way: 4 m

c) Yard abutting Thomas Alton Blvd.: 6 m

d) Yard abutting the west lot line: 6 m

e) Building height: 3 storeys up to 11.5 m maximum

f) Balconies, Porches and stairs:

i) A balcony, patio, porch or open stairway/stairs may encroach or project into a required yard abutting a street or a required landscape area abutting Thomas Alton Blvd. or Palladium Way up to a maximum of 1.5 m;

ii) A balcony may project into the required yard abutting the west lot line up to a maximum of 1.5 m provided that the length of any one projection does not exceed 3.4 m;

g) Required parking:

i) Occupant: 2 spaces per unit
ii) Visitor: 0.35 spaces per unit

h) Driveways:

i) Width: 2.6 m
ii) Length: 6.0 m not including a sidewalk or walkway

5. Regulations for apartment buildings located in Area 'B'

a) Maximum number of apartment units: 179

b) Yard abutting Thomas Alton Blvd.: 6 m

c) Yard abutting the east lot line: 6 m

d) Building height: 6 storeys up to 21 m maximum, measured from fixed grade at the midpoint of Thomas Alton Boulevard (southerly lot line) excluding mechanical penthouse

Exception 464 continued	Zone RAL4	Map 25	Amendment 2020.371 PL170157	Enacted LPAT Apr 18/18

e) A balcony, or patio, may encroach or project into a required yard, up to a maximum of 2.0 m

f) Driveway and parking spaces setback from windows of habitable rooms: 1.5 m

g) Required parking:

i) Occupant: 1.05 spaces per unit
ii) Visitor: 0.15 spaces per unit

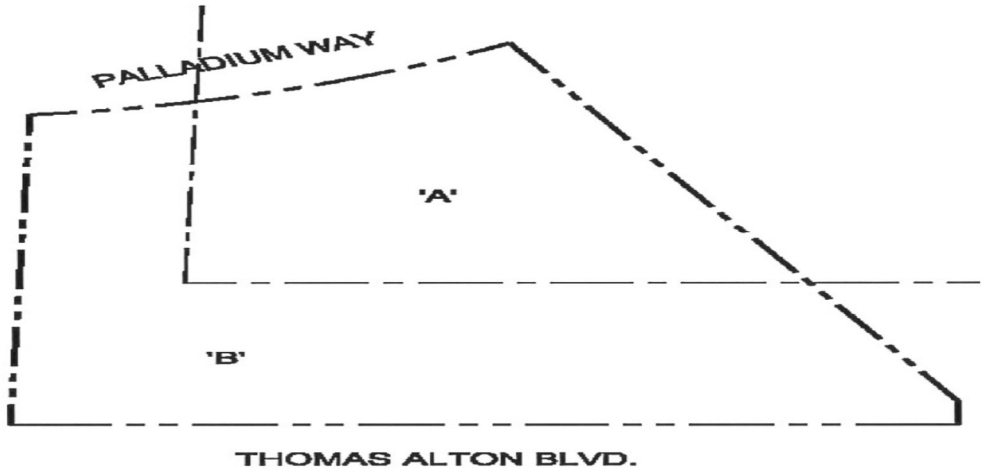
6. Community Benefits pursuant to Section 37 of the *Planning Act:*

Enter into a Section 37 Agreement that requires the Owner to provide:

a) public access to the private outdoor amenity area (having a minimum area of 2450 m^2) by way of an easement registered on title;

b) 20 dwelling units of affordable housing; and

c) $60,000 for Parks and Open Space improvements in Doug Wright Park



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

Exception 465	Zone DRL	Map 9	Amendment 2020.376	Enacted Dec 19/16

1. Additional Permitted Use: Semi-Detached Dwelling

2. Regulations Applying to semi-detached dwellings:

Lot Width
- Interior Lot: 9.4 m
- Corner Lot: 10 m

Lot area
- Interior Lot: 250 m^2
- Corner Lot: 290 m^2

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.

Exception 466	Zone RNA1	Map 3	Amendment 2020.375	Enacted Feb 13/17

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 $9m^2$: 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.

Exception 467	Zone	Map	Amendment	Enacted

Exception 468	Zone RM2	Map 13	Amendment 2020.378	Enacted Apr 18/17

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.

Exception 469	Zone RM2	Map 14	Amendment 2020.381 2020.389 2020.517	Enacted Jun 12/17 Feb 20/18 May 5/26

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 m^2 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, LN3, LN4, LN5, LN6 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, LN3, LN4, LN5, LN6 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.

Exception 470	Zone MXC	Map 3	Amendment 2020.384 PL171346 (LPAT)	Enacted (LPAT) Apr 25/18

1. Regulations for an Apartment Building:

a) Yard abutting Plains Road East:
   i) 1st storey: 3.5 m maximum
   ii) Other storeys: 1.8 m
   iii) Balconies may not encroach into a yard abutting Plains Road East

b) Yard abutting Cooke Boulevard:
   i) 1st storey: 3.5 m maximum
   ii) Other storeys: 1.3 m
   iii) Balconies are permitted within a yard abutting Cooke Boulevard

c) Balcony setbacks abutting Cooke Boulevard:
   i) 2nd storey: 1.3 m
   ii) 3rd to 8th storeys: 0.5 m

d) Distance from the hypotenuse of a daylight triangle for a building or balcony: 0 m

e) Underground parking garage setbacks:
   i) Abutting Cooke Boulevard: 0 m
   ii) Abutting all other lot lines: 0.2 m

f) Number of units: 72 units maximum

g) Floor area ratio: 4.4:1 maximum

h) Commercial floor area: A minimum of 220 m^2 of retail or service commercial must be provided on the ground floor of an apartment building

i) 9th storey: In addition to an outdoor amenity area, a maximum of 275 m^2 of floor area may be used for an indoor amenity area, elevator lobby, stairs, mechanical and/or storage rooms

j) Landscape area abutting a street: 0 m

k) Building height: 9 storeys to 34 m maximum

l) Building height first storey: 6 m

m) Occupant parking spaces: 86 spaces including 4 accessible spaces

n) Visitor and Non-residential parking spaces: 6 shared spaces including 2 accessible spaces

o) Amenity area: 1240 m^2

Exception 470 continued	Zone MXC	Map 3	Amendment 2020.384 PL171346 (LPAT)	Enacted (LPAT) Apr 25/18

2. Community Benefits:

Prior to the issuance of an above grade building permit for the project contemplated by this amendment, the owner shall, at its sole cost and expense, make a cash payment by way of a certified cheque to the City for the sum of TWO HUNDRED AND TWENTY FIVE THOUSAND DOLLARS ($225,000.00) to be placed in a specific reserve fund for the provision of public art, street furnishings and landscaping on Plains Road East in proximity to the lands subject to this amendment.

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

Exception 471	Zone BC1	Map 6E	Amendment 2020.386	Enacted Nov 13/17

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:

Maximum Floor Area:	6350 m^2
Maximum Office Floor Area:	1800 m^2
Maximum Number of Units:	50
Front Yard:	6.6 m
Rear Yard:	3 m
Side Yard:	
South:	1.5 m
North:	5.4 m

Building Setback abutting a Creek Block, O2 or O3 zone:

South:	1.5 m
West:	3 m
North:	5.4 m

Landscape Area abutting King Road:	6 m
	One 1.8 m maximum wide, substantially parallel walkway is permitted within the required landscape area abutting King Road

Landscape Area abutting a Creek Block O2, or O3 zone:

South:	0 m
West:	3 m including all encroachments and/or projections, and a walkway to a maximum width of 1.5 m
North:	1.5 m

Exception 471 continued	Zone BC1	Map 6E	Amendment 2020.386	Enacted Nov 13/17

Parking Requirement: 81 spaces

In addition to the required parking, unit occupants are permitted to park in front of overhead doors

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

1 ½ storey maximum taken from fixed grade up to 7 m for an accessory amenity building

e) Amenity Area: 490 m^2

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

continued..

Exception 472 continued	Zone DRM	Map 9A	Amendment 2020.385	Enacted Feb 20/18

g) Front Yard

Accessory amenity building:	2.9 m
Parking structure:	9.5 m
Floors 2 – 6:	9 m
Balconies:	7.4 m

h) Rear Yard

Parking structure:	0.4 m
Floors 2 – 5:	0.4 m
Floor 6:	3.5 m
Floor 6 balcony:	0.4 m

i) Side Yard (West)

Parking Structure:	0.4 m
Apartment building including balconies:	1.2 m

j) Side Yard (East)

Below grade parking structure:	0.4 m
Floors 1 – 3:	3 m
Floor 4:	5 m
Floor 4 balcony:	3 m
Floors 5 & 6:	7 m
Floors 5 & 6 balconies:	4.7 m

Roof top structure for mechanical equipment required for the operation of the building, including elevator and stairway receiving area: 10.5 m

Exception 473	Zone DC-473	Map 9A	Amendment 2020.391	Enacted May 22/18

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 m^2

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

continued…

Exception 473 continued	Zone DC-473	Map 9A	Amendment 2020.391	Enacted May 22/18

l) Building Height — 23 storey maximum taken from fixed grade up to 81 m
- Floor 1: 5 m
- Floor 2: 3.9 m

l) Maximum Floor Area
- Storeys at or above the 6th storey: 760 m^2

m) Glazing Percentage on the first storey elevation facing a street
- John Street: 25%

n) Parking
- Occupant parking: 1.2 parking spaces per residential unit
- Visitor parking spaces: 8

o) Visibility Triangle
- Brant Street x James Street: 16 m x 16 m
- James Street x John Street: 6 m x 6 m

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 m^2) (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

continued…

Exception 473 continued	Zone DC-473	Map 9A	Amendment 2020.391	Enacted May 22/18

f) 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

g) 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

h) 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

i) 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.

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

Exception 475	Zone S	Map 6	Amendment 2020.387	Enacted Dec 11/17

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.

Exception 476	Zone DRH	Map 9A	Amendment 2020.401	Enacted Sep 24/18

1. Additional Permitted Uses:

   a) Retail and service commercial uses on the ground floor of a residential building

2. Regulations for Apartment Building:

   a) Maximum ground floor retail and/or service commercial area and/or office: 186 m^2

   b) Front Yard Abutting Ontario Street

Floors 1 to 2 (Podium and Floor 3 Terrace)	3.5 m
Floors 3 to 21 (Tower)	6.7 m
Floor 22 (Indoor Amenity Area)	6.7 m
Underground Parking Structure	0 m

   c) Street Side Yard Abutting Brock Avenue

Floors 1 to 2 (Podium and Floor 3 Terrace)	2.7 m
Floors 3 to 21 (Tower)	6 m
Floor 22 (Indoor Amenity Area)	6 m
Floor 22 (Outdoor Amenity Area)	7.9 m
Underground Parking Structure	0 m

   d) Side Yard (West)

Floors 1 to 2 (Podium and Floor 3 Terrace)	15 m
Floors 3 to 21 (Tower)	15 m
Floor 22 (Indoor Amenity Area & Mechanical Penthouse)	17.8 m
Floor 22 (Outdoor Amenity Area)	15 m
Underground Parking Structure	0 m

   e) Rear Yard (South)

Floors 1 to 2 (Podium)	1.3 m
Floors 3 to 21 (Tower)	3 m
Floor 22 (Indoor Amenity Area & Mechanical Penthouse)	7 m
Floor 22 (Outdoor Amenity Area)	3 m
Underground Parking Structure	0 m

   f) Maximum Density: 751 units per hectare

   g) Maximum Building Height: 22 storeys up to 79 m

   h) Maximum Floor Height

Floor 1	6 m maximum
Floor 2	3.6 m maximum
Floor 22 (Indoor Amenity Area)	8 m maximum
Floor 22 (Mechanical Penthouse)	6 m maximum

   i) Total Amenity Area: 2600 m^2

   j) Maximum Floor Area
      Floors 3 to 21 (Tower): 750 m

Continued…

Exception 476 continued	Zone DRH	Map 9A	Amendment 2020.401	Enacted Sep 24/18

k) Minimum Landscape Area abutting Brock Avenue: 2.7 m

3. Encroachment

a) Landscape Area may include a transformer, exhaust, shaft and hard and soft landscaping and other decorative features
b) Balconies are not permitted to encroach into a required yard
c) A canopy may project into a required front yard or street side yard up to the street line

4. Non-residential and car share parking shall be provided at grade and may be counted toward the required visitor parking for residential uses including a designated accessible visitor parking space.

5. Community Benefits

The Developer of these Lands agrees to:

a) provide a discount of $600,000 to be used against the purchase price of up to 6 dwelling units within the subject development by the Region of Halton, OR, in the event that a purchase(s) is/are not to occur within the subject development, OR in the event that the tenure of the project does not lead to individual unit ownership but rather a corporate ownership, the Developer agrees to gift the Region of Halton with $600,000 to be used for the provision of long term affordable dwelling unit(s) in Burlington's Urban Growth Centre; and

b) provide a $10,000 donation to the Friends of the Freeman Station; and

c) provide a $25,000 contribution towards the future improvement of the downtown transit terminal; and

d) provide a $20,000 contribution towards improvements to walking, cycling,and/or active transportation connections in the vicinity of the Elgin Street Promenade and/or the future bicycle walking path along the hydro corridor; and

e) provide a $50,000 contribution towards improvements to park facility improvements, including but not limited to fitness stations, pedestrian furniture, etc. for the future bicycle walking path along the hydro corridor; and

f) provide a $45,000 contribution towards improvements to park facilities at Brock Park and/or Spencer Smith Park; and

g) 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, for an indirect community benefit to the amount of $300,000.

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

Exception 477	Zone RM2	Map 18W	Amendment 2020.392	Enacted Jun 18/18

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

continued…

Exception 477 continued	Zone RM2	Map 18 W	Amendment 2020.392	Enacted June 18/18

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.

Exception 478	Zone RM2	Map 18W	Amendment 2020.388 PL180660 (LPAT) 2020.517	Enacted Jun 18/18 May 5/26

Permitted Uses:

20 Townhouse Units Only

Building Setbacks from External Property Boundaries

Minimum side yard abutting a side building elevation:	1.2 m
Rear yard:	8.1 m

Other Regulations

Privacy Area Screening:	Privacy Areas are permitted to have privacy screens on two sides only; with the opening on the side opposite the building
Parking Space setback from a Residential Zone:	2.8 m
Parking Space and Driveway setback from a wall of a building containing windows of habitable rooms:	2.5 m
Landscape Buffer abutting rear external property boundary :	2.0 m
Landscape Buffer abutting properties that front onto Maplehill Drive or Dynes Road:	2.0 m abutting a rear building elevation and parking lot and 0 m abutting a side building elevation. 0 m abutting a side building elevation

Building Setbacks from Parcels of Tied Land (POTL) Boundaries

Rear Yard abutting R3.1 Zone:	4.5 m

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

Exception 479	Zone DC	Map 9A	Amendment 2020.390 PL150274	Enacted LPAT Nov 16/18

1. Regulations for an Apartment Building:

a) Notwithstanding, Part 1, Section 2.27 – Table 1.2.9, the deemed width of Lakeshore Road shall be 24 m

b) Yard Abutting Lakeshore Road:

i) Minimum:	0 m
ii) Maximum:	6 m
iii) Balconies:	0 m

c) Yard Abutting Martha Street:

i) Minimum:	0 m
ii) Maximum:	26 m
iii) Balconies:	0 m

d) Yard Abutting a DRM zone and Rear Yard:

i) Minimum for storeys 1 to 3:	1.3 m
ii) Minimum for storeys 4 and above:	11 m
iii) Maximum:	24 m
iv) Balconies:	0 m
v) Outdoor Pool:	5.3 m

e) Side Yard (West)

i) Minimum for storeys 1 to 3:	0 m
ii) Minimum for storey 4:	3.4 m to columns; 4.5 m to building face
iii) Minimum for storeys 5 and above:	2.9 m
iv) Maximum:	6 m
v) Balconies:	0 m
vi) Outdoor Pool:	1.5 m

f) Setback from the hypotenuse of a daylight triangle: 0 m

g) Parking Structure:

i) Abutting Lakeshore Road:	0 m
ii) Abutting Martha Street:	0 m
iii) all other lot lines:	0 m
iv) Entrance and exit ramps to below grade parking structures setback from Martha Street:	0 m

h) Building Height: 27 storeys maximum up to 88.75 m, not including the stairway access corridors between the first and second floors

i) First storey height: 6.5 m, not including the stairway access corridors between the first and second floors

ii) Second storey height: 2.8 m

continued…

Exception 479 continued	Zone DC	Map 9A	Amendment 2020.390 PL150274	Enacted LPAT Nov 16/18

i) Density: 240 units maximum

j) Floor Area Ratio: 13.3:1 maximum

k) Ground floor retail and/or service commercial floor area: 389 m^2 minimum

l) Maximum floor area
   i) Storeys at or above the 4th storey: 760 m^2
   ii) 27th storey (excluding mechanical and electrical rooms): 65 m^2

m) Parking:
   i) Occupant parking: 1 space per unit
   ii) Visitor parking: None required

   All parking spaces shall be provided below grade

n) Amenity Area: Indoor: 435 m^2
   Outdoor: 690 m^2
   Balconies: 2085 m^2

o) Visibility Triangle: None Required

2. Community Benefits:

Entering into an agreement authorized under Section 37 of the Planning Act, including the following:

Provision for Local Improvements - $550,000.00 for waterfront park 60 days after registration.

Provision of affordable housing, beyond the basic Provincial requirements - $300,000.00 to Region of Halton for Burlington affordable housing, payable 60 days following registration.

Provision of public art - $100,000 towards the public art reserve fund.

Provision of one (1) publicly accessible car share vehicle located on Martha Street within the public ROW to contribute to the City's car-share network.

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

Exception 480	Zone R3.4	Map 3	Amendment 2020.400 PL171058 (LPAT)	Enacted Aug 27/18

1. Regulations:

a) Lot Area: 365 m^2

b) Front Yard
to dwelling: 7 m
to garage: 7.8 m

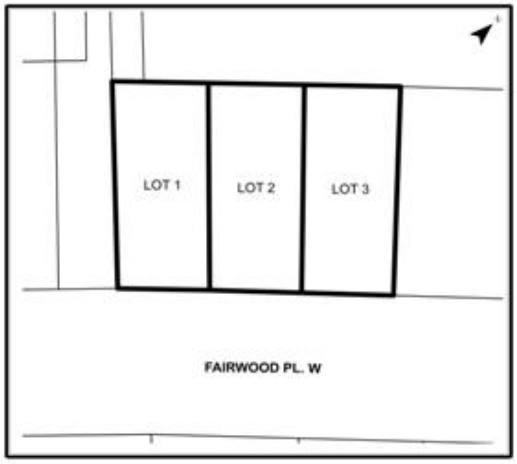
c) Porch Encroachment including overhang and stairs: 1.6 m maximum

d) Rear Yard
Lot 1: 6.7 m
Lot 2: 7.3 m
Lot 3: 7.5 m

e) Side Yard:
Lot 1, east side: 1.8 m
Lot 1, west side: 1.6 m
Lot 2: 1.5 m
Lot 3, east side: 1.7 m
Lot 3, west side: 1.5 m

f) Lot Coverage: 38% maximum

g) Decks (over 1.2 m high and less than 15 m^2)
i. Side Yard
Lot 2, east side: 1.5 m
Lot 3, west side: 1.5 m



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

Exception 481	Zone DC	Map 9A	Amendment 2020.393	Enacted May 22/18

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

continued…

Exception 481 continued	Zone DC	Map 9A	Amendment 2020.393	Enacted May 22/18

m) Underground Parking Garage Setbacks:

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

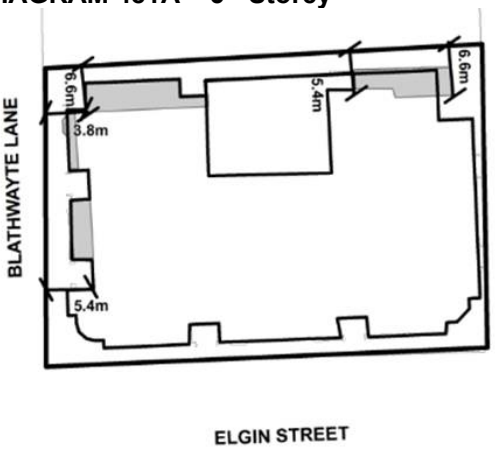
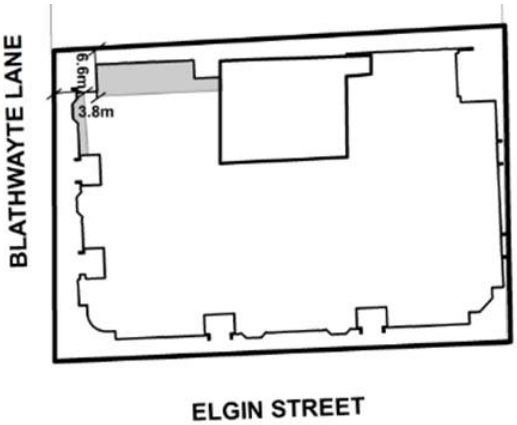


DIAGRAM 481B – 6th Storey



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

Exception 482	Zone RO3	Map 29	Amendment 2020.396	Enacted Jun 18/18

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

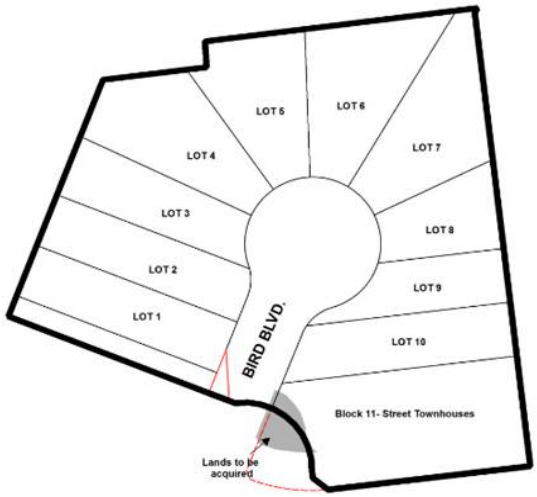
a) Lot Width: 6.5 m

b) East Side Yard: 0.8 m

Additional Regulations

a) Notwithstanding Part 2, Section 19.4, Built Form Standards do not apply.

DIAGRAM 482A



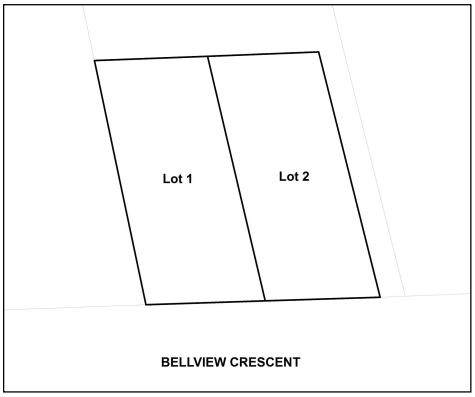
Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception 483	Zone R3.2	Map 9A-W	Amendment 2020.398	Enacted Jul 16/18

1. Regulations:

Lot width:	13.4 m
Lot area:	400 m^2
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.

Exception 484	Zone R3.4	Map 9A-W	Amendment 2020.398	Enacted Jul 16/18

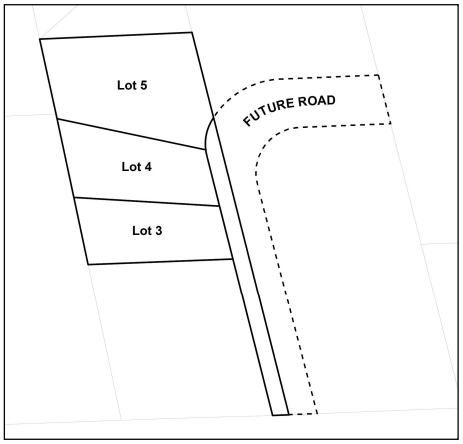
1. Regulations from external property boundaries:

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.

Exception 485	Zone BC1	Map 14E	Amendment 2020.397	Enacted Jun 18/18

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 m^2
	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.

Exception 486	Zone H-GE1	Map 19	Amendment 2020.402 2020.462	Enacted Sep 24/18 Nov 14/23

1. Additional Permitted Use: Place of Worship in conjunction with other GE1 Zone permitted uses

2. Prohibited Uses:

   Emergency Shelters, Day Care Centres, an attached or detached manse in conjunction with a Place of Worship, basement floor area in conjunction with a place of worship

3. General Regulations:

Parking for all uses:	3.21/100 m2 of gross floor area with a minimum of 260 parking spaces
Landscape Area abutting a street having a deemed width less than 26m:	0m
Maximum Floor Area Ratio for the building:	0.62:1
Floor area:	Notwithstanding the definition of Floor Area, Floor Area means the total area of the floor measured to the outside of all outside walls or the centre of common walls, including any basement and/or cellar. Common hallways/areas which provide access to a Place of Worship and other permitted uses may be excluded.

4. Phase 1 Regulations:

Maximum floor area for Place of Worship Including all accessory uses:	1150 m^2
Minimum floor area for all other uses:	5335m2

5. Phase 2 Regulations:

Maximum floor area for Place of Worship Including all accessory uses:	1400 m^2
Minimum floor area for all other uses:	6820m2

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

Exception 487	Zone RO2	Map 29W	Amendment 2020.395 PL180725	Enacted Jul 16/18 LPAT Jul 2/19

1. Regulations for Entire Property:

   a) Part 1 – General Conditions and Provisions, Section 2.3 – Patios, Decks, Balconies and Porches – Residential, shall apply

   b) Part 2 – Residential Zones, Section 18.10 (a) and (b) – Encroachments, shall not apply

2. Regulations for Detached Dwellings (Lots 1 and 2 in Diagram 487):

   a) Maximum number of dwellings: 2

   b) Notwithstanding the definition of Lot Line, Front, the straight line joining the two points where the side lot lines intersect the street line shall not be less than 8 m for Lot 2.

3. Regulations for Semi-Detached Dwellings (Lots 3 and 4 in Diagram 487):

   a) Maximum number of units: 4

   b) Lot Area: 128 m^2

   c) Lot Width: 6.1 m

   d) Rear Yard:
      Lot 3: 5.4 m
      Lot 4: 2.5 m

   e) Maximum Building Height: 3 storeys to 12.7 m

   f) Maximum Lot Coverage: 58.5%

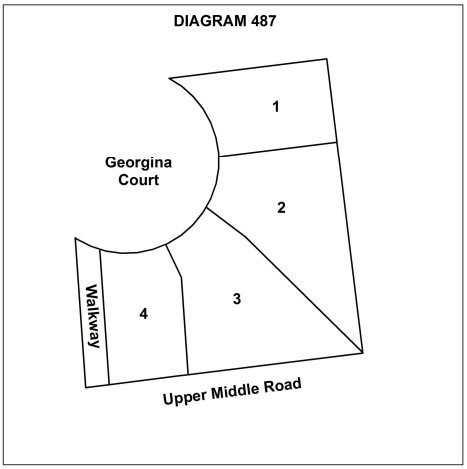
   g) Side Yard for Lot 4: 0.6 m

   h) Setbacks for Lot 4:
      To landscape steps in rear yard: 0 m
      To roofed over deck: 1.0 m
      To rear balcony: 1.5 m

   i) Maximum width of driveway plus walkways 5 m

continued on next page…

Exception 487 Cont'd.	Zone RO2	Map 29W	Amendment 2020.395 PL180725	Enacted Jul 16/18 LPAT Jul 2/19



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

Exception 488	Zone RO2	Map 29W	Amendment 2020.395 PL180725	Enacted Jul 16/18 LPAT Jul 02/19

1. Regulations for Entire Property:

   a) Part 1 – General Conditions and Provisions, Section 2.3 – Patios, Decks, Balconies And Porches – Residential, shall apply

   b) Part 2 – Residential Zones, Section 18.10 – Encroachments, shall not apply

2. Regulations for Townhouses (Buildings 1 and 2 in Diagram 488):

a) Maximum number of units:	14
b) Front Yard (Georgina Court):	2.8 m
c) Setback to front porch: (Georgina Court):	1.3 m
d) East Side Yard for Building 2:	0.6 m
e) Yard abutting Upper Middle Road:	3 m
f) Maximum Building Height:	3 storeys to 11.5 m
g) Visitor Parking:	5 spaces including 1 accessible space

continued…

Exception 488 Cont'd.	Zone RO2	Map 29W	Amendment 2020.395 PL180725	Enacted Jul 16/18 LPAT Jul 02/19

h) Privacy Areas for Building 1 may be open on the side opposite the building

i) Landscape Buffer abutting any other residential use for Building 1, Unit 1: 0 m

j) Privacy Areas for Building 2: Not required

k) Amenity Areas for Building 2: 14.9 m^2 per unit

l) Setbacks for rear decks abutting Upper Middle Road (including roof overhang): 1 m

m) Setbacks for landscape steps abutting Upper Middle Road: 0 m

n) Setback to driveways and parking from a wall of a building containing windows of habitable rooms: 1 m

3. POTL Regulations: Notwithstanding Part 1 – General Conditions and Provisions, Subsection 2.33 Parcels of Tied Land (POTL), the following regulations shall apply:

a) Front Yard abutting a common element road:
Building 1: 1.7 m
Building 2: 2.2 m

b) Side yard adjacent to an exterior wall of a building: 0.6 m

c) Yard abutting Georgina Court: 2.8 m

d) Rear Yard:
Building 1: 4.6 m
Building 2: 3.2 m

e) Rear yard setback to balconies and decks on Building 1: 3 m

f) Setback to porch from Georgina Court: 1.3 m

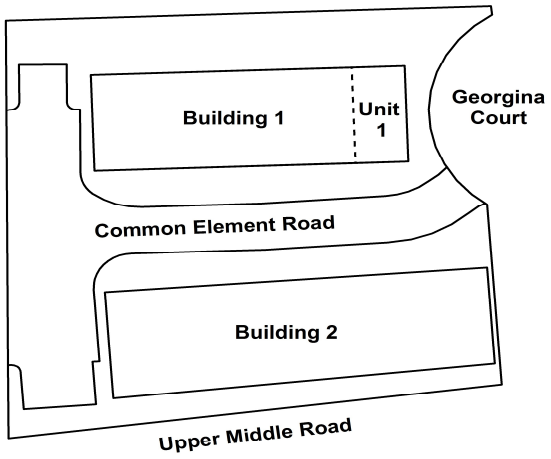
g) Setback to rear decks from Upper Middle Road (including roof overhangs): 1 m

h) Setback to landscape steps from Upper Middle Road: 0 m

continued on next page…

Exception 488 Cont'd.	Zone RO2	Map 29W	Amendment 2020.395 PL180725	Enacted Jul 16/18 LPAT Jul 2/19

DIAGRAM 488



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

Exception 489	Zone H-DC-489	Map 9	Amendment 2020.505	Enacted June 17/25

Regulations for an 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 retail, service commercial and/or office space on the second storey.	
b) Ground floor retail and/or service commercial area:	760 m^2
c) Lot Area:	0.2 ha
d) Maximum Floor Area Ratio:	8.8:1
e) Notwithstanding Part 6, Section 4.1, Table 6.4.1, maximum Yards abutting a street are not required.	

Exception 489 Continued	Zone H-DC-489	Map 9	Amendment 2020.505	Enacted June 17/25

f) Yard Abutting Brant Street:	
(i) Storeys 1 to 3:	3 m, including all balconies; 0 m to the existing heritage building
(ii) Storey 4:	7 m
(iii) Storey 5-17:	10 m
(iv) Storey 18-19:	13 m
g) Yard Abutting James Street:	
(i) Storeys 1 to 3:	3 m, including all balconies
(ii) Storeys 4 to 17:	6 m
(iii) Storey 18-19:	9 m
h) Yard Abutting John Street:	
(i) Storeys 1 to 3:	1.8 m, including all balconies; 0 m to the existing heritage building
(ii) Storeys 4 to 17:	4.8 m
(iii) Storey 18-19:	7.8 m
i) Side Yard (South):	
(i) Storeys 1 to 3:	0 m including all balconies
(ii) Storeys 4-17:	3 m
(iii) Storey 18-19:	6 m
j) Balconies/Terrace projections from a building wall:	
(i) Storeys 4 and 5 on all building elevations:	2 m
(ii) Storeys 6 to 17:	
1. Abutting Brant Street:	2.1 m
2. Abutting James Street:	2.4 m
3. Abutting John Street:	2.1 m
4. Abutting the south lot line:	2.4 m

Exception 489 Continued	Zone H-DC-489	Map 9	Amendment 2020.505	Enacted June 17/25

(iii) Notwithstanding the above, a rooftop terrace shall maintain the principal building yards of the storey below it	
k) Below-Grade Parking Structure: (i) Abutting a street: (ii) Abutting all other lot lines: (iii) Entrance and exit ramps to below grade parking structure setback:	 0.5 m 0.5 m 1.8 m
l) Building Height:	19 storey maximum taken from fixed grade at Brant Street up to 66m including mechanical penthouse
(i) First Storey: (ii) Second Storey: (iii) Notwithstanding the above, the minimum height of the first and second storey shall not apply to the two heritage buildings municipally known as 401 Brant Street and 444 John Street.	5.0 m 3.7 m
m) For the purposes of determining storeys a stairway access corridor between the first and second storeys shall not be considered a storey	
n) Maximum Floor Area for Storeys at or above the 7th storey:	760 m^2
o) Glazing Percentage on the First Storey Elevation Facing a Street (John Street):	25 %
p) Visibility Triangle: (i) Brant Street x James Street: (ii) James Street x John Street: (iii) No portion of the principal building shall encroach into a visibility triangle at grade (iv) A canopy or awning may project a maximum of 2.8 m into the 16 m x 16 m visibility triangle abutting Brant Street and James Street	 16 m x 16 m 5 m x 5 m
q) Notwithstanding Part 1, Section 2.13.1(b) Encroachments into Yards a canopy or awning may project to the street line	
r) Amenity area:	18 m^2 per unit

Exception 489 Continued	Zone DC	Map 9	Amendment 2020.505	Enacted June 17/25

s) Parking for Apartment Dwelling Units:
- (i) 0.62 occupant spaces per unit
- (ii) 0.04 visitor spaces per unit
- (iii) A maximum of 61 occupant parking space, excluding designated accessible parking, can be provided in an automated parking system.
- (iv) Notwithstanding Part 1, Section 2.26(1)(a), an automated parking system parking pallet shall have the following dimensions:
  1. width of 2.8 m;
  2. length of 5.6 m;
  3. area of 15.6 m^2;
  4. vertical clearance of 2 m

t) For the purposes of this by-law an automated parking system shall be defined as follows:
- (i) An automated system for the purpose of parking and retrieving motor vehicles and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets.

u) Required Bicycle Parking:	
(i) Short Term Bicycle Parking	0.05 spaces per unit
(ii) Long Term Bicycle Parking	0.5 spaces per unit

v) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building.
- (i) Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony, or in a storage locker.

w) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.

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

Exception 490	Zone R5	Map 9A	Amendment 2020.403	Enacted Sept 24/18

1. Regulations:

Maximum number of dwelling units:	6
Separation between dwelling units:	2.4 m
Yard abutting a street:	
Unit 1:	3 m
Unit 6:	4.7 m
Yard abutting a street to unenclosed 1-storey porch:	
Unit 1:	1.9 m
Unit 6:	2.8 m
Yard abutting a rear building elevation:	6 m
Yard abutting a side building elevation:	3 m
Landscape area abutting a street:	1.9 m
Landscape buffer along rear lot line:	2 m

Individual privacy fences may encroach into required landscape buffers

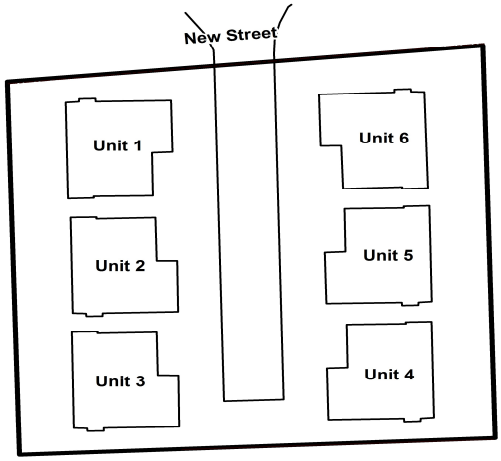
Occupant parking:	3 spaces per unit
Visitor spaces:	None required
Maximum deck area per unit:	12 m^2
Maximum encroachment of deck into required yard abutting a rear building elevation:	3 m
Maximum deck height:	0.9 m

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.

continued on next page…

Exception 490 continued	Zone R5	Map 9A	Amendment 2020.403	Enacted Sept 24/18

DIAGRAM 490



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

Exception 491	Zone RM3	Map 11-E	Amendment 2020.420 PL180331 2020.517	Enacted (LPAT) July 30, 2020 May 5/26	

Notwithstanding Part 1, Section 2.33 (POTL) and Part 2, Sections 8 (RM1), 9 (RM2) and 12 (RM5), only the following site specific regulations shall apply:

1. Permitted Uses
   Townhouses, Street Townhouses and Semi-Detached Dwellings.

2. Denisty – 43 units per net hectare (maximum overall).

3. Number of Units – 210 maximum.

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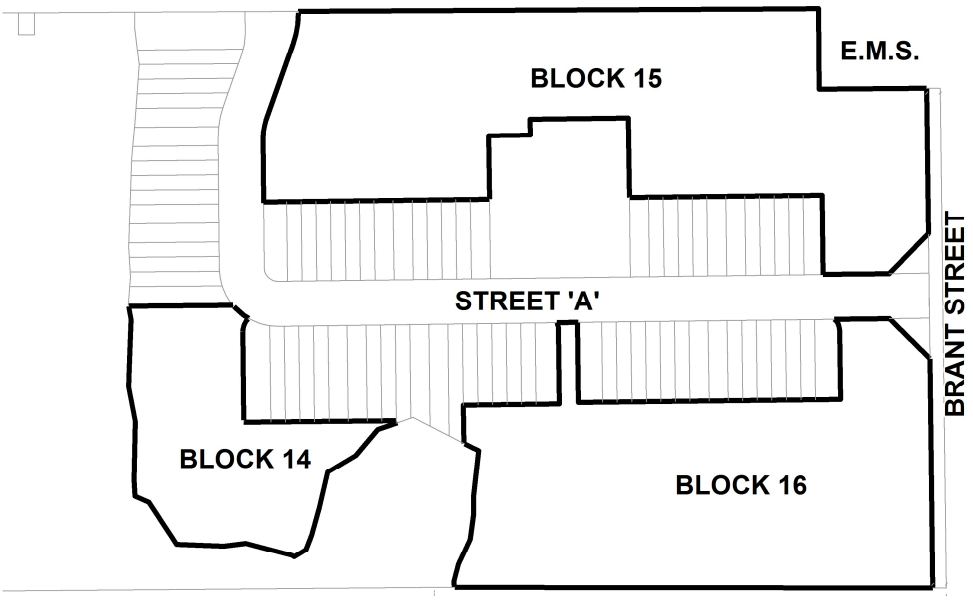
Exception 491 Cont'd…	Zone RM3	Map 11-E	Amendment 2020.420 PL180331 2020.517	Enacted (LPAT) July 30/20 May 5/26

4. Regulations for Common Element Blocks (as illustrated on Diagram A)

	Block 14	*Block 15*	*Block 16*
Lot Area	*.5 ha*	*1.5 ha*	*1.3 ha*
Lot Width	*15 m*	*54 m*	*86 m*
Front Yard	*10.0 m (Street A)*	*5.0 m (Brant St)*	*5.0 m (Brant St)*
Rear Yard	*6.0 m***	*2.5 m (Street A)*	*7.5 m*
Side Yard	*5.8 m*	*6 m (southerly)* *10 m (northerly)* *1.5 m (abutting park)*	*7.9 m (southerly)**** *1.5 m (northerly)*
Street Side Yard	*Not Required*	*3.0 m*	*3.0 m*
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 (Emergency Medical Services- EMS)	*Not Required*	*1.8 m*	*Not Required*
Yard abutting hypotenuse of daylight triangle	*Not Required*	*0.6 m*	*0.6 m*
Yard abutting a creek block	2.0 m	*Not Required*	7.5 m

** *Except 2.0 m at east and west corners of southerly townhouse block side yards*
*** *Except 1.5 m for southerly street townhouse block side yard fronting Brant Street*

Diagram A



Continued on next page…

Exception 491 Cont'd…	Zone RM3	Map 11-E	Amendment 2020.420 PL180331 2020.517	Enacted (LPAT) July 30/20 May 5/26

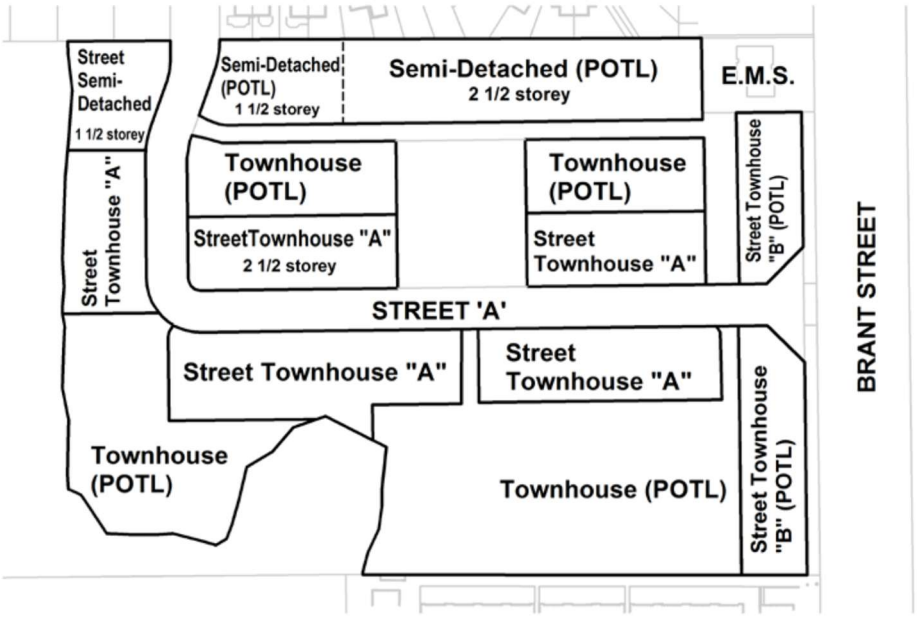
5. Regulations for each Lot or Parcel of Tied Land (POTL) for Semi-Detached, Street Townhouse, Dual Frontage Townhouse, Townhouse (as illustrated on Diagram B)

Minimum Regulation	Semi-Detached (POTL)	Street Semi-Detached	Street Townhouse "A"	Street Townhouse "B" (POTL)	Townhouse (POTL)
Lot Width	7.0 m/unit	8.4 m/unit	5.5 m (Interior) 7.2 m (End)	5.5 m (Interior) 7.2 m (End)	5.5 m (Interior) 7.2 m (End)
Lot Area	235 m²/unit	250 m²/unit	1080 m² (Block) 164 m² (Interior) 215 m² (End)	800 m² (Block) 130 m² (Interior) 145 m² (End)	800 m² (Block) 164 m² (Interior) 215 m² (End)
*Front Yard****	5.0 m	5.0 m	4.0 m	5.0 m	2.3 m
Rear Yard	9.0 m	7.0 m	7.0 m	3.0 m (Private St)	6.0 m
Side Yard	0.0 m, 1.5 m	0.0 m, 1.5 m	0.0 m (Interior) 1.5 m (End)	0.0 m (Interior) 1.5 m (End)	0.0 m (Interior) 1.5 m (End)
*Street Side Yard***	2.5 m	*Not Required*	3.0 m	3.0 m	2.5 m
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6	2.0 m *(EMS)*	11.0 m	*Not Required*	1.8 m *(EMS)*	*Not Required*
Yard abutting hypotenuse of daylight triangle	*Not Required*	*Not Required*	*Not Required*	0.6 m	*Not Required*
Yard abutting a creek block	*Not Required*	7.0 m	7.0 m	*Not Required*	2.0 m
Driveway Length	6.7 m	6.7 m	6.7 m	6.7 m	6.7 m
Amenity Area	*Not Required*	*Not Required*	*Not Required*	*Not Required*	33 m²/unit
Privacy Area	*Not Required*	*Not Required*	*Not Required*	7 m²/unit	*Not Required*
Maximum Height to Peak	2 storeys (11.5 m) 3 storeys (13 m) **	2 storeys (12.5 m)*	2 storeys (12.5 m) 3 storeys (13.5 m) *	3 storeys (15 m)	2 storeys (12.5 m)
	* Identified as 1 ½ storey in Diagram B that are considered 2 storey under Zoning By-law. ** Identified as 2 ½ storey in Diagram B that are considered 3 storey under Zoning By-law. *** Front Yard and Street Side Yard setbacks shall not apply to daylight triangles.				

Continued next page…

Exception 491 Cont'd…	Zone RM3	Map 11-E	Amendment 2020.420 PL180331 2020.517	Enacted (LPAT) July 30/20 May 5/26

Diagram B



Exception 491 Cont'd…	Zone RM3	Map 11-E	Amendment 2020.420 PL180331 2020.517	Enacted (LPAT) July 30/20 May 5/26

6. Notwithstanding Part 1, Section 2.24, 4), the following shall apply:
   Maximum Driveway width – 3.0 m
   Maximum walkway width – 1.5 m (driveway to front entrance)

7. Parking
   Parking shall be in accordance with Part 1, Subsection 2.25 "Off-Street Parking and Loading Requirements.

   Notwithstanding Part 1, Subsection 2.25.4, Visitor Parking shall be provided in accordance with the following:

Townhouse (POTL):	2 occupant spaces per unit; 0.25 visitor spaces per unit
Semi-Detached (POTL):	1.5 occupant spaces per unit; 0.5 visitor spaces per unit
Street Sem-"Detached:	2 occupant spaces per unit; no visitor parking requirement
Street Townhouse "A":	2 occupant spaces per unit; no visitor parking requirement
Street Townhouse "B" (POTL):	2 occupant spaces per unit;0.25 visitor spaces per unit

   All lands subject to this exception shall be considered to be one lot for the purposes of applying visitor parking requirements.

   Driveway lengths to be measured from back of curb to front of garage.

   Notwithstanding Part 2, Section 1 h) and i), the following shall apply:
   Parking lots shall be setback from a street line a minimum of 3.0 m.
   Parking spaces shall be setback from the Emergency Medical Services property (R2 or LN5) a minimum of 4.0 m.
   Parking spaces and private roads shall be setback from the wall of a habitable room – 1.5 m

Continued next page…

Exception 491 Cont'd…	Zone RM3	Map 11-E	Amendment 2020.420 PL180331 2020.517	Enacted (LPAT) July 30/20 May 5/26

8. Landscape Area and Landscape Buffer
   Landscape Area shall not apply.
   Landscape Buffer abutting R1, R2, R3, LN3, LN4, LN5, LN6 shall not apply.

9. Privacy Area Screening
   Privacy Areas are permitted to have privacy screens on two sides only; with the opening on the side opposite the building.

10. Patios, Decks Balconies and Porches – Residential
    Patios, Decks and Balconies are not permitted in a required side yard.
    All units withing condominium blocks are subject to Part 1, Section 2.3, Table 1.2.2

11. Encroachments
    A roofed over porch, including overhangs and excluding steps, may project 1.0 m into a required yard
    Uncovered steps and landings may project into a required yard provided a 1.0 m setback from the property line is provided, except where abutting a daylight triangle a 0.3 m setback from the property line is provided.

12. Temporary Sales Trailer
    Notwithstanding Section 2.21, Uses Permitted in all Zones, Subsection q) iii), The sales building or trailer shall be set back 10 m from Brant Street and 30 m from a residential property abutting the development site. Parking shall be set back 6 m from a residential property abutting the development site. The temporary sales office shall be removed from the site withing 24 months or within 90 days of completing all sales of dwelling units, whichever is less.

13. Street A to be added to Table 1.2.9 upon registration of subdivision.

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

Exception 492	Zone BC1	Map 25	Amendment 2020.404	Enacted Sept 24/18

1. Regulations for all Uses:

   a) Yard Abutting a street: 6 m minimum
   9 m maximum

   b) A hydro transformer or switch station shall be permitted in the landscape area or buffer

   c) Parking areas shall contain a maximum of 261 spaces. Any parking area of 261 spaces or less shall not be required to be separated by a landscaped area

2. Additional Permitted Use: Place of Worship

3. Additional Regulations for Places of Worship:

   a) Yard Abutting a street: 6 m minimum
   9 m maximum

   b) Prayer Hall Area: 910 m^2 maximum

   c) Side Yard:
      i) East: 20 m minimum
      ii) West: 15 m minimum

   d) Rear Yard and/or setback abutting a creek block or 02 zone: 7.5 m

   e) Landscape Areas:
      i) Abutting the northerly lot line: 4 m
      ii) A hydro transformer or switch station shall be permitted in the landscape area or buffer

   f) Required Parking:
      i) Prayer Hall: 18 spaces per 100 m^2 gross floor area
      ii) All other floor areas: 1 space per 4 persons capacity

   g) Accessory uses, including 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

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

Exception 493	Zone RAL4	Map 25E	Amendment 2020.405 2020.429 2020.517	Enacted Nov 12/18 June 22/21 May 5/26

1. Permitted Uses

a) Only the following uses shall be permitted:
   i Apartment Building
   ii Street Townhouses
   iii Back-to-Back Townhouses
   iv Townhouses
   v Only the following non-residential uses on the ground floor of an apartment building are permitted:
      a. Convenience/Specialty Food Store
      b. Other retail stores
      c. Convenience Restaurant
      d. Other Service Commercial Uses
      e. Fast Food Restaurant
      f. Community Institution
      g. Standard Restaurant
      h. Veterinary Service, the keeping of animals outside is not permitted
      i. Banks, Trust Company, Credit Unions

2. Regulations for the Entire Site

a) Landscape Area and Buffer:

i	Abutting the hypotenuse of a daylight triangle:	0 m
ii	Abutting Appleby Line:	5.5 m
iii	Abutting Thomas Alton Boulevard:	5.5 m
iv	Abutting Valera Road:	4 m

   v Landscape Buffers are not required
   vi Hydro transformers, 1.5 m walkways, and underground parking exhaust grill shall be permitted within a required Landscaped Area.

b) Setbacks for an underground parking structure less than 1.6 m above grade:

i	From Appleby Line:	3 m
ii	All other lot lines:	0.5 m

3. Regulations for Apartment Buildings

a) Retail, Service Commercial and Community Institution Floor area: 197 m^2

b) Maximum number of apartment units: 344

c) Amenity area: 25 m^2 /unit

d) Required Yards

i	to the hypotenuse of a daylight triangle:	2.8 m
ii	to Appleby Line:	8 m
iii	to Thomas Alton Boulevard:	7 m
iv	to a Hydro Corridor:	8 m
v	to Valera Road for storeys 1 to 3:	6.5 m

Exception 493 continued	Zone RAL4	Map 25E	Amendment 2020.405 2020.429 2020.517	Enacted Nov 12/18 June 22/21 May 5/26

a. 4th storey: 12 m
b. 5th storey: 18 m
c. storeys 6 to 8: 24 m
d. 9th storey and above: 27 m

e) Required separation from a townhouse or back-to-back townhouse building: 24 m

f) Maximum Balcony projection from the wall of a building: 2 m

g) Parking Spaces and Driveways:
i Driveways shall be setback 3 m from a window of a habitable room in dwelling units located on the ground floor or basement

h) Required Parking:
i 1 bedroom unit: 1 space / unit
ii 2 bedroom unit: 1.25 space / unit
iii 3 bedroom unit: 1.5 space / unit
iv Visitor: 0.21 space / unit
v Loading: 2 spaces
vi Commercial uses: 3.5 spaces / 100 m^2 gross floor area
vii Where a development is comprised of a mix of residential and non-residential uses, non-residential parking located on the same property as the residential use may be counted toward required visitor parking for the residential use.

4. Regulations for Street Townhouses

a) Maximum number of street townhouse units: 14

b) Lot Width: 4.8 m

c) Lot Area: 120 m^2

d) Required Yards
i Front Yard: 6.6 m
ii Side Yard abutting a RAL4 or LN8 zone: 3 m
iii Side Yard abutting a private road: 2.3 m
iv Rear Yard for Block 2 Unit 14: 4.2 m
v Rear Yard for Block 2 Unit 13: 5.3 m
vi Rear Yard for all other units: 6 m

e) Privacy Area: 20 m^2 per unit

f) Required Parking:
i Visitor 0.25 spaces / unit
ii Notwithstanding Part 1, Section 2.25.1, to provide the required off street visitor parking on the adjacent site to the north municipally know as 3200-3210 Dakota Common.

g) Balconies:
i Balconies may project a maximum of 1.5 m into a required yard

Exception 493 continued	Zone RAL4	Map 25E	Amendment 2020.405 2020.429 2020.517	Enacted Nov 12/18 June 22/21 May 5/26

5. Regulations for Townhouses

a) Maximum number of townhouse units: 30

b) Required Yards
   i Side Yard
      a. West: 1.7 m
      b. East: 3 m
   ii From a lot line to the rear of a townhouse building: 6 m

c) Required Visitor Parking: 0.25 spaces / unit

d) Parking Spaces and Driveways:
Driveways and parking lots shall be set back 2.5 m from a wall of a building containing windows of habitable rooms, except where a parking space and driveway is for the exclusive use of the unit occupant, the set back shall not apply.

e) Balconies:
   i Balconies may project 1.5 m from the rear wall of a townhouse building.

6. Regulations for Back to Back Townhouses

a) Maximum Number of back to back townhouse units: 26

b) Amenity Area" 20 m^2 per unit

   i Each unit in a back to back townhouse development shall contain an individual balcony with an area of 4.8 m^2, separated from adjoining units by a wall or privacy screen and with a maximum projection of 2.4 m from the front wall of the back to back townhouse building.

c) Maximum Building Height: 3 storeys to 11.5 m

d) Required Yards:
   i To a street townhouse lot: 10 m
   ii All other lot lines: 30 m

e) Parking Spaces and Driveways
   i Driveways and parking lots shall be set back 1.8 m from a wall of a building containing windows of habitable rooms, except where a parking space and driveway is for the exclusive use of the unit occupant, the set back shall not apply.

f) Required Visitor Parking: 0.25 spaces / unit

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

Exception 494	Zone H-MXG	Map 10E	Amendment 2020.406 2020.517	Enacted Apr 25/19 May 5/26

1. Permitted Uses

a) Prior to the removal of the Holding ("H") Provision, only existing uses are permitted.

b) Following the removal of the Holding ("H") Provision, the following uses are permitted:

- Townhouses
- Back-to-Back Townhouses

2. Regulations for Townhouses (Refer to Diagram 494)

a) Maximum Number of Units:	5
b) Rear Yard:	1.5 m
c) Yard abutting R3.1 or LN4 Zone:	7 m
d) Maximum Height:	2 storeys up to 8.5 m
e) Landscape Buffer abutting R3.1 or LN4 Zone:	1.5 m abutting townhouse units
f) Occupant Parking for Accessible Unit:	1 space
g) Balconies:	Not permitted on second storey
h) Visitor Parking:	None required

3. Regulations for Back-to-Back Townhouses (Refer to Diagram 494)

a) Maximum Number of Units:	29
b) Yard abutting R3.1 or LN4 Zone:	2 m to building wall 3 m to rooftop terrace
c) Rear Yard:	1.4 m including rooftop terrace
d) Maximum Height:	4 storeys up to 12.5 m
e) Landscape Buffer abutting R3.1 or LN4 Zone:	1.5 m abutting back-to-back units, visitor parking and amenity area
f) Visitor Parking:	7 spaces
g) Privacy Area:	
Interior Units:	25 m^2
End Units:	20 m^2 abutting R3.1 Zone, 24m^2 all other units
h) Common Amenity Area:	100 m^2

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Exception 494 continued	Zone H-MXG	Map 10E	Amendment 2020.406 2020.517	Enacted Apr 25/19 May 5/26

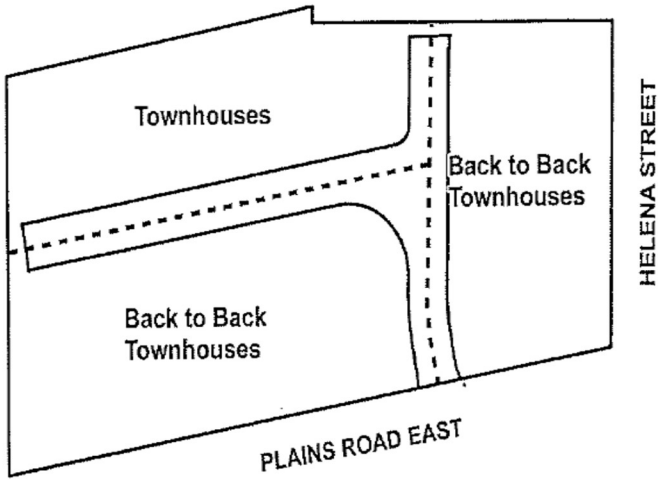
Notwithstanding Part 16, Definitions, Back-to-Back Townhouse, a back-to-back townhouse building is permitted to contain 17 residential units having a maximum length of 58.5 metres.

4. Regulations Applicable to Entire Site

a) Setback from Driveway or Parking Lot to Window of Habitable Room:	0 m including visitor parking for townhouse units in individual driveways
b) Loading Spaces:	None Required
c) Parking Space Setback from R3.1 or LN4 Zone:	2 m
d) Driveway Length:	6 m, measured from back of curb, for driveways fronting onto public roads 6.5 m, measured from back of curb, for driveways fronting onto private roads
e) Fence Height:	2.5 m minimum abutting R3.1 Zone

Part 5, Mixed-Use Corridor Zones, Table 5.2.1, footnotes (o) and (p) do not apply.

DIAGRAM 494



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

Exception 495	Zone GE2	Map 19E	Amendment 2020.407	Enacted Apr 25/19

1. Additional Permitted Uses Ancillary to a Storage Locker Facility:

   a) Motor Vehicle Sales, Leasing, Rental and Service

   b) Retail sales of moving and storage supplies

2. Regulations for Storage Locker Facility:

   a) Built Form:

      i. Notwithstanding Part 3, Section 6.4(b), exterior walls of the building existing on the date of the passing of this By-law (2020.407) shall be permitted.

      ii. Notwithstanding Part 3, Section 6.4(c), mechanical equipment shall be permitted to be installed or used on or within the building existing on the date of the passing of this By-law (2020.407).

   b) Landscape Buffer:

      i. Abutting a residential zone: 8 m

   c) Loading and Unloading:

      i. One loading dock is permitted in the building elevation facing Mainway, and loading and unloading activity associated with the loading dock is permitted in the yard abutting Mainway.

      ii. Loading/unloading activities are not permitted within 6 m of a street.

   d) Ancillary Retail Sales:

      i. Maximum Ancillary Retail Sales floor area: 360 m^2

   e) Parking:

      i. Storage Locker Facility: 0.5 spaces per 100 m^2 gross floor area

      ii. Motor Vehicle Repair Garage: 1 space per 100 m^2 gross floor area

      iii. Office (non-medical); Ancillary Retail; and/or Motor Vehicle Sales, Leasing and Rental; 3 spaces per 100 m^2 gross floor area

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

Exception 496	Zone	Map	Amendment	Enacted

Exception 497	Zone R2.1	Map 21E	Amendment 2020.408	Enacted May 27/19

1. Regulations for a Place of Worship:

   a) Setbacks of building:

      i) From Henderson Road: 12.5 m

      ii) From easterly lot line: 6 m

   b) Setback of parking lot from Henderson Road: 0 m

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

Exception 498	Zone MXG	Map 3-E	Amendment 2020.511	Enacted Sept 16, 2025
1. Regulations for an Apartment Building:				
a) Non-residential Floor Area:			1045 m^2	
b) Maximum Height:			12 storeys, including mechanical penthouse, up to 39.4 m	
c) Maximum Number of Dwelling Units:			253	
d) Dwelling Units:			Not permitted on the 12th storey	
e) Maximum Floor Area Ratio:			4.91:1	
f) Notwithstanding Part 5, Section 4.1, Table 5.4.1 the maximum yard abutting any street shall not apply.				
g) Yard Abutting Plains Road East: i) Ground Floor ii) Floors 2 to 5: iii) Floors 6 to 9: iv) Floors 10 to 12/Mechanical Level:			 1.3 m; 0 m to structural projection 0 m 0.5 m 4.3 m	
h) Yard Abutting Birchwood Avenue: i) Ground Floor: ii) Floors 2 to 5: iii) Floors 6 to 9: iv) Floors 10 to 11 v) Floor 12/Mechanical Level:			 0.9 m 1 m 1.9 m 3.8 m 18.7 m to building wall; 6.6 m to stair enclosure	
i) Yard Abutting Glenwood Drive: i) Ground Floor to 5: ii) Floors 6 to 9: iii) Floors 10 to 11 iv) Floor 12/Mechanical Level:			 0.8 m 1.7 m 3.6 m 18.5 m to building wall; 6.4 m to stair enclosure	
j) Yard Abutting a Residential Zone: i) Ground Floor: ii) Floors 2 to 5: iii) Floors 6 to 7: iv) Floors 8 to 9: v) Floors 10 to 12/Mechanical Level:			 14.9 m 15.4 m 23 m 25.7 m 28.5 m	

Exception 498 Continued	Zone MXG	Map 3-E	Amendment 2020.511	Enacted Sept 16, 2025
k) Setbacks from the Hypotenuse of a Daylight Triangle: i) Abutting Plains Road East and Birchwood Avenue: i. Ground Floor: ii. Floors 2 to 5: iii. Floors 6 to 11: ii) Abutting Plains Road East and Glenwood Avenue: i. Ground Floor: ii. Floors 2 to 5: iii. Floors 6 to 9: iv. Floors 10 to 11:			 1.2 m 1.0 m 2.8 m 0.8 m 0.7 m 2.4 m 2.5 m	
l) Accessory Structures: i) One accessory structure is permitted at grade with the following regulations: i. Yard abutting a Residential Zone: ii. Height: iii. Floor Area:			 3.5 m One storey up to 4 m 15 m^2 maximum	
m) Driveways and Parking Space setbacks: i) From a Residential Zone: ii) From the window of a habitable room on the ground floor:			 3 m 2.7 m	
n) Below Grade Parking Structure: i) Abutting Plains Road East: ii) Abutting a Residential Zone: iii) Abutting all other lot lines:			 1.2 m; 0m to the structural column foundation 2.8 m 0.7 m	
o) Amenity Area:			15.3 m^2 per unit	
p) A rooftop terrace and/or a rooftop amenity terrace shall maintain the principal building yards of the storey below it.				
q) Balconies and Terraces setbacks: i) Yard Abutting Plains Road East: a. Floor 2 to 6: b. Floors 7 to 10: c. Floor 11: ii) Yard Abutting Birchwood Avenue: a. Floors 2 to 5:			 0 m 0.5 m 4.2 m 0.3 m	

Exception 498 Continued	Zone MXG	Map 3-E	Amendment 2020.511	Enacted Sept 16, 2025
b. Floors 6 to 9: c. Floor 10: d. Floor 11: iii) Yard Abutting Glenwood Avenue: a. Floors 2 to 6: b. Floors 7 to 10: c. Floor 11: iv) Yard Abutting a Residential Zone: a. Floors 2 to 6: b. Floors 7 to 8: c. Floors 9 to 10 d. Floor 11: v) Hypotenuse of a Daylight Triangle Abutting Plains Road East and Birchwood Avenue: a. Floors 2 to 6: b. Floor 10: vi) Hypotenuse of a Daylight Triangle Abutting Plains Road East and Glenwood Avenue: a. Floors 2 to 6: b. Floor 10:			1.9 m 3.8 m 4.7 m 0 m 1.7 m 4.2 m 15.4 m 23 m 25.7 m 28.5 m 1.0 m 2.8 m 0.7 m 2.5 m	
r) Visibility Triangles:			6 m x 6 m	
s) Fencing abutting a Residential Zone: i) Height:			3m	
ii) Fencing abutting a Residential Zone to be installed along the common property boundary with the Residential Zone				
t) Landscape Area and Buffer: i) Landscape Area Abutting Plains Road East: ii) Landscape Area Abutting Birchwood Avenue: iii) Landscape Area Abutting Glenwood Avenue: iv) Landscape Buffer abutting a Residential Zone:			 1.3 m 0.9 m 0.8 m 2.8 m	

Exception 498 Continued	Zone MXG	Map 3-E	Amendment 2020.511	Enacted Sept 16, 2025

v) Notwithstanding the definition of Landscape Area:
   i. Snow storage, Hydro Transformer and pad, and a below grade parking structure may encroach into a required Landscape Area.
   ii. A maximum of 15 m^2 Private Amenity Garden may encroach into each required Landscape Area abutting Birchwood Avenue and Glenwood Avenue.

vi) Notwithstanding the definition of Landscape Buffer, a maximum 35 m^2 enclosed dog run area may encroach into the required Landscape Buffer.

u) Notwithstanding Part 1, Subsections 2.26(9):

   i) Where parking facilities are provided for a residential use, designated accessible parking spaces for the exclusive use of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for accessible parking spaces. Designated parking spaces shall be included in the calculation of provided parking and shall be provided in accordance with Part 1, Section 2.26(9) Table 1.2.7, 9(a) and 9(b).

v) A maximum 33 occupant parking spaces can be provided in compact vehicle parking space

w) Notwithstanding Part 1, Section 2.26(1)(a), a compact parking space shall have the following dimensions:
   a. width of 2.4 m;
   b. area of 13.2 m^2

x) Non-Residential Parking:	3.35 spaces per 100 m^2 GFA
y) Bicycle Parking: i) Residential a. Short-term: b. Long-term:	 0.1 spaces per unit 0.46 spaces per unit

z) For the purpose of Bicycle parking regulations:

   i) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit or on a balcony.

   ii) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements.

   iii) Each bicycle parking space shall be 60 cm x 1.8 m in size.

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

Exception 499	Zone	Map	Amendment 2020.	Enacted

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

Exception 500	Zone RH4	Map 14W	Amendment 2020.412 2020.517	Enacted April 20/20 May 5/26

1. Permitted Uses
   Only the following uses are permitted in Area A: Apartment Building
   Only the following uses are permitted in Area B: Stacked Townhouses

   Notwithstanding the definition of a stacked townhouse contained in Part 16, access to second level units may be from exterior or interior stairways.

2. Regulations applying to the entire development site:

Maximum Density:	106 units per hectare
Outdoor Amenity Area (including patios, balconies, and common areas):	22 m^2 per unit
Indoor Amenity Area (located in Apartment Building):	114 m^2
Total Amenity Area per unit:	23.5 m^2
Landscape Buffer abutting RM1 or LN8 zone east of property:	2 m
Landscape Buffer abutting R3.2 or LN4 zone north of Townhouse blocks:	2.7 m
Minimum Landscape Area abutting Prospect Street:	2 m
Parking rate:	
Apartment	
Occupant:	1 space/ 1-bedroom unit 1.25 spaces/ 2-bedroom unit
Visitor:	0.2 spaces/ unit
Stacked Townhouses	
Occupant:	1 space/ unit
Visitor:	0.25 spaces/ unit
Setback of parking lot to street line:	2 m

100% of all required parking shall be provided as surface parking

Exception 500	Zone RH4	Map 14W	Amendment 2020.412 2020.517	Enacted April 20/20 May 5/26

3. Regulations applying to apartment building in Area A on Diagram 500:

Maximum number of apartment units:	65 units
West yard setback:	12 m
Setback of parking spaces and driveways from windows of habitable rooms located on the ground floor:	
North side of building:	1.5 m
South side of building:	3 m
East side of building:	3 m
Accessible Parking Spaces:	3 occupant spaces 1 visitor space
Loading Spaces:	1

4. Regulations applying to stacked townhouses permitted in Area B on Diagram 500:

Maximum number of stacked townhouse units:	36 units
Minimum separation between Buildings 1 and 2:	8.2 metres to building walls excluding gas metre enclosure
West yard setback:	3.1 m to building wall of Building 1 2.1 m to gas metre enclosure of Building 1
East yard setback:	4.1 m to building wall of Building 2 3.4 m to gas metre enclosure of Building 2
Yard Abutting R3.2 or LN4 Zone (north yard):	14 m
Maximum balcony projection into yard abutting R3.2 or LN4 zone:	0.6 m

Balconies are permitted to exceed one third of the permitted length of a building wall.

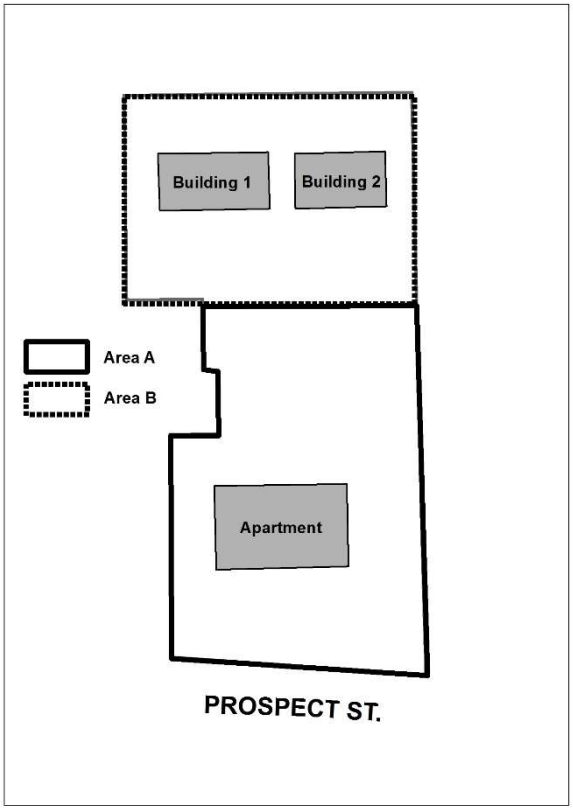
Accessible Parking Spaces:	2 occupant spaces 1 visitor space
Loading Spaces:	1
Maximum height of retaining wall with fencing on top:	2.6 metres

Sunken private patios are only permitted in front of stacked townhouse buildings.

continued…

Exception 500	Zone RH4	Map 14W	Amendment 2020.412 2020.517	Enacted April 20/20 May 5/26

Diagram 500:



5. Community Benefits pursuant to Section 37 of the Planning Act:
   The Developer agrees to provide a direct community benefit of a $60,000 contribution towards improvements to park facilities at Optimist Park, to the satisfaction of the Executive Director of Capital Works, prior to application for above-grade building permits.

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

Exception 501	Zone	Map	Amendment 2020.	Enacted

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

Exception 502	Zone R1.2	Map 21E	Amendment 2020.417	Enacted Nov 18/19

1. General Regulations (Refer to Diagram 502)

   a) All accessory buildings and structures, unitary equipment, patios, decks, and swimming pools on Lot 7 shall maintain a minimum 4.5 m setback from the rear lot line.

   b) All accessory buildings and structures, unitary equipment, patios, decks and swimming pools are prohibited within Area A of Lot 6, as shown in Diagram 502.

   c) Notwithstanding Part 1, 2.30 of this By-law, buildings and structures are permitted landward of the Engineered Development Setback (EDS) limit shown in Diagram 502 below. Accessory buildings and structures may be permitted within the EDS limit. All development within Conservation Halton's regulated area (show as regulatory floodplain on Part 15, Map 21E of this By-law), shall be subjected to approval by Conservation Halton.

   d) Part 1, 2.36 of this By-law shall not apply for Lots 3-7.

2. Regulations for Detached Dwellings (Refer to Diagram 502)

   a) Lot 1:
      i. Lot width: 16 m
      ii. Lot area: 610 m^2
      iii. Front yard: 6.5 m
      iv. Side yard: 1.2 m
      v. Street side yard: 3 m
      vi. Maximum height:
         Peaked roof dwelling: 2 storeys to 11.5 m
         Flat roof dwelling: 2 storeys to 7 m

   b) Lot 2:
      i. Lot width: 17 m
      ii. Lot area: 550 m^2
      iii. Front yard: 6.7 m
      iv. Maximum height:
         Peaked roof dwelling: 2 storeys to 11.5m
         Flat roof dwelling: 2 storeys to 7 m

   c) Lot 3:
      i. Lot width: 17 m
      ii. Lot area: 720 m^2
      iii. Front yard: 8 m
      iv. Rear yard: 6.5 m
      v. Side yard: 1.5 m
      vi. Maximum height:
         Peaked roof dwelling: 2 storeys to 11.5 m
         Flat roof dwelling: 2 storeys to 7 m

continued on next page…

Exception 502 continued	Zone R1.2	Map 21E	Amendment 2020.417	Enacted Nov 18/19

d) Lot 4:
- i. Lot width: 19 m
- ii. Lot area: 870 m^2
- iii. Front yard: 8 m
- iv. Rear yard: 5 m
- v. East side yard: 1.5 m

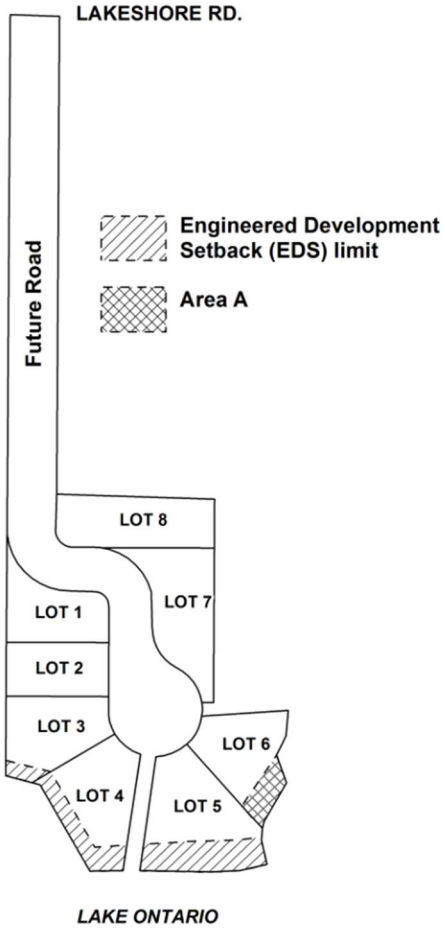
e) Lot 5:
- i. Lot width: 19 m
- ii. Front yard: 7 m

f) Lot 6:
- i. Lot width: 19 m
- ii. Lot area: 720 m^2
- iii. Front yard: 7 m
- iv. Rear yard: 6 m
- v. Maximum height:
  - Peaked roof dwelling: 2 storeys to 11.5 m
  - Flat roof dwelling: 2 storeys to 7 m

g) Lot 7:
- i. Lot area: 850 m^2
- ii. Front yard: 3 m
- iii. Rear yard: 8 m
- iv. South side yard: 22 m
- v. North side yard: 1.5 m
- vi. Maximum height:
  - Peaked roof dwelling: 2 storeys to 11.5 m
  - Flat roof dwelling: 2 storeys to 7 m

h) Lot 8:
- i. Lot width: 16 m
- ii. Lot area: 800 m^2
- iii. Front yard: 8 m
- iv. Street side yard: 2 m
- v. Maximum height:
  - Peaked roof dwelling: 2 storeys to 11.5 m
  - Flat roof dwelling: 2 storeys to 7 m

Diagram 502



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

Exception 503	Zone H-RH4	Map 14E	Amendment 2020.416 2020.517	Enacted Dec 16/19 May 5/26

1. Only the following uses are permitted:

Retirement Home

Memory Care Units which are defined as: dwelling units serving the needs of residents with dementia, which do not include full culinary and sanitary facilities

Apartment Building

Community Institution on the first storey to a maximum of 540 m^2

2. Regulations for permitted uses:

For the purposes of calculating density, memory care units shall be exempt
Floor Area Ratio for the retirement home is not applicable

Maximum density for retirement home:	234 units per hectare
Maximum density for apartment building:	207 units per hectare
Maximum building height:	11 storeys for Buildings 1 and 2 as shown on Diagram 503

Building connection between Buildings 1 and 2 shall be located on the 6th and 7th storeys and include a rooftop amenity area accessible from the 8th storey

Loading spaces: 2

Front Yard:	Storeys 1-5:	5 m to building wall
	Storeys 6-11:	8 m to building wall
	Storeys 2-6:	3.5 m to balcony and overhang
	Storeys 8-11:	6.5 m to balcony and overhang
Side Yard:	Storeys 1-5:	7.5 m to building wall
	Storeys 6-11:	10 m to building wall
	Storeys 2-6:	6.0 m to balcony and overhang
	Storeys 8-11:	7.5 m to balcony and overhang

Rear Yard abutting north property line / low density residential or LN3, LN4, LN5, LN6, LN7 zone:

Storeys 1-6:	19.1 m to building wall
Storeys 7-10:	31.2 m to building wall
Storey 11:	36.5 m to building wall
Storeys 2-6:	17.8 m to balcony
Storey 7:	20.2 m to rooftop amenity area railing
Storeys 8-10:	29.7 m to balcony
Storeys 11-32:	32.7 m to balcony; 35 m to overhang

Landscape Buffer abutting north property line: 5.5 m

Landscape Area abutting New Street: 0 m

Exception 503 continued	Zone H-RH4	Map 14E	Amendment 2020.416 2020.517	Enacted Dec 16/19 May 5/26

Setback of parking area and driveways from north property line: 16 m

Setback of underground parking structure:

East:	3 m
West:	3 m
North:	5.5 m
South:	3 m

Accessory structure setbacks: 6 m from rear and side lot lines

Parking Rates:

Apartment Building

Occupant:	1 space / 1-bedroom unit
	1.25 spaces / 2-bedroom unit
Visitor:	0.2 spaces / unit
Maintenance:	1 space / 75 units
Accessible:	3% of required occupant parking
	3% of required visitor parking

Retirement Home

Occupant / Employee:	0.6 spaces / unit
Visitor:	0.25 spaces / unit
Maintenance:	1 space / 50 units
Accessible:	10% of required occupant parking
	10% of required visitor parking

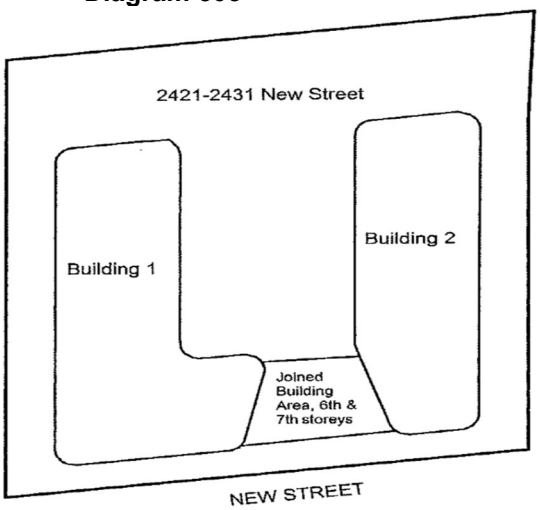
Memory Care Units

Visitor / Employee:	0.35 spaces / bed
Accessible:	1 space

Community Institution

Users:	1 space / 4 persons capacity
Accessible:	10% of required parking

Diagram 503



continued on next page…

Exception 503 continued	Zone H-RH4	Map 14E	Amendment 2020.416 2020.517	Enacted Dec 16/19 May 5/26

3. Community Benefits pursuant to Section 37 of the Planning Act:

a) provide an indirect community benefit of $300,000 though the contribution of 540 square metres of Community Institutional space, to the satisfaction of the Director of Community Planning.

b) provide the City of Burlington with a $400,000 contribution prior to application for above-grade building permit. The amount represents a direct community benefit under this Agreement with the following provisions:

i. The Developer agrees to negotiate potential sale of up to 6 dwelling units to Halton Region at Fair Market Value, with the understanding that Halton Region will make these units available for geared-to-income rental housing purposes

ii. If the negotiation results in an intended Agreement of Purchase and Sale, the community benefit will be used to reduce the cost of the transaction by $400,000.

If the negotiations are unsuccessful OR the Region elects to not pursue unit acquisition within this Development, the City will transfer the funds to Halton Region to contribute to an alternative Assisted Housing initiative within the City's Urban Growth Centre OR if no such initiative is readily available, the City will deposit the funds into a reserve account for use toward affordable or assisted housing initiatives within the City's Urban Growth Centre at a later time, consistent with the City's Official Plan.

c) provide an indirect community benefit of $200,000 towards enhanced streetscaping, generally in accordance with the 2019 Downtown Streetscaping Guidelines, in front of the subject property, and within 200 metres of the subject property along the north side of New Street.

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

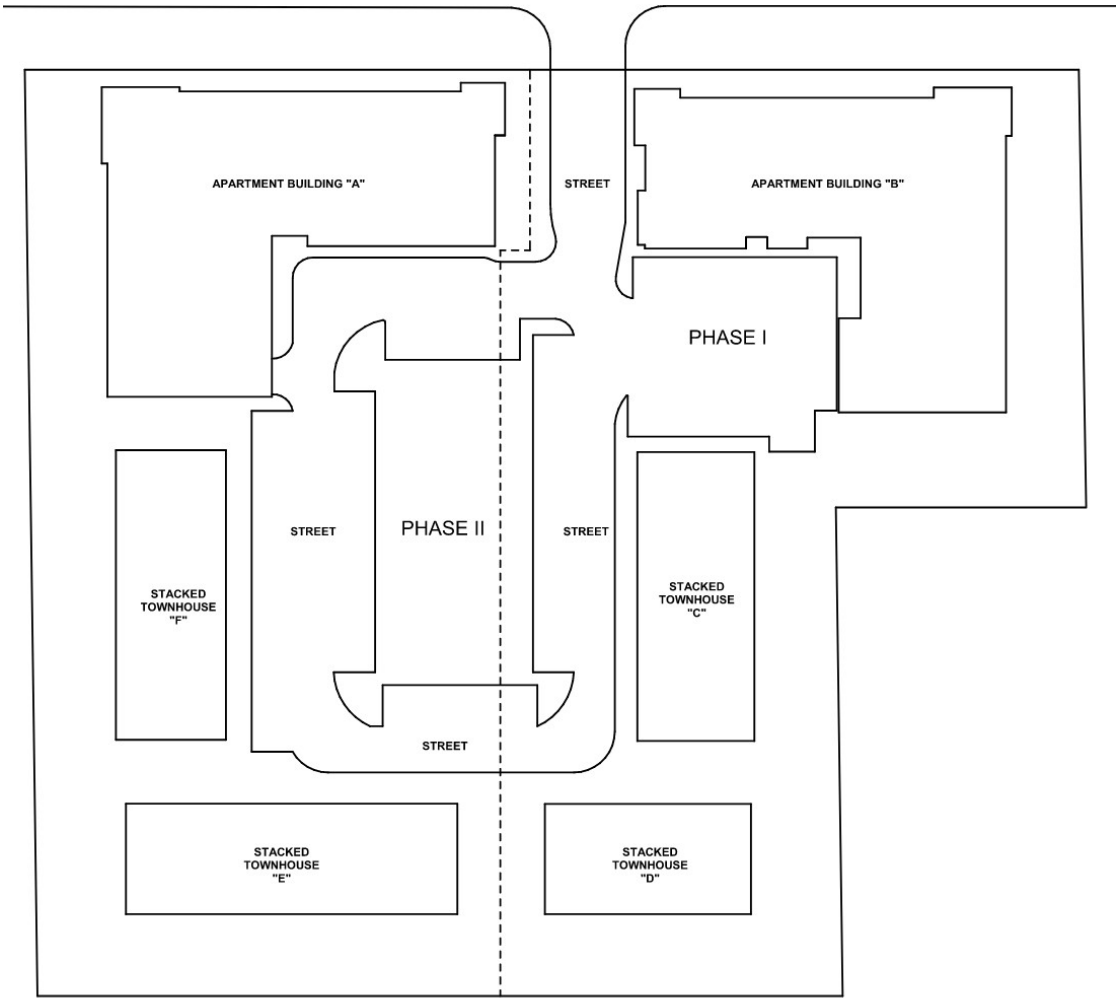
Exception 504	Zone MXG-504	Map 5-W, 5-E	Amendment 2020.419 2020.482 PL 180446	Enacted (LPAT) Feb 26, 2020 August 7, 2024

1. Permitted Uses

a) Only the following uses shall be permitted:

i) Apartment Building with Retail and Service Commercial and Office uses permitted on Ground Floor

ii) Stacked Townhouse



Exception 504 continued	Zone MXG-504	Map 5-W, 5-E	Amendment 2020.482 PL 180446	Enacted (LPAT) February 26, 2020 August 7, 2024

2. For the purposes of applying zoning regulations, the property zoned MXG-504 shall be considered one lot.	
3. Regulations for Apartment Buildings	
a) Maximum Number of Units:	319
b) Yard Abutting a Street: i) Balconies: ii) Floor 9 (Rooftop Amenity and Mechanical Penthouse):	 2.9 m 10 m
c) Yard Abutting a Residential Zone - East side: i) Floors 1-8: ii) Floor 9 (Rooftop Amenity and Mechanical Penthouse):	 10.8 m, 10.2 m to balconies 17.2 m
d) Yard Abutting a Residential Zone - West Side: i) Floors 1-8: ii) Floor 9 (Rooftop Amenity and Mechanical Penthouse):	 11.6 m, 11 m to balconies 17.5 m
e) Yard Abutting a Residential Zone South Side: i) Floors 1-6: ii) Floors 7-8: iii) Floor 9 (Rooftop Amenity and Mechanical Penthouse):	 13.2 m including balconies 21 m, 18 m to terrace, 13.4 m to balconies 35 m
f) Maximum Height:	9 storeys up to 34.1 m
g) Dwelling Units:	Not permitted on the 9th floor.
h) Maximum Rooftop Amenity excluding Mechanical Penthouse:	500 m²
i) Non-Residential Parking	3.5 spaces/100m² of Gross Floor Area at grade only (can be shared with visitor parking including designated accessible spaces)

Exception 504 continued	Zone MXG-504	Map 5-W, 5-E	Amendment 2020.482 PL 180446	Enacted (LPAT) February 26, 2020 August 7, 2024

j) Residential Parking for Phase 1: i) Occupant Parking: ii) Visitor Parking:	 1 space/unit 0.25 spaces/unit
k) Residential Parking for Phase 2, as per Part 1, Section 2.25.1(b)	
l) Maximum Floor Area for all Non-Residential Uses:	1000 m²
4. <u>Regulations for Stacked Townhouses</u>	
a) Notwithstanding Part 16, Definitions, Townhouse, Stacked: i) A stacked townhouse building shall contain a minimum of four and a maximum of 24 units; and ii) Access to all second level and upper level units shall be either from an interior stairway within the building or an exterior stairway.	
b) Yard Abutting a Residential Zone:	11.9 m including rooftop amenity and balconies
c) Maximum Number of Units:	81
d) Maximum Height:	4 storeys up to 12.7 m
e) Dwelling Units/Habitable Rooms:	Not permitted on the 4th storey
f) Privacy Areas: i) Privacy areas for ground level units are permitted to have privacy screens on two sides only; with the opening on the side opposite the building. ii) Rooftop privacy areas permitted to have glass screens or railings with a minimum height of 1 m along exterior walls of building.	
g) Parking: i) Occupant: ii) Visitor: iii) Loading:	 1 space/unit 0.2 spaces/unit None Required

Exception 504 continued	Zone MXG-504	Map 5-W, 5-E	Amendment 2020.482 PL 180446	Enacted (LPAT) February 26, 2020 August 7, 2024

5. Regulations Applicable to Entire Site	
a) Floor Area Ratio	1.88:1 Maximum
b) Landscape Area Abutting a Street:	1 m Transformers, walkways and Street furniture may encroach.
c) Landscape Buffers:	Transformers, underground stormwater tanks and vents may encroach.
d) Setback from street for below grade parking structures:	1 m
e) Amenity Area:	25 m² per unit
f) Setback from Driveway or Parking Lot/Parking Spaces to Window of Habitable Room:	2 m
g) Setback from Ramp and Loading Space to Window of Habitable Room:	0 m
h) Carshare Spaces may be included in required parking calculation.	
Except as amended herein, all other provisions of this By-law, as amended, shall apply.	

Exception 505	Zone BC1	Map 25W	Amendment 2020.423 2020.454 2020.497	Enacted Sept 28/20 March 20/23 March 18/25

1. Additional Permitted Uses:
    i) Long-Term Care Facility
    ii) Retirement Home

2. Permitted uses accessory to a Long-Term Care Facility and Retirement Home:
    i) Accessory uses including Medical Clinic (with accessory Pharmacy), and convenience restaurant are permitted only as accessory to the approved Long-Term Care Facility and Retirement Home.
    ii) Retail pharmacy accessory to the medical office to a maximum floor area of 115 m²

3. Maximum Heights:
    i) Long-Term Care Facility: 5 storeys
    ii) Retirement Home: 8 storeys

4. Additional regulations for Long-Term Care Facility and Retirement Home:
    i) Yard abutting Palladium Way: 6 m minimum, 9m maximum to Retirement Home building
    ii) Yard abutting Walker's Line: 14 m
    iii) South Side Yard: 3.5 m
    iv) North Side Yard: 7.5 m
    v) Landscape Areas:
        i. Abutting Palladium Way: maximum 2m walkway in landscape area
    vi) Maximum Floor Area Ratio: 2.03:1
    vii) A hydro transformer or switch station shall be permitted in the landscape area or buffer.

5. Parking:
    i) Retirement Home: Occupant / Employee: 0.53 spaces per unit

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

Exception 506	Zone H-RH3	Map 3-E	Amendment 2020.425	Enacted January 29, 2021 PL190378

1. Regulations for Apartment Building
   a) Yards:
      i) Abutting Masonry Court: 5 m
      ii) Abutting St. Matthew's Avenue: 4 m
      iii) Abutting Residential Zone: 13 m
      iv) Abutting Clearview Avenue: 17 m

   b) Setbacks for an Underground Parking Structure:
      i) Abutting Masonry Court: 1.0 m
      ii) Abutting St. Matthew's Avenue: 0.1 m
      iii) Abutting a Residential Zone: 2 m
      iv) Abutting Clearview Avenue: 0.5 m

   c) Landscape Buffers:
      i) Abutting a Residential Zone: 3 m
      ii) A hydro transformer and pad, underground parking garage, exhaust and intake vents associated with an underground parking garage, driveways, walkways, stairs, sod and amenity areas may encroach into required landscape buffers.

   d) Parking:
      i) Occupant 152 spaces
      ii) Visitor 29 spaces
      iii) Enclosed Occupant Parking 99%

   e) Maximum Density: 262 units/ha

   f) Height:
      i) 7 storeys up to 24 m
      ii) Height shall not include any mechanical penthouse, stairways or associated servicing structures or areas.

   g) Amenity Area: 14.5 m² per unit

   h) Setback from Driveway or Parking Lot to Residential Zone: 3m

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

Exception 507	Zone GE1-507	Map 22E & 23E	Amendment 2020.424	Enacted January 19, 2021

1. Additional Permitted Use

   a. Motor Vehicle Wrecking Yard

2. Additional Regulations for a Motor vehicle Wrecking Yard

   b. The crushing of motor vehicles is probibited
   c. Maximum of one mobile structure is permitted to be used for the motor vehicle wrecking use
   d. One loading space for the properties zoned GE1-507
   e. Loading / unloading activities are permitted in a yard abutting Zelco Drive

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

Exception 508	Zone H-RH3	Map 24-W	Amendment 2020.428	Enacted July 12, 2022

1. Permitted Uses:

   a) Prior to the removal of the Holding ("H") Provision, the lands zoned 02 will be dedicated to the City of Burlington and only the existing uses are permitted.

2. Regulations for Apartment Buildings:

   a) Maximum Number of Dwelling Units: 32

   b) Setbacks to Building:

      i) Front Yard including balconies:
         Minimum 9.8 m
         Maximum 12 m

      ii) Rear Yard: 4.8 m

(continued next page…)

Exception 508 Continued…	Zone H-RH3	Map 24-W	Amendment 2020.428	Enacted July 12, 2022

iii) Side Yard:

Floors 1-2, including balconies:	6 m
Terrace on the 3rd floor:	6 m
Floors 3 and above, including balconies:	7.1 m

iv) Abutting Creek Block: 0 m

c) Setbacks to Below-grade and Above-grade Parking:

i) Front Yard: 10 m

ii) Rear Yard: 4.7 m

iii) Side Yard: 6 m

iv) Abutting Creek Block: 0 m

d) Setback to an 02 zone: 0 m

e) Each parking space shall have a minimum area of 14.9 m^2 for a maximum of 8 parking spaces.

f) Maximum Hieght: 9 storeys up to 33 m

g) Landscape Buffer Encroachment: A Loading Space and Retaining Wall is permitted with in the required 3m westerly Landscape Buffer.

h) Outside Storage (moloks):

i) Permitted in the front yard.

ii) Solid screen enclosure not required.

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

Exception 509	Zone DRH	Map 9A	Amendment 2020.432 PL200183 OLT-21-001652	Enacted May 28, 2021 OLT January 28, 2022

1. Regulations for Apartment Building

a) Front Yard (Martha Street)	
i. Storeys 1 to 4	0.5 metres
ii. Storeys 5 to 13	0.5 metres for a maximum building length of 14.0 metres measured from the intersection of James Street and Martha Street; 3.5 metres minimum for the remainder of the building
b) Street Side Yard (James Street)	
i. Storeys 1 to 4	2.5 metres
ii. Storeys 5 to 13	2.5 metres for a maximum building length of 14.0 metres measured from the intersection of James Street and Martha Street; 5.5 metres minimum for the remainder of the building
c) Rear Yard	6.0 metres
d) Side Yard	6.0 metres
e) Density	50 units per hectare minimum/no maximum
f) Maximum units	150 apartment units
g) Maximum Building Height	14 storeys from the fixed grade at Martha Street up to 53 metres including mechanical penthouse and rooftop amenity
h) Amenity Area	13 square metres per unit
i) Parking	
i) Occupant	1.0 spaces per unit
ii) Visitor	0.2 spaces per unit
iii) Maintenance	2 spaces
j) Residential Bicycle Parking	Visitor: 8 spaces (short term) Resident: 75 spaces (long term) Vertical Size: 60 cm x 1.2 metres Horizontal Size: 60 cm x 1.8 metres

Continued on next page…

Exception 509 Continued	Zone DRH	Map 9A	Amendment 2020.432 PL200183 OLT-21-001652	Enacted May 28, 2021 OLT January 28, 2022

k) Underground Parking Garage Setback	
i) Abutting a creek block or O2 Zone:	0.0. metres
ii) All other lot lines	0.5 metres Notwithstanding Part 1, section 2.26(5)(i), and Part 6, section 1(e), any part of an enclosed parking structure that projects 1.6m or more above fixed grade measured at Martha Street shall be subect to the yard requirements of the zoning designation.
l) Landscape Area	
i) Landscape Area abutting a street:	0.0 metres
ii) Landscape Area abutting a creek block or an 02 zone:	6.0 metres
iii) Landscape Area Encroachments:	Notwithstanding (l)(ii) above, the following may be located within a Landscape Area abutting a creek or 02 zone: intake and/or exhaust vents associated with an underground parking garage; hydro switchgear and/or transformer; utility meters; and a retaining wall associated with a creek channel and/or underground parking garage. Additionally, a paved area for the purpose of a loading space or truck turning movements may encroach a maximum 2.0 metres into a Landscape Area abutting a creek or 02 zone.
m) Setback to the Hypotenuse of a Daylight triangle	1.0 metre for the building

Continued on next page..

Exception 509 Continued	Zone DRH	Map 9A	Amendment 2020.432 PL200183 OLT-21-001652	Enacted May 28, 2021 OLT January 28, 2022

n) Balconies:	(i) A balcony on the fourth storey or lower must maintain principal building setbacks Abutting James Street and Martha Street. (ii) A balcony at the fifth storey or higher may project 2 metres from a building wall abutting James Street and Martha Street. (iii) A balcony at the second storey or higher may project 2 metres from a building wall facing a creek block or 02 zone. (iv) Notwithstanding (m) above, a balcony Is not subject to a setback from the Hypotenuse of a daylight triangle. (v) Notwithstanding (n) (ii) above, a balcony or terrace on the fifth storey abutting James Street or Martha Street may project 3 metres from a building wall provided that it maintains a setback of 0.5 metres from Martha Street or 2.5 metres from James Street
o) Encroachments	A canopy or awning may project into a required front or street side yard to the street line.
p) Building setback abutting a creek block	6 m

Community Benefits

The Developer of these Lands agrees to:

a) Provide a $150,000 contribution towards future construction and improvements to the Elgin Promenade.

b) Implement creek restoration works and convey creek block to the City in an improved condition with an indirect community benefit assessed at a value of $300,000.

c) Provide a $250,000 credit to the Region of Halton to be used against the purchase price of up to two dwelling units within the development. If the Region of Halton does not enter into an agreement to purchase units in the development, the Owner agrees to provide the Region of Halton with a financial contribution of $250,000 for the provision of long-term affordable housing units in the downtown.

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

Exception 510	Zone H-CN1	Map 13	Amendment 2020.435 PL200579	Enacted (OLT) December 16, 2021

1. Permitted Uses

Only the following uses shall be permitted:

a) Apartment building with office, retail and service commercial uses on the ground and second floor.

2. Lot Area

b) Minimum Lot Area: 0.3 hectares

3. Regulations for Buildings

c) Maximum Number of Units: 170

d) Front Yard:

Floors 1 – 7:	8.5 m
Floors 8 – 11:	12 m
Floor 12:	12 m to mechanical penthouse
Below-Grade Parking Structure	0.2 m

e) Rear Yard:

Floors 1 – 3:	2 m, 5 m to balcony
Floors 4 – 11:	5 m including balcony
Floor 12:	35 m to mechanical penthouse, 5 m to terrace
Below-Grade Parking Structure:	2 m

f) Side Yard:

i) North Side:

Floors 1 – 2:	0.8 m
Floors 3 – 11:	7.5 m including balcony
Floor 12:	9 m to mechanical penthouse, 7 m to terrace
Below-Grade Parking Structure:	0.8 m

ii) South Side abutting P Zone and Pipeline Easement:

Floors 1 – 2:	1.5 m
Floors 3 – 7:	5 m, 3.9 m to balcony, 1.5 m to 3rd floor terrace
Floors 8 – 11:	10 m, 5 m to 8th floor terrace
Floor 12:	19 m to mechanical penthouse, 10 m to terrace
Below-Grade Parking Structure:	1.6 m

g) Maximun Height: 11 storeys plus Mecnanical Penthouse, 43 m to top of mechanical penthouse

h) Maximum Building Area: 2600 m^2

i) Encroachments into Yards: Balconies are permitted to encroach 1.5 m into the required front yard and south side yard

Continued…

Exception 510 cont'd…..	Zone H-CN1	Map 13	Amendment 2020.435 PL200579	Enacted (OLT) December 16, 2021

j) Landscape Area:
Abutting a Street: Shall not apply
Abutting a P Zone: Shall not apply
k) Non-Residential Parking: 3.5 spaces/100m^2 of Gross Floor Area at grade
only (can be shared with visitor parking including designated accessible spaces)
l) Minimum Combined Floor Area for all Non-Residential Uses: 445 m^2
m) Minimum Amenity Area: 20 m^2 per unit

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

Exception 511 (2085 Pine St)	Zone H-DRM	Map 13 (Map 9A-E)	Amendment 2020.436 (2085 Pine St)	Enacted March 24, 2022 OLT#PL200648 July 26, 2022

1. **Regulations for Apartment Buildings and Accessory (Heritage) Building**:

a) Lot Area: 0.1041 hectares

b) Lot width: 25 m

c) Maximum Number of Dwelling Units 38

d) Front Yard:
i) To Heritage Building: 2.9 m
ii) To Apartment Building: 5.7 m including balconies
iii) To Underground Parking Structure: 0.4 m
iv) To Transformer: 1.5 m
i) To Parking ramp: 6 m

e) Rear Yard:
i) To Apartment Building: 0.4 m including terraces/balconies
ii) To Underground Parking Structure (below grade): 0.4 m

Continued…

Exception 511 Cont'd… (2085 Pine St)	Zone H-DRM	Map 13 (Map 9A-E)	Amendment 2020.436 (2085 Pine St)	Enacted March 24, 2022 OLT#PL200648 July 26, 2022

f) West Side Yard::
   i) To Underground Parking Structure (above grade): 0.4 m
   ii) To Transformer: 1.0 m
   iii) To Underground Parking Structure (below grade): 0.4 m

g) East Side Yard:
   i) First Storey: 3 m
   ii) To Storeys 2-4: 5 m including terraces/balconies
   iii) To Storeys 5-9 balconies: 5 m
   iv) To Storeys 5-9 7 m
   v) To Underground Parking Structure: 0.4 m
   vi) To Underground Parking Structure /Planter(above grade): 1.85 m
   vii) To Rooftop Mechanical Structure: 10.5 m

h) Entrance and exit ramp shall be set back 6 m from a street line.

i) Maximum Height: 9 storeys up to 31 m maximum

j) Density: 365 units per hectare maximum

k) Minimum Amenity Area: 21 m^2 per unit

l) Parking: 1.23 spaces per unit inclusive of visitor, including 11 'car lift' spaces to be provided in underground parking structure which shall be counted towards the required amount on residential parking spaces for the site

m) Min Parking Space Size: 2.75 m x 5.6 m for 'car lift' spaces

n) Minimum Load Space Setback (to East Lot Line): 0 m

o) Maximum Number of Driveways to Site: 2 (second driveway width of 3.1 m related to Loading Space only)

p) Min Landscape Buffer (adjacent to street): 2.9 m plus encroachments

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

Exception 511 (323-385 Pearl St 2069 Lakeshore Rd 2079 Lakeshore Rd)	Zone DC	Map 9A-E	Amendment 2020.439 (323-385 Pearl St 2069 Lakeshore Rd 2079 Lakeshore Rd	Enacted March 18, 2022 OLT #PL200040

1. Regulations for an Apartment Building and the existing Heritage Building (383-385 Pearl Street):

   (a) Notwithstanding, Part 1, Section 2.27 – Table 1.2.9, the deemed width of Lakeshore Road shall be 24 m.

   (b) Notwithstanding Part 6, Section 2A, Table 6.2.1 footnote (g), permitted uses on the ground floor of an apartment building shall include retail, service commercial, all office uses and a residential lobby.

   (c) Notwithstanding Part 6, Section 2A, Table 6.2.1, footnote (g), permitted uses on the ground floor within 383-385 Pearl Street shall include retail, service commercial, all office uses and residential uses.

   (d) Yard Abutting Lakeshore Road:

i) Floors 1 to 4	0 m
ii) Floors 5 to 31	2.5 m
iii) Balconies or Terraces	0 m
iv) Outdoor Pool	3 m

   (e) Yard Abutting Pearl Street:

i) Floors 1 to 4	0 m
ii) Floors 5 to 31	2.5 m
iii) Heritage building (383-385 Pearl Street)	0 m
iv) Balconies or terraces	0 m

   (f) Yard Abutting a DC Zone (east)

i) Floors 1 to 4 (excluding garage ramp enclosure)	0 m
ii) Floors 5 to 31	22 m
iii) Garage ramp enclosure	0 m
iv) Balconies or terraces	19 m
v) Outdoor Pool	3 m

   (g) Yard Abutting a DRM Zone (north)

i) Floors 1 to 31 (excluding garage ramp enclosure)	12.5 m
ii) Garage ramp enclosure	0 m
iii) Heritage building (383-385 Peral Street)	0 m
iv) Balconies or terraces	9.5 m

   (h) Below-Grade Parking Structure

i) Abutting Lakeshore Road	0 m
ii) Abutting Pearl Street	0 m
iii) Abutting all other property lines	0 m

Continued next page….

Exception 511 (323-385 Pearl St 2069 Lakeshore Rd 2079 Lakeshore Rd) Cont'd…	Zone DC	Map 9A-E	Amendment 2020.439 (323-385 Pearl St 2069 Lakeshore Rd 2079 Lakeshore Rd	Enacted March 18, 2022 OLT #PL200040

(i) Building Height	
Maximum:	
i) Podium	4 storeys to 18 m
ii) Tower – 30th floor	100 m
iii) Tower – 31st floor (including mechanical Penthouse and elevator machine room)	107 m
(j) Building Height	
i) Minimum: Second Storey	3.2 m
(k) Maximum Number of Residential Units	320
(l) Floor Area Ratio	12:0:1
(m) Minimum Retail, Service Commercial, and all Office Uses on Ground Floor	400 m^2
(n) Maximum Floor Area	
i) Floor 5	810 m^2
ii) Floors 6 to 22	760 m^2
iii) Floors 23 to 30	735 m^2
iv) Floor 31	160 m^2
(o) Mechanical Penthouse (Floor 30)	In addition to an outdoor amenity area, a maximum of 600 m^2 of floor area may be used for an indoor amenity area, elevator lobby, stairs, mechanical and/or storage rooms.
(p) Apartment Dwellings	1 space per unit
(q) Surface parking permitted	
(r) Visibility Triangle	5m x 5m
(s) Setback from hypotenuse of a visibility Triangle	0 m
(t) Minimum distance of any building or structure including below-grade parking, from the hypotenuse of a daylight triangle	0 m

continued next page…

Exception 511 (323-385 Pearl St 2069 Lakeshore Rd 2079 Lakeshore Rd)	Zone DC	Map 9A-E	Amendment 2020.439 (323-385 Pearl St 2069 Lakeshore Rd 2079 Lakeshore Rd	Enacted March 18, 2022 OLT #PL200040

2. Community Benefits to be Provided

Entry into an agreement authorized under Section 37 of the *Planning Act*, requiring the following contribution:

(a) Incorporation and preservation of 383-385 Pearl Street heritage façade into proposed development in accorandance with Cultural Heritage Conservation Plan, date April 2021-assessed benefit of $810,00;

(b) Provision of $200,000 contribution to cycling infrastructgure / future bike-share facility along Lakeshore Road-payable prior to issuance of above-grade building permit.

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

Exception 512	Zone DL-A-512	Map 9A-E	Amendment 2020.437	Enacted May 4, 2022 OLT-21-001792

1. Permitted Uses

a) Only the following uses shall be permitted:

i) Apartment Building with Retail, Service Commeercial and Office uses permitted on the Ground Floor and Retail, Service Commercial and Office uses permitted on the Ground Floor and Second Floor of the Heritage Building.

2. **Regulations**:

b) Maximum Number of Residential Units: 310

c) Yards:

i) North Side (Lakeshore Rd):

Floor 1:	1.5 m
Floor 2-6:	0 m including terrace / balconies
Floor 7:	0.7 m including terrace / balconies
Floor 8-27:	1.9 m including terrace / balconies
Mechanical Penthouse:	5.7 m

ii) South Side (Old Lakeshore Rd):

To Heritage Building:	0 m
Floors 1-6:	4.6 m including terrace / balconies
Floor 7:	5.2 m including terrace / balconies
Floors 8-27:	11.5 m including terrace / balconies
Mechanical Penthouse:	26.4 m

iii) East Side:

To Heritage Building:	2.2 m
Floor 1:	6 m
Floors 2-6:	5.3 m including terrace / balconies
Floor 7:	6.1 m including terrace / balconies
Floors 8-27:	10.9 m including terrace / balconies
Mechanical Penthouse:	14.2 m

iii) West Side:

Floor 1:	18.5 m
Floor 2-6:	17 m including terrace / balconies
Floor 7:	17.8 m including terrace / balconies
Floors 8-27:	20 m including terrace / balconies
Mechanical Penthouse:	29.7 m

d) Maximum Height: 28 storeys (includes Mechanical Penthouse) and 89 m

(continued next page….)

Exception 512 Cont'd…	Zone DL-A-512	Map 9A-E	Amendment 2020.437	Enacted May 4, 2022 OLT 21-001792

e) Minimum second storey height: 2.9m

f) Maximum Rooftop Amenity Area on 7th Floor: 512 sq. m.

g) Maximum Total Combined Floor Area for all Non-Residential Uses: 430 m^2

h) Maximum Floor Area Ratio: 7.94:1

i) Amenity Area: 16 m^2 per unit

j) Parking Requirements: 316 total spaces

280 occupant spaces including 6 designated accessible spaces and 5 compact spaces

30 visitor spaces including 2 designated accessible spaces

6 car share

k) Maximum of five (5) compact car parking spaces shall have a minimum width of 2.75m and an area of 15.125m^2.

l) Any vehicular access or vehicular entrance onto Old Lakeshore Road from the Lands be required, the access or entrance shall be set back at 15 metres from the eastern property line of the Lands.

m) Below-grade Parking Structure Setbacks: 0.8m

n) Part 6, Section 4.5 Built Form, regulations b) and c) shall not apply to the Historical Building located at 2101 Old Lakeshore Road.

o) Notwithstanding Section 69 of Part 11, Appendix "A", the Owner is permitted to complete the following matters prior to the removal of the "H" Symbol, provided all other conditions or matters for each matter have been satisfied:
   i) the submission and approval of an application for site plan approval relating to the Lands and the matters permitted by By-law 2020.437 and the satisfaction of any conditions required under Sections 41(7), and (8) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, superseded, or replaced from time to time (the "Planning Act");
   ii) the satisfaction of other conditions prior to the issuance of building permits associated with the matters permitted by By-law 2020.437, including but not limited to:
      a) any dedication of park land or cash-in-lieu payment thereof for the Development, if any is required, pursuant to Section 42 of the Planning Act;

(continued next page….)

Exception 512 Cont'd…	Zone DL-A-512	Map 9A-E	Amendment 2020.437	Enacted May 4, 2022 OLT 21-001792

b) the submission and acceptance of any other application to the City of Burlington, the Regional Municipality of Halton, or any other governmental body or authority, if any are required, to permit the matters permitted by By-law 2020.437;

c) the completion and acceptance of any other report, study, or works required prior to the issuance of building permits for the matters permitted by By-law 2020.437; and

iii) matters exempt from the prohibition set out in Section 168.3.1(1) of the Environmental Protection Act, R.S.O. 1990, c. E.19, as amended, superseded, or replaced from time to time, including but not limited to an application and the issuance of building permits for construction activities set out in Section 12 of O. Reg 153/04, as amended, superseded, or replaced from time to time.

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

Exception 513	Zone H-RM3	Map 14W & 14E	Amendment 2020.440 2020.446	Enacted May 17, 2022 December 13, 2022

1. Regulations for Entire Site (Refer to Diagram 513)

a) Notwithstanding Part 1, Section 2.27 (Deemed Street Width), all zoning regulations shall be measured from a distance of 7.5 m south of the actual street width of Queensway Drive as it existed on the day of the passing of this by-law.

b) Lot Area: 0.35 ha

c) Yard Requirements:

a. Front yard:

i. Building 1: 0 m

ii. Building 4: 2.8 m to dwelling, 0.1m to guard rail

b. West side yard: 1.2 m, including balconies for Building 4

c. East side yard: 5 m to main building face; 4.7 m to second and third storey projection.

d. Yard abutting R1, R2, R3 zone:

i. South: 6 m

ii. West: 1.2 m

iii. Windows shall not be permitted on the west elevation of Building 3

d) Maximum Density for Entire Site: 68 units per net hectare

e) Landscape Buffer abutting an R1, R2, R3 Zone: 2.5 m along the south property line only; a privacy screen and French drain system may extend into the required landscape buffer.

f) Landscape Area abutting Queensway Drive:

a. Abutting Building 1: 0 m

b. Abutting Building 4: 2.8 m

c. Transformers and mailboxes and guard rails may encroach within a landscape area.

Fencing & Privacy Screens

g) Fence height for residential uses: 2.4 m maximum

Regulations for Townhouse Dwellings

h) Maximum Number of Townhouse Units: 16 units

i) Privacy Area (Building 3, Unit 11): 17.2 m^2

j) Decks and balconies above the first storey in the rear yard of a townhouse dwelling are not permitted.

k) Minimum Driveway Length: 1.7 m measured from back of curb to front of garage

l) Maximum Building Height: 3 storeys up to 10 m

Exception 513	Zone H-RM3	Map 14W & 14E	Amendment 2020.440 2020.446	Enacted May 17, 2022 December 13, 2022

Regulations for Back-To-Back Townhouses

m) Minimum Number of Units: 8 units

n) Maximum Balcony Projection: 2 m

o) Maximum Building Height: 4 storeys to 13.7 m

p) Rooftop privacy areas are permitted and shall be stepped back at minimum 2.5 m from the edge of the 3rd storey.

q) A loading space is not required.

2. **Regulation for Parcels of Tied Land (Refer to Diagram 513)**

a) Front Yard:
   a. Building 1: 2.2 m
   b. Building 2 & 3: 1.7 m
   c. Building 4, Unit 24: 2.8 m to dwelling including balconies and 0.1 m to guard rail

b) Driveway Length for Buildings 1, 2 and 3: 1.7 m, measured from back of curb to front of garage

c) Side Yard adjacent to an exterior wall of a building:
   a. Building 1, Unit 5 & Building 2, Unit 6: 0.6 m
   b. All other exterior walls: 0 m, except Units 16, 17 & 24

d) Yard abutting a public street:
   a. Building 1, Unit 1: 0 m
   b. Building 4, Unit 24: 2.8 m

e) Rear yard (Buildings 1 & 2): 5 m to main building face; 4.7 m to second and third storey projection

f) Rear yards shall be a pervious landscaped surface to the satisfaction of Engineering Services

g) Accessory structures and buildings shall not be permitted within the rear yards.

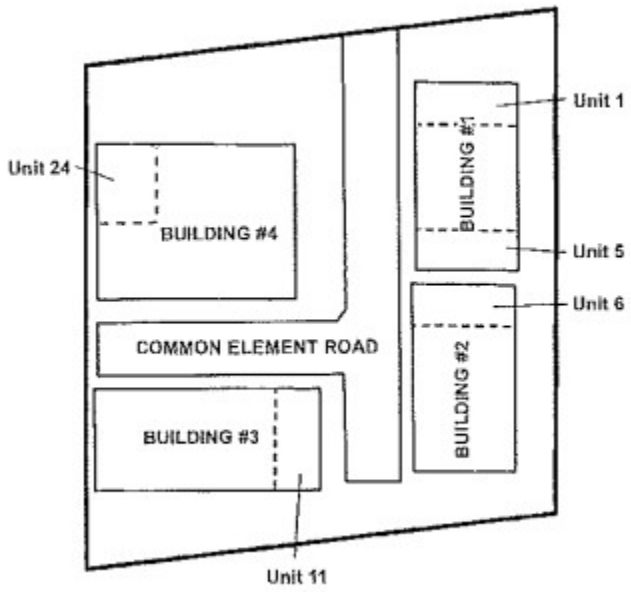
Patios, Decks, Balconies:

h) Buildings 1 & 2:
   a. Decks: 3.9 m from east property line
   b. Balconies: Not permitted in rear elevation
   c. Patios up to 0.6 m high:
      i. 2.5 m from east property line
      ii. Any patios in the rear yard shall consist of pervious surface material to the satisfaction of Engineering Services
      iii. Patio roofs are not permitted

Exception 513 Continued	Zone H-RM3	Map 14W & 14E	Amendment 2020.440 2020.446	Enacted May 17, 2022 December 13, 2022

i) Building 3:
   a. Deck Platform: 1.5 m maximum projection from rear wall
   b. Deck Stairs. 3.9 m maximum projection from rear wall for units 11-14
      4.1m maximum projection from rear wall for units 15-16
   c. Deck Roofs: Not permitted
   d. Balconies: Not permitted in rear elevation
   e. Patios up to 0.6 m high
      i. 2.5 m maximum projection from rear wall
      ii. Any patios in the rear yard shall consist of pervious surace material to the satisfaction of Engineering Services
      iii. Patio roofs are not permitted

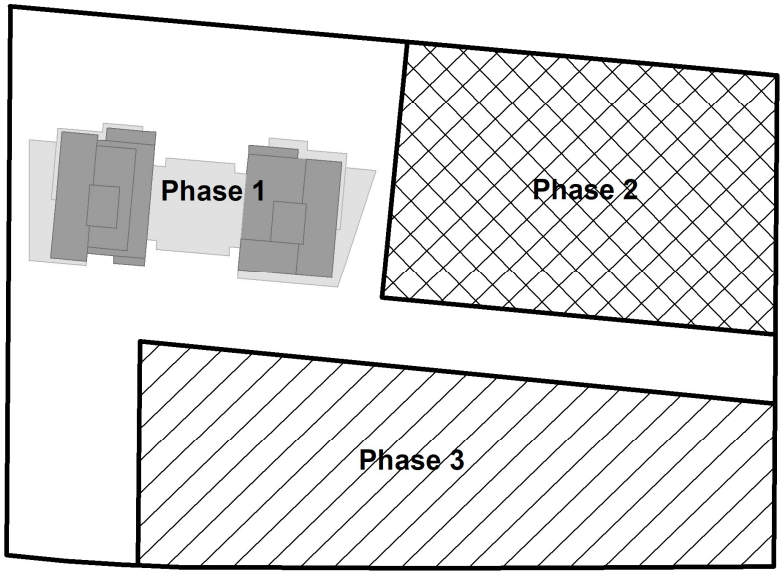
DIAGRAM 513



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

Exception 514	Zone MXT	Map 14	Amendment 2020.418, as amended	Enacted May 6, 2022

DIAGRAM 514



1. Regulations applying to the Phase 1, Phase 2 and Phase 3 on Diagram 514:

a) The property zoned MXT-514 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.

b) Parking	
Apartment Building	1 occupant space per unit
Shared visitor, commercial, maintenance spaces	0.16 spaces per unit
c) Amenity Area per dwelling unit	16m²

2. Regulations applying to Phase 1 on Diagram 514:

a) No more than 4 storeys shall consist of above-grade parking structure within the buildings.

Exception 514 continued	Zone MXT	Map 14	Amendment 2020.418, as amended	Enacted May 6, 2022
b) Separation Distance for land uses sensitive to railway right-of-way Floors 1 to 5 Floors 6 to 39		 1 m 28 m		
c) Yard Abutting South-West Property Line Floors 1 to 5 Floors 6 to 36		 0.6 m 14.5 m		
d) Below-Grade Parking Structure i) Abutting Railway (north-west property line) ii) Abutting south-west property line		 1 m 0.8 m		
e) Maximum Heights Building C1 Building C2		 36 storeys 39 storeys		
f) Maximum Podium height		5 storeys		
g) Maximum Building Floor Plates		890 m²		
h) The minimum separation distance between towers, excluding balconies, shall be 30 metres.				
3. Regulations applying to Phase 2 on Diagram 514:				
a) Separation Distance for land uses sensitive to railway right-of-way Floors 1 to 5 Floors 6 to 37		 1 m 28 m		
a) Yard Abutting Drury Lane Floors 1 to 5 Floors 6 to 37		 2.5 m 11 m		
c) Below-Grade Parking Structure i) Abutting Railway (north-west property line) ii) Abutting Drury Lane		 1 m 1.2 m		

Exception 514 continued	Zone MXT	Map 14	Amendment 2020.418, as amended	Enacted May 6, 2022
d) Maximum Height		37 storeys		
e) Maximum Podium height		5 storeys		
f) Maximum Building Floor Plates		890 m²		
g) The minimum separation distance between towers, excluding balconies, shall be 30 metres.				
h) Landscape Area Abutting A Street		0m		
4. Regulations applying to Phase 3 on Diagram 514:				
iii) Maximum Height		36 storeys		
iv) Maximum Podium height		4 storeys		
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception 515	Zone H-CC1	Map 27	Amendment 2020.450 PL171234	Enacted (OLT) November 23, 2022

1. Permitted Uses

a) Prior to the removal of the Holding ('H') Provision, only existing uses are permitted.

b) b) Notwithstanding, footnote (f) of Part 4, Section 2, Table 4.2.1, following the removal of the Holding ('H') Provision, the following additional uses are permitted on 'Part A':

i) Apartment Buildings
ii) Retirement Homes

2. General Regulations for Apartment Buildings and Retirement Homes

a) The property zoned H-CC1-515 and CC1-516 shall be considered one lot for the purposes of applying zoning regulations.

b) Floor Area Ratio: 3.12:1 maximum

c) Maximum number of units: 368 units

d) Below Grade Parking Structure
- i) Abutting a street: 3m
- ii) Abutting all other lot lines: 3m
- iii) Entrance and exit ramps to below grade parking structure from interior side yard (south zone boundary): 6m

e) Apartment Building Parking
- i) Occupant: 1 parking space per unit
- ii) Visitor: 0.25 parking spaces per unit
- iii) Maintenance: 1 space per 75 units

f) Bicycle Parking
- i) Long term bicycle parking: 0.05 spaces per unit
- ii) Short term bicycle parking: 0.5 spaces per unit

g) Long term bicycle parking is for use by occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces may not be in a dwelling unit, on a balcony, or in a storage locker. Long-term bicycle parking is not required for Retirement Home

h) Short term bicycle parking for use by visitors to a building.

i) Visibility Triangle
- i) Pinedale Avenue and Timber Lane: 6m x 6m

j) Amenity Area: $20m^2$ per unit

Exception 515 Continued	Zone H-CC1	Map 27	Amendment 2020.450 PL171234	Enacted (OLT) November 23, 2022

k) Landscape Area abutting a street:
   i) Buildings A and B: 3m
   ii) Building C: 0m

3. Regulations for 'Building A' as per Diagram 515

a) Yard Abutting Pinedale Avenue (street side yard)
   i) Floors 1 and 2: 6m
   ii) Floor 3: 11.5m to building, 6m to terrace
   iii) Floors 4 to 7: 11.5m
   iv) Floors 8 and 9: 14.5m to building, 11.5m to terrace
   v) Balconies: Balconies not permitted to encroach into required yard

b) Yard Abutting Rear Yard (west zone boundary)
   i) Floors 1 and 2: 3m
   ii) Floors 3 to 9: 4.5m
   iii) Balconies Floors 1 and 2: Not permitted to encroach into a required yard
   iv) Balconies Floors 3 to 9: Maximum encroachment of 2m

c) Yard Abutting Side Yard (south zone boundary)
   i) Floors 1 to 7: 20m
   ii) Floors 8 and 9: 22m to building, 20m to terrace
   iii) Balconies Floors 1 and 2: Not permitted to encroach into a required yard
   iv) Balconies Floors 3 to 9: Maximum encroachment of 2m

d) Yard Abutting Timber Lane (front yard)
   i) Floors 1 and 2: 97m
   ii) Floor 3: 104m to building, 97m to terrace
   iii) Floors 4 to 9: 104m
   iv) Balconies Floors 1 and 2: Not permitted to encroach into a required yard
   v) Balconies Floors 3 to 9: Maximum encroachment of 2m

e) Balcony Length for Each Floor: The sum of the length of the balcony projections shall not exceed one third of the permitted length of the building wall.

f) Maximum Building Height: 9 storeys measured from grade up to 29m.

4. Regulations for 'Building B' as per Diagram 515

a) Yard Abutting Pinedale Avenue (street side yard)
   i) Floors 1 and 2: 6m
   ii) Floors 3 to 8: 14.5m to building, 6m to terrace
   iii) Floors 9 and 10: 15.5m to building, 14.5m to terrace

iv)	Floors 11 and 12:	18.5m to building, 15.5m to terrace
v)	Balconies all floors:	Not permitted to encroach into a required yard
b) Yard Abutting Rear Yard (west zone boundary)		
i)	Floors 1 and 2:	84m
ii)	Floors 3 to 12:	86m to building, 84m to terrace
iii)	Balconies Floors 1 and 2:	Not permitted to encroach into a required yard
iv)	Balconies Floors 3 to 12:	Maximum encroachment of 2m
c) Yard Abutting Side Yard (south zone boundary)		
i)	Floors 1 to 8:	20m
ii)	Floors 9 and 10:	21.5m to building, 20m to terrace
iii)	Floors 11 and 12:	23m to building, 21.5m to terrace
iv)	Balconies Floors 1 and 2:	Not permitted to encroach into a required yard
v)	Balconies Floors 3 to 12:	Maximum encroachment of 2m
d) Yard Abutting Timber Lane (front yard)		
i)	Floors 1 and 2:	39m
ii)	Floors 3 to 12:	42m to building, 39m to terrace
e) Balcony Length for Each Floor		The sum of the length of the balcony projectons shall not exceed one third of the permitted length of the building wall.
f) Maximum Building Height:		12 storeys measured from grade up to 39m.

5. Regulations for 'Building C' as per Diagram 515

a) Yard Abutting Pinedale Avenue		
i)	Floors 1 and 2:	17m
ii)	Floors 3 and 9:	18.5m to building, 17m to terrace
iii)	Floors 10 and 12:	20m
iv)	Balconies Floors 1 and 2:	Not permitted to encroach into a required yard
v)	Balconies Floors 3 to 12:	Maximum encroachment of 2m
b) Yard Abutting Rear Yard (west zone boundary)		
a)	Floors 1 and 2:	133m
ii)	Floor 3:	139m to building, 133m to terrace
iii)	Floors 4 to 12:	139m
iv)	Balconies Floors 1 and 2:	Not permitted to encroach into a required yard
v)	Balconies Floors 3 to 12:	Maximum encroachment of 2m
c) Yard Abutting Side Yard (south zone boundary)		
i)	Floors 1 to 12:	3m
ii)	Balconies Floors 1 and 2:	Not permitted to encroach into a required yard
iii)	Balconies Floors 3 to 12:	Maximum encroachment of 2m

Exception 515 Continued	Zone H-CC1	Map 27	Amendment 2020.450 PL171234	Enacted (OLT) November 23, 2022

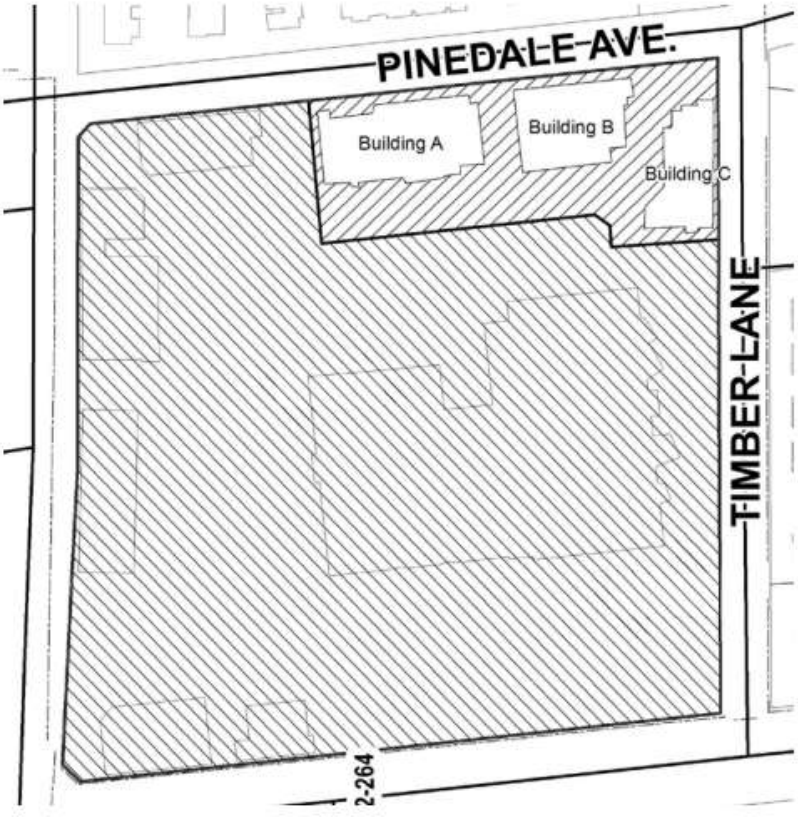
d) Yard Abutting Timber Lane

i)	Floors 1 and 2:	3m
ii)	Floor 3:	6m to building, 3m to terrace
iii)	Floors 4 to 9:	6m
iv)	Floor 10:	7.5m to building, 6m to terrace
v)	Floors 11 and 12:	7.5m
vi)	Balconies Floors 1 and 2:	Not permitted to encroach into a required yard
vii)	Balconies Floors 3 to 12:	Maximum encroachment of 2m

e) Balcony Length for Each Floor — The sum of the length of the balcony projections shall not exceed one third of the permitted length of the building wall.

f) Maximum Building Height: — 12 storeys measured from grade up to 39m.

Diagram 515



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

Exception 516	Zone CC1	Map 27	Amendment 2020.450 PL171234	Enacted (OLT) November 23, 2022

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.

Notwithstanding Part 4, Subsection 6.10 (a), the first 19,450m² of existing retail / commercial gross floor area shall have a parking rate of 2.8 parking spaces per 100m² of retail / commercial gross floor area. Additional retail / commercial gross floor area beyond the first 19,450m² shall have a parking rate of 3.5 parking spaces per 100m² of retail / commercial gross floor area.

All yards abutting Appleby Line, New Street, Pinedale Avenue and the zone boundary between the CC1-515 and CC1-516 are recognized.

The 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 516 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 516 below, shall provide a functional, pedestrian accessible door on the building elevation facing the street.

Standard, Convenience, and Fast-Food Restaurants are permitted within 10m of a residential zone on lands abutting Appleby Line and Pinedale Avenue within 100m of Appleby Line.

A maximum of one Outdoor Patio is permitted within 10m of a residential zone on the west elevation of Building ‘F’ in Diagram 516 below.

A maximum of one Outdoor Patio is permitted within 15m of a residential zone on the north elevation of Building ‘E’ in Diagram 516 below.

A maximum of one Outdoor Patio is permitted within 15m of a residential zone on the north elevation of Building ‘C’ in Diagram 516 below.

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

Exception 516 continued	Zone CC1	Map 27	Amendment 2020.450 PL171234	Enacted (OLT) November 23, 2022

Diagram 516

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

Exception 517 (2154 Walker's Line)	Zone RM2	Map 20-E	Amendment 2020.445 (PL-63-22) 2020.517 (2154 Walker's Line)	Enacted Sept 20/22 May 5/26

1. Regulations for the entire site:

   i) Lot Width: 40.5 m
   ii) Lot Area: 0.37 ha
   iii) Front Yard Setback: 5.3 m
   iv) Rear Yard Setback: 7.5 m
   v) Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone:
      a. West: 7.5 m
      b. North: 8.9 m
   vi) Minimum density: 23 units per net hectare
   vii) Landscape Buffer abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone:
      a. South: 5.2 m, driveway within 11m of Walker's Line and hammer head may encroach
      b. Rear: 5.9 m
      c. North: noise wall may encroach
   viii) Landscape Area abutting Walker's Line: 5.3 m, transformer and noise wall may encroach
   ix) Maximum fence height: 2.2 m, 1.2 m within 3 m of a street line
   x) Visitor Parking: none required

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

Exception 517 (441 Maple Ave)	Zone DRH	Map 9-A	Amendment 2020.452 (441 Maple Ave)	Enacted March 21, 2023

1. Only the following uses shall be permitted:

Apartment building

2. Regulations for Apartment Building

a) Maximum Number of Dwelling Units:	140
b) Front Yard:	
i) Storeys 1 and 2:	4.4 m
ii) Storeys 3-9:	7.4 m to building, 4.4 m to balcony
iii) Storey 10:	29 m to building, 16 m to terrace
iv) Storey 11:	29 m
v) Storey 12:	32 m
vi) Below-Grade Parking Structure:	0.1 m
c) Rear Yard:	
i) Storey 1	9.5 m
ii) Storey 2-11:	5.7 m including terraces / balconies
iii) Storey 12:	18 m
iii) Below-Grade Parking Structure	0.1 m
d) South Side Yard:	
i) Storeys 1-12:	4.5 m including terraces / balconies
ii) Below-Grade Parking Structure:	1.7 m
e) North Side Yard:	
i) Storeys 1-12:	3 m including terraces / balconies
ii) Below-Grade Parking Structure:	0 m
f) Maximum Height:	12 storeys, including mechanical penthouse, up to 43.4 m maximum
g) Maximum Density:	500 units per hectare
h) Landscape Area abutting Maple Ave:	0 m
i) Required Parking:	1.15 spaces per unit inclusive of visitor parking

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

Exception 518	Zone DRH-518	Map 9	Amendment 2020.433 2020.517	Enacted (LPAT) May 7/21 May 5/26

1. Permitted Uses

   a) Notwithstanding, Part 6, Section 2, Table 6.2.2, the following additional uses are permitted on 'Part A'.

      i. Seniors Apartment Unit – Defined as one or more habitable rooms in a retirement home, designed or intended for the lodging of not more than 2 persons, containing full private or shared bathrooms and full culinary facilities.
      ii. Memory Care Units – Defined as dwelling units serving the needs of residents with dementia, which do not include full culinary and sanitary facilities.

2. General Regulations for Retirement Homes

a) Density	280 units per hectare maximum For the purposes of calculating density, memory care units shall be exempt
b) Total Number of Units	Up to 379 units maximum
Seniors Apartment Unit	Up to 32 units maximum
Retirement Home Units	Up to 299 units maximum
Memory Care Units	Up to 48 units maximum
c) Building Height	17 storey maximum plus mechanical penthouse measured from fixed grade up to 59m including mechanical penthouse.
d) Below Grade Parking Structure Setbacks	
Abutting a street	14m
Abutting DRH zones	13m
Abutting all other lot lines	6m
e) Parking	
Emmployee / Occupant parking	173 parking spaces
Visitor parking spaces	44 parking spaces
Maintenance spaces	0 parking spaces
g) Bicycle Parking	Each bicycle parking space shall be 60cm x 1.8m in size
Long term bicycle parking spaces	44 spaces
Short term bicycle parking spaces	44 spaces
Long term bicycle parking	For use by occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces may not be in a dwelling unit, on a balcony, or in a storage locker.

Exception 518 Continued	Zone DRH-518	Map 9	Amendment 2020.433 2020.517	Enacted (LPAT) May 7/21 May 5/26

	Short term bicycle parking	For use by visitors to a building.
i)	Parking spaces abutting a residential zone	2m
j)	Front Yard	14m – canopy encroachment permitted
k)	Rear Yard	
	Yard Abutting R1, R2, R3, LN3, LN4, LN5, LN6 Zones	
	Accessory Structure	4.5m
	Floors 1 to 6	15m
	Floor 7	19m
	Floor 8	27m
	Floor 9-17	46m
	Yard Abutting other Residential Zones	
	Floors 1 to 3	7.5m
	Floors 4-6	13.5m
	Floor 7	13.5m, 21.5m starting 17.92m from the westerly exterior wall for a width of 27m
	Floors 8-13	30m
l)	East Side Yard	12m – canopy encroachment permitted
m)	West Side Yard	14m
n)	Landscape Buffer	
	Rear	
	Abutting R1, R2, R3, LN3, LN4, LN5, LN6, DRL Residential Zones	2m – excluding retaining wall
	Abutting other Residential Zones	2m – excluding retaining wall
	East	
	Abutting DRH Zones	3m – light standard and retaining wall encroachments permitted
o)	Minimum distance between exterior building walls above the 8th floor	25m
p)	Amenity Area	For the purposes of this by-law, amenity area is defined as the area situated within the boundaries of a project and intended for recreational purposes, which may include open spaces, patios, balconies, communal play areas, lounges, sundecks, roofdecks and shared indoor dining areas but shall not include the area

Exception 518 Continued	Zone DRH-518	Map 9	Amendment 2020.433 2020.517	Enacted (LPAT) May 7/21 May 5/26

occupied at grade by the buildings, service areas, parking and driveways.

3. Community Benefits

The Developer of these lands agrees to:

a) $150,000 for the construction of large heated transit shelters on the north and south side of North Shore Blvd. near the Amico property. This community benefit will benefit residents and staff of the Amico development, as well as the general public and people working at or otherwise attending Joseph Brant Hospital.

b) $100,000 for improvements to Spencer Smith Park. These improvements could include:
   i. pathway improvements to make the paths more accessible to those mobility challenges and older residents;
   ii. constructions of washroom facilities in the park;
   iii. screening of existing hydro infrastructure in the park; or
   iv. enhanced lighting in the park.

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

Exception 519	Zone MXG	Map 3E, 3W	Amendment 2020.451	Enacted (OLT) January 23, 2023

1. Additional Permitted Use:
   a) Supermarket/Grocery Store with a floor area greater than 365m²

2. Commercial uses are only permitted on the ground floor facing Plains Road East.

3. Notwithstanding Part 5, Section 4.3, Table 5.4.2, the maximum floor area for retail or service commercial uses does not apply.

4. For the purposes of this by-law, the following definitions shall apply:
   i. Rooftop Terrace – means an outdoor amenity area located on the roof of a building;
   ii. Balcony – means an unenclosed or partially enclosed attached platform projecting from the face of a wall that is only directly accessible from within a building, surrounded by a balustrade, partial wall, or railing where required and without direct exterior access to grade.

4. Regulations for an Apartment Building with ground floor Commercial uses:

a) Total ground floor retail and/or service commercial area	1,027m^2
b) Lot Area	0.68 ha
c) Maximum Floor Area Ratio	4.41:1
d) Maximum Number of Residential Units	389 units
e) Separation Distance between Floors above the 6th storey	15m
f) Yard Abutting Plains Road East:	
i) Floor 1	3m
ii) Floors 2 to 6	3m to building, 1.2 to balconies
iii) Floor 7	6m to building, 3m to rooftop terrace
iv) Floor 8 to 11	6m to building, 4.2m to balconies
v) Floor 12	9m to building, 6m to rooftop terrace
vi) Outdoor Pool	7 m

Exception 519 Continued	Zone MXG	Map 3E, 3W	Amendment 2020.451	Enacted (OLT) January 23, 2023

g) Rear Yard (south zone boundary):	
i) Floor 1	10.5 m
ii) Floors 2 and 3	10.5m to building, 10.1m to rooftop terrace, 8.7m to balconies
iii) Floor 4	13.3m to building, 10.5m to rooftop terrace
iv) Floor 5	16.4m to building, 13.3m to rooftop terrace
v) Floor 6	19.5m to building, 16.4m to rooftop terrace
vi) Floor 7	22.5m to building, 19.2m to rooftop terrace
vii) Floor 8	25.5m to building, 22.2 to rooftop terrace
viii) Floor 9	28.5m to building, 25.5 to rooftop terrace
ix) Floors 10	29m to building, 28.2m to rooftop terrace
x) Floors 11 and 12	29 m
h) Side Yard (east zone boundary):	
i) Floors 1 to 10	5.5m to building, 3.7m to balconies
ii) Floor 11	11.2m
i) Side Yard (west zone boundary):	
i) Floors 1 to 6	2.7m
ii) Floors 7 to 9	3.7m to building, 3m rooftop terrace / balconies
iii) Floors 10 to 12	3.7 m
j) Below-Grade Parking Structure:	
i) Abutting Rear Yard (south zone boundary)	3 m
ii) Abutting all other property lines	0 m
k) Maximum Building Height	12 storey up to 42m
i) Floor 1 (minimum)	4.5m
l) Amenity Area	21m² per unit
m) Parking Requirements:	
i) Occupant Parking	0.91 spaces per residential unit
ii) Visitor and Commercial	0.06 spaces per residential unit
n) Landscape Area:	
i) Abutting a street	0 m
o) Landscape Buffer Abutting a residential zone:	
i) Rear Yard (south zone boundary)	3m (1.9m encroachment permitted for below-grade parking ramp, drive aisle and 2 parking spaces)
ii) Side Yard (east zone boundary)	0m
p) Driveway and Parking Spaces abutting R1, R2, R3 Zones	1.1m
Except as amended herein, all other provisions of this By-law, as amended, shall apply This By-law shall be deemed to have come into force on the day it was approved by the Ontario Land Tribunal.	

Exception 520	Zone	Map	Amendment	Enacted

Exception 521	Zone DC	Map 9a	Amendment 2020.459	Enacted July 19/23

1. Regulations for an Apartment Building
   a) Notwithstanding Part 6, Section 2A, Table 6.2.1, footnote (g), permitted uses on the ground floor of an apartment building shall include retail, service commercial, all office uses and a residential lobby.
   b) Notwithstanding Part 6, Section 4.1 Table 6.4.1, no maximum yard shall apply.
   c) Yard Abutting Brant Street:
      i) Floors 1 to 3: 2.4 m
      ii) Rooftop terrace access stairwell on 4th floor: 8.0 m
      iii) Floors 4 to 27: 7.9 m
      iv) Balconies or terraces: 2.4 m
   c) Yard Abutting John Street:
      i) Floors 1 to 3: 2.5 m
      ii) Rooftop terrace access stairwell on 4th floor: 6.5 m
      iii) Floors 4 to 27: 6.7 m
      iv) Balconies or terraces: 2.5 m
   d) Yard Abutting DC Zone (south-east side yard):
      i) Floors 1 to 3: 0 m
      ii) Rooftop terrace access stairwell on 4th floor: 0 m
      iii) Floors 4 to 27: 13.0 m
      iv) Balconies or terraces on floors 1-4: 0 m
      v) Balconies or terraces on floors 5 to 27: 10 m
   e) Yard Abutting DC-16 Zone (north-west side yard):
      i) Floors 1 to 3: 0 m
      ii) Floors 4 to 27: 12.5
      iii) Balconies or terraces on floors 1-4: 0 m
      iv) Balconies or terraces of Floors 5-27: 9.5 m
   f) Below-Grade Parking Structure: 0 m
   g) Maximum Building Height:
      i) Podium: 13.5m/3 storeys
      ii) Tower – 26th floor: 85 m
      iii) Tower – 27th floor (including mechanical penthouse and elevator machine room): 90m
      iv) For the purposes of calculating building height, grade is to be measured from a geodetic datum of 87.8 m.
   h) Rooftop terrace access stairwell enclosures on the 4th floor may project beyond the podium building height up to a maximum of 3m.
   i) Building Height:
      i) Height of second storey: 3.5m
   i) Maximum Number of Residential Units: 259
   j) Maximum Floor Area Ratio: 11.5:1
   k) Parking for Apartment Dwelling Units:
      i) 1.07 spaces per unit, comprised of 1.04 occupant spaces and 0.03 visitor spaces per unit
   l) Required Bicycle Parking:
      i) 0.05 short term bicycle parking spaces per residential unit
      ii) 0.5 long term bicycle parking spaces per residential unit
      iii) 3 commercial bicycle parking spaces
   m) The lands are classified as a Class 4 Area as defined by the Ontario Ministry of Environment, Conservation and Parks NPC-300 Environmental Noise Guidelines

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

Exception 522	Zone H-MXG	Map 9	Amendment 2020.458	Enacted July 11, 2023

1. Permitted Uses

Retail and Service Commercial uses shall be permitted on the ground and second floor only with the second floor retail and service commercial uses tied to the primary use on the first floor. All non-residentail uses, excluding ancillary residential uses, shall have direct access facing Brant Street.

Second storey floor area is prohibited in the first 9.0 metres of building depth, measured from the main wall facing the front lot line.

2. Regulations for Mixed Use Building

a) Maximum Building Height:	13 storeys including mezzanine mechanical penthouse; 44 m
b) Maximum Floor Area Ratio:	4.11:1
c) Maximum 13th Storey Gross Floor Area:	472 m^2
d) Amenity Area:	15.3 m^2 per unit
e) Landscape Area Abutting a Street:	1 m
f) Yard Abutting Any Other Street:	1 m
g) North Side Yard Setback:	10 m
h) South Side Yard Setback:	11 m
i) Underground Parking Setback Yard Abutting Brant Street:	0.7 m
j) Underground Parking North Side Yard Setback:	0.7 m
k) Underground Parking South Side Yard Setback:	0.9 m
l) Maximum Balcony Projection:	2m
m) Required Parking:	1.1 parking spaces per dwelling unit including visitor parking spaces
n) Required Non-Residential Parking:	3.5 parking saces per 100 m^2 of gross floor area
o) Required Residential Bicycle Parking Spaces:	185 bicycle parking spaces

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

Exception 524	Zone DRH	Map 9A-E	Amendment 2020.464	Enacted (OLT) November 2, 2023

1. <u>Regulations for an Apartment Building</u> a) For the purposes of the following regulations, the Martha Street lot line is deemed to be the front lot line.	
b) Front Yard: i) Floors 1 to 5: ii) Floors 6 to 7: iii) Floors 8 to 15: iv) Floor 16 / Mechanical Penthouse / Rooftop Amenity: v) Balconies and terraces: vi) Below-grade parking structure:	 3.0 m 4.5 m 7.5 m 10.0 m 2.0 m 0.0 m
c) Yard Abutting a Creek Block: i) Floors 1 and 2: ii) Floors 3 to 15: iii) Floor 16 / Mechanical Penthouse / Rooftop Amenity: iv) Balconies and terraces: v) Below grade parking structure:	 6.0 m 4.5 m 10.0 m 3.0 m 0.0 m
d) At-grade buildings and structures, above-ground and in-ground swimming pools, patios, decks, unitary equipment, paved walkways and at-grade parking areas are not permitted within the required 6 m yard abutting a Creek Block. The 6 m yard is to remain unobstructed for the purposes of access.	
e) South Side Yard: i) Floors 1 to 15: ii) Floor 16 / Mechanical Penthouse / Rooftop Amenity: iii) Balconies and terraces: iv) Below-grade parking structure:	 3.0 m 10.0 m 1.5 m 0.0 m
f) Landscape Area: v) Abutting a street having a deemed width up to 26 m: vi) Abutting a creek block:	 3 m, patio to residential dwelling units and walkway to main entrance and into side yard may encroach. 0 m
g) Maximum Density:	605 units per hectare
h) Maximum Height:	16 storeys and 52 m
i) Amenity Area:	18 m^2 per unit
j) Parking for Apartment Dwelling Units: i) Combined occupant and visitor parking rate:	 1.06 space per unit
Except as amended herein, all other provisions of this By-law, as amended, shall apply.	

Exception 525	Zone BC1	Map 30-W	Amendment 2020.453	Enacted October 17/23

1. Regulations:
   i) Landscape area abutting O3 zone:
      a. 3 m
      b. Driveway length of 147m from Marconi Court may encroach

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

Exception 526	Zone CN2	Map 11E	Amendment 2020.461	Enacted (OLT) July 3, 2024

1. Additional Permitted Use:	Retirement Home with ground floor Retail, Service Commercial and all Office Uses
2. Regulations for a Retirement Home	
a. Lot Area	0.5 ha
b. Yard abutting Four Seasons Drive	5 m
c. Yard abutting Kerns Road	4.5 m
d. Yard abutting a Residential Zone, inclusive of terraces and balconies:	
i. Lower Level:	7.5 m
ii. Floors 1 to 2:	7.5 m
iii. Floor 3:	12 m
iv. Floor 4:	16 m
v. Mechanical Penthouse:	24 m
e. Yard Abutting O2 Zone	0 m inclusive of terraces and balconies
f. Maximum Number of Retirement Units	115 units
g. Floor Area for Retail, Service Commercial and Office	450 m^2
h. Maximum Floor Area for Retirement Home	9,779 m^2
i. Maximum Building Height	4-storeys up to 14m measured from fixed grade of Four Seasons Road excluding rooft-top mechanical penthouse.
j. Parking:	
i. Retirement Home:	
1. Occupant/Employee	0.5 parking spaces per unit
2. Visitor and Maintenance	Not required
ii. Retail and Service Commercial:	4 parking spaces per 100 m^2 of gross floor area.
k. Above-Grade and Below-Grade Parking Structure	
i. Yard Abutting an O2 Zone:	0 m
ii. Yard Abutting Four Seasons Drive:	2.7 m
iii. Yard Abutting Kerns Road:	4.5 m
iv. Yard Abutting a Residential Zone:	12 m

Exception 526 Continued	Zone CN2	Map 11E	Amendment 2020.461	Enacted (OLT) July 3, 2024

l. Entrance and Exits Ramps from a street line	0 m
m. Landscape Buffer Abutting a Residential Zone i. Abutting the entrance and exit ramp to the parking structure and loading area ii. Abutting an outdoor Amenity Area	 2.3 m 3 m
n. Landscape Area: i. Abutting a street: ii. Abutting an O2 zone:	 3 m, a transformer may encroach. 0 m
o. Every non-residential use shall provide a pedestrian accessible door on the building elevation facing Kerns Road or Four Seasons Drive.	
p. Amenity Area	15.4 m^2 per unit

Exception 528	Zone BC1	Map 25-E & 30-W	Amendment 2020.457 2020.517	Enacted Jan 16/24 May 5/26

1. Regulations:

   a) Parking areas shall contain a maximum of 235 parking spaces and shall not be required to be separated from adjoining parking areas by a Landscape Area.

   b) Parking:
      i) Warehouse and Logistics: 0.98 spaces per 100 m^2 of gross floor area
      ii) Office: 2.30 spaces per 100 m^2 of gross floor area

   c) The southern exterior wall facing RAL3, RAL4 and LN8 zones is permitted to have a maximum length of 217 m.

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

Exception 530	Zone RH1	Map 18E	Amendment 2020.466	Enacted Jan 17/24

1) Additional Permitted Use: Retirement Home for Memory Care Memory Care Units which are defined as: dwelling units servicing needs of residents with dementia and/or higher levels of care, which do not include full culinary and sanitary facilities.	
2) Regulations for a Retirement Home for Memory Care	
a) Maximum Building Height (excluding mechanical penthouse):	7 storeys or 22.5 m
b) Floor Area Ratio:	2.5:1

Exception 530 Continued	Zone RH1	Map 18E	Amendment 2020.466	Enacted Jan 17/24

c) Yards:	
i) Front (New Street):	
Mechanical Penthouse:	10.5 m
Underground Parking Structure:	3 m
Accessory Structures:	16m
ii) Street Side (Cumberland Avenue):	
Floors 1-6:	6 m
Floor 7:	6 m
Mechanical Penthouse:	8.5 m
Below-grade Parking Structure:	3 m
iii) Side Abutting a Residential Zone:	
Floors 1-6:	13 m
Floor 7:	18.5 m
Mechanical Penthouse:	21.5 m
Below-grade Parking Structure:	3 m
Accessory Structures:	4.5 m
iv) Rear Yard:	
Mechanical Penthouse:	12 m
Below-grade Parking Structure:	3 m
d) Maximum Number of Memory Care Units:	124 units
e) Parking:	
i) Memory Care Units:	
Occupant/Employee:	0.35 parking spaces per unit
Visitor and Maintenance:	Not required
Designate Accessible Spaces:	4 designated accessible parking spaces
f) Bicycle Parking:	16 bicycle spaces
g) Landscaping Area: Abutting a street having a deemed width of up to 26 m (Cumberland Ave):	6 m, however a circular driveway entrance may encroach
h) Landscape Buffer Abutting a Residential Zone	3 m
Except as amended herein, all other provisions of this By-law, as amended, shall apply.	

Exception 531	Zone MXC	Map 3	Amendment 2020.472	Enacted March 19, 2024
1. In addition to Part 1, Subsection 2.22 and Part 5, Section 3, the following uses are prohibited:				
a) Funeral Home b) Automotive uses				
6. Regulations for the entire site:				
a) For the purposes of applying zoning regulations the property zoned MXC-531 shall be considered one lot. b) Notwithstanding Part 5, Section 4.1, Table 5.4.1 the maximum yard abutting any other street shall not apply. c) Notwithstanding Part 1, Section 2.27.1, for the purposes of establishing building setbacks or for the application of any other provisions of this By-law the deemed and actual street width of Cooke Boulevard is 17 m.				
d) Non-residential floor area				
i) Building A:				None required.
ii) Building B & C:				475 m^2 combined.
iii) Notwithstanding the combined non-residential floor area for Buildings B and C, Buildings B and C must provide a minimum of 175 m^2 of non-residential floor area per building.				
e) Landscape Area abutting a street:				None required.
f) Amenity Area:				15 m^2 per unit
g) A rooftop terrace shall maintain the principal building yards of the storey below it.				
h) Maximum Residential Units				
i) Building A:				450 units
ii) Building B:				370 units
iii) Building C:				385 units
iv) Notwithstanding the maximum residential units in any individual building, the maximum number of residential units on the lands zoned MXC-531 shall be 1165.				
i) Maximum Floor Area Ratio:				9.1:1

Exception 531 Continued	Zone MXC	Map 3	Amendment 2020.472	Enacted March 19, 2024
j) Setbacks for a Below-grade parking structure to all lot lines:				0.9 m
k) Setback from Cooke Blvd for an above-grade access stairway building to the below grade parking structure:				6 m
l) Setback from the north lot line for an above-grade access stairway building to the below grade parking structure:				1.5 m
m) Set back to Waterdown Road for an entrance and exit ramp to a parking garage:				0 m
n) Parking:				
i) Occupant:				0.89 spaces/unit
ii) Visitor:				0.08 spaces/unit
iii) Notwithstanding Part 5, Section 4.6(b), (c) and d) where a development is comprised of residential and non-residential uses, up to 100% of the required visitor parking located on the development site may be counted towards the required non-residential parking.				
o) Bicycle Parking:				
i) Long-term:				0.5 spaces/unit
ii) Short-term:				0.05 spaces/unit
iii) Vertical bicycle parking space dimensions:				0.6 m width 1.2 m length
iv) Horizontal bicycle parking space dimensions:				0.6 m width 1.8 m length
p) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees, or tenants of a building, and must be located in a building. Required long-term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony, or in a storage locker. q) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. r) Stacked bicycle parking spaces mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces.				

Exception 531 Continued	Zone MXC	Map 3	Amendment 2020.472	Enacted March 19, 2024
s) All short-term bicycle parking spaces shall be provided as horizontal bicycle parking spaces and be provided at ground level.				
t) Accessory Structures on the ground: i) Maximum height: ii) Yard abutting Waterdown Road: iii) Yard abutting Masonry Court: iv) Yard abutting Cooke Boulevard:				 One storey and 4m 1 m 5 m 6 m
u) Accessory Structures on a roof top terrace: i) Maximum height from the roof top:				 3.7 m
v) Notwithstanding Part 1, Section 2.2.2 any accessory structure located on a terrace and/or roof top shall maintain the yard requirements of the floor level below the terrace and/or roof top.				
w) Notwithstanding Part 5, section 4.6(f), the minimum width for a walkway connecting the sidewalk to the principal entrance of the building shall be 2 m.				
7. <u>Regulations applying to Building 'A' on Figure 531:</u>				
a) Maximum height:				34 storeys and 112 m
b) Yard abutting Waterdown Road: i) Floors 1 to 12: ii) Floors 13 to 34: c) Yard abutting Masonry Court: d) North Side Yard: e) Yard abutting Cooke Boulevard:				 4.5 m 9 m 50 m 6 m 40 m
f) Maximum Balcony Projections on the east elevations: i) Floors 2 to 7: ii) Floor 8 to 34: g) Maximum balcony projections on the south elevation: i) Floors 2 to 34:				 2.1 m 1.5 m 1.5 m

Exception 531 Continued	Zone MXC	Map 3	Amendment 2020.472	Enacted March 19, 2024
h) Maximum balcony projections abutting Waterdown Road: i) Floors 2 to 7: ii) Floor 8 to 34: i) Maximum balcony projections on the north elevation: i) Floor 2 to 7: ii) Floor 8 to 34:				 2.1 m 1.5 m 2.1 m 1.5 m
j) A pedestrian accessible door shall be provided for residential apartment lobbies facing on the south or east elevation.				
8. <u>Regulations applying to buildings to Building 'B' on Figure 531:</u>				
a) Maximum height:				30 storeys and 100 m
b) Yards Abutting Waterdown Road: c) Abutting Masonry Court: i) Floors 1 to 8: ii) Floor 8 to 30: d) North Side Yard: e) Cooke Boulevard:				55 m 5 m 9 m 40 m 5 m
f) Maximum balcony projections abutting Cooke Boulevard: i) Floors 2 to 7: ii) Floors 8 to 30: g) Maximum balcony projections abutting Masonry Court: i) Floors 2 to 7: ii) Floors 8 to 30: h) Maximum balcony projections on the west elevation: i) Floors 2 to 30: i) Maximum balcony projections on the north elevation: i) Floor 2 to 30:				 3 m 1.5 m 2.1 m 1.5 m 1.5 m 1.5 m

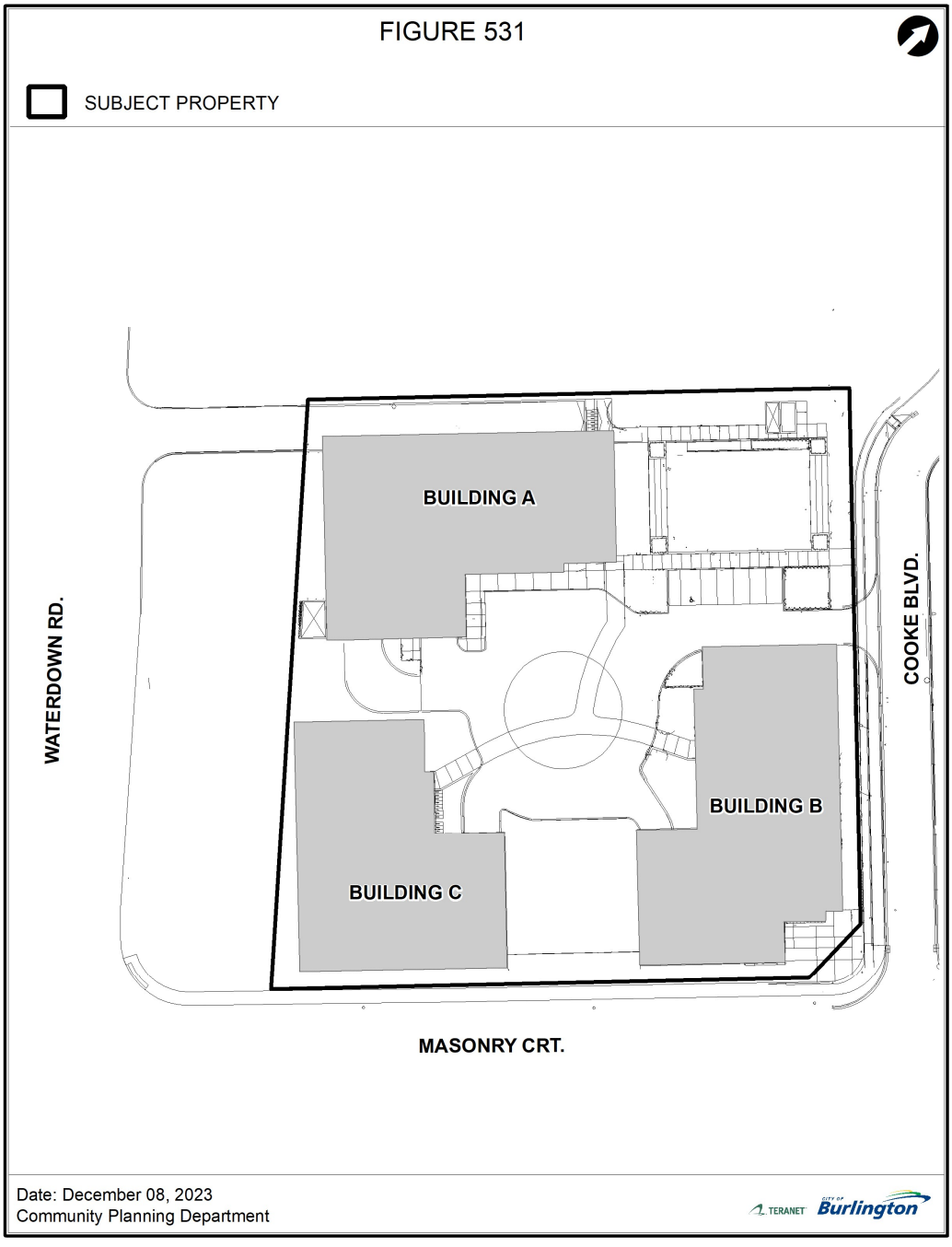
Exception 531 Continued	Zone MXC	Map 3	Amendment 2020.472	Enacted March 19, 2024
j) A pedestrian accessible door shall be provided for residential apartment lobbies facing on the west elevation and facing Cooke Boulevard. k) A pedestrian accessible door shall be provided for all non-residential uses facing Masonry Court and/or Cooke Boulevard				
5. <u>Regulations applying to buildings to Building 'C' on Figure 531:</u>				
a) Maximum height:				32 storeys and 106 m
b) Yard Abutting Waterdown Road: c) Yard Abutting Masonry Court: d) North Side Yard: e) Yard abutting Cooke Boulevard:				3 m 5 m 50 m 50 m
f) Maximum Balcony Projections on the east building Elevations: i) Floors 2 to 32: g) Maximum balcony projections abutting Masonry Court: ii) Floors 2 to 7: iii) Floor 8 to 32: h) Maximum balcony projections abutting Waterdown Road: i) Floors 2 to 7: ii) Floor 8 to 32: i) Maximum balcony projections on the north elevation: i) Floor 2 to 6: ii) Floor 7 to 32:				 1.5 m 2.1 m 1.5 m 2.1 m 1.5 m 2.1 m 1.5 m
j) A pedestrian accessible door shall be provided for residential apartment lobbies facing on the east elevation and facing Masonry Court.				

Exception 531 Continued	Zone MXC	Map 3	Amendment 2020.472	Enacted March 19, 2024

k) A pedestrian accessible door shall be provided for all non-residential uses facing Masonry Court or on the east elevation.

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

Figure 531:



Exception 532	Zone H-MXT	Map 27-W	Amendment 2020.467	Enacted (OLT) November 24, 2023

1. Permitted Uses
   a. Only the following uses shall be permitted:
      i) Apartment Buildings with Retail, Service Commercial, Recreational, Community Institution, Day Care Centre, Training Centre or other place of learning, Public Library and All Office Uses
      ii) Long-Term Care Facilities
      iii) Miscellaneous Uses, as per Part 1, Section 2.21(q)
      iv) Retirement Homes on Block 'C' only

2. Regulations apply to all permitted uses in Block 'A' , Block 'B' and Block 'C' on Diagram 532

   a) Doors: Every building elevation located within 60 m of Fairview Street or Oval Court shall provide a pedestrian accessible door on the elevation facing the street.

   b) Visibility Triangles: 3 m x 3 m

   c) Footnote (m) of Table 5.2.1 shall not apply.

   d) Horizontal distance between building towers: 25 m

   e) Maximum Floor Area Ratio for Block 'A': 6:1

   f) Maximum Floor Area Ratio for Block 'B': 6:1

   g) Maximum Cummulative Floor Area Ratio for all lots within Block 'C': 6:1

   h) Notwithstanding part 5, Section 4.1-Table 5.4.1: maximum yards abutting any other street shall not apply.

   i) Long-Term Care Facility, Day Care Centre and Training Centre or Other Place of Learning are permitted on a Local Street.

Exception 532 Continued	Zone H-MXT	Map 27-W	Amendment 2020.467	Enacted (OLT) November 24, 2023

3. Regulations applying to Buildings in Block 'A' on Diagram 532:

a) Maximum height:	19 storeys and 65 m (exclusive of mechanical penthouse)
b) Floor area for all Retail, Service Commercial, Recreational, Community Institution, Day Care Centre, Training Centre or other place of learning, Public Library and All Office Uses:	600 m^2
c) Amenity Area:	15 m^2 per unit
d) Setback to below grade parking structures:	
i) From any lot line:	1 m
e) Landscape Area	
i) Abutting Fairview Street:	not required
ii) Abutting a O2 zone or a creek block:	1 m
f) Maximum podium height:	6 storeys
g) Building stepback above 3 storeys for podium walls facing Fairview Street:	3 m from building face of podium
h) Building stepback for storeys 18 and 19 for tower walls facing Fairview Street:	3 m from building face of tower
i) Required parking for an Apartment Building:	
Occupant:	0.9 spaces per unit
Visitor:	0.1 spaces per unit

4. Regulations applying to buildings in Block 'B' on Diagram 532:

a) Maximum height:	19 storeys and 65 m (exclusive of mechanical penthouse)
b) Floor area for all Retail, Service Commercial, Recreational, Community Institution, Day Care Centre, Training Centre or other place of learning, Public Library and All Office Uses:	1190 m^2
c) Amenity Area:	15 m^2 per unit
d) Yard from any lot line:	1.0 m
e) Setback to below grade parking structure:	
i) from any lot line:	1.0 m
f) Landscape area	
i) abutting Fairview Street:	not required
ii) A below grade parking structure can encroach into a required landscape area abutting a PC or P zone	
g) Maximum podium height:	6 storeys
h) Building stepback above 3 storeys for podium walls facing Fairview Street:	3 m from building face of podium
i) Building stepback for storeys 18 and 19 for tower walls facing Fairview Street:	3 m from building face of tower
j) Required Parking for an Apartment Building:	
Occupant:	0.9 spaces per unit
Visitor:	0.1 spaces per unit

Exception 532 Continued	Zone H-MXT	Map 27-W	Amendment 2020.467	Enacted (OLT) November 24, 2023

5. Regulations applying to buildings in Block 'C' on Diagram 532:

a) The properties zoned H-MXT-532 and located on Block 'C' shall be considered one lot for the purposes of applying zoning regulations.

b) Floor area for all Retail, Service Commercial, Recreational, Community Institution, Day Care Centre, Training Centre or other place of learning, Public Library and All Office Uses: 3290 m^2

c) Amenity Area: 15m^2 per unit

d) Setback to below grade parking structures:
   - i) abutting the north lot line of Block 'C': 1 m
   - ii) abutting a PC or P zone: 3.1 m for a length of 145 m measured from the north property line towards Fairview Street
   - iii) From a O2 zone or a creek block: 1 m along the O2 zone to the west; 2 m along the O2 zone adjacent/abutting the north lot line of Block 'C'
   - iv) From all other lot lines: 1 m

e) No development, save and except below-grade parking garage, berm and a crash wall are permitted within 7.5 m of the O2 zone adjacent/abutting the north lot line of Block C.

f) Landscape area:
   - i) abutting Oval Court: not required
   - ii) abutting a O2 zone or a creek block: 1 m along the O2 zone to the west.

g) Yard abutting a PC zone: 17.5 m for apartment towers

h) Yard abutting the north lot line of Block 'C': 30 m for land uses sensitive to railway

i) Building Height:
   - i) For the buildings at the intersection of the easterly portion of the pedestrian promenade and the easterly property line: 19 storeys and 65 m (exclusive of mechanical penthouse and at grade conditions)
   - ii) For all other buildings: 34 storeys and 114 m (exclusive of mechanical penthouse)

j) Notwithstanding the maximum permitted building heights, no two buildings on Block 'C' shall be the same number of storeys.

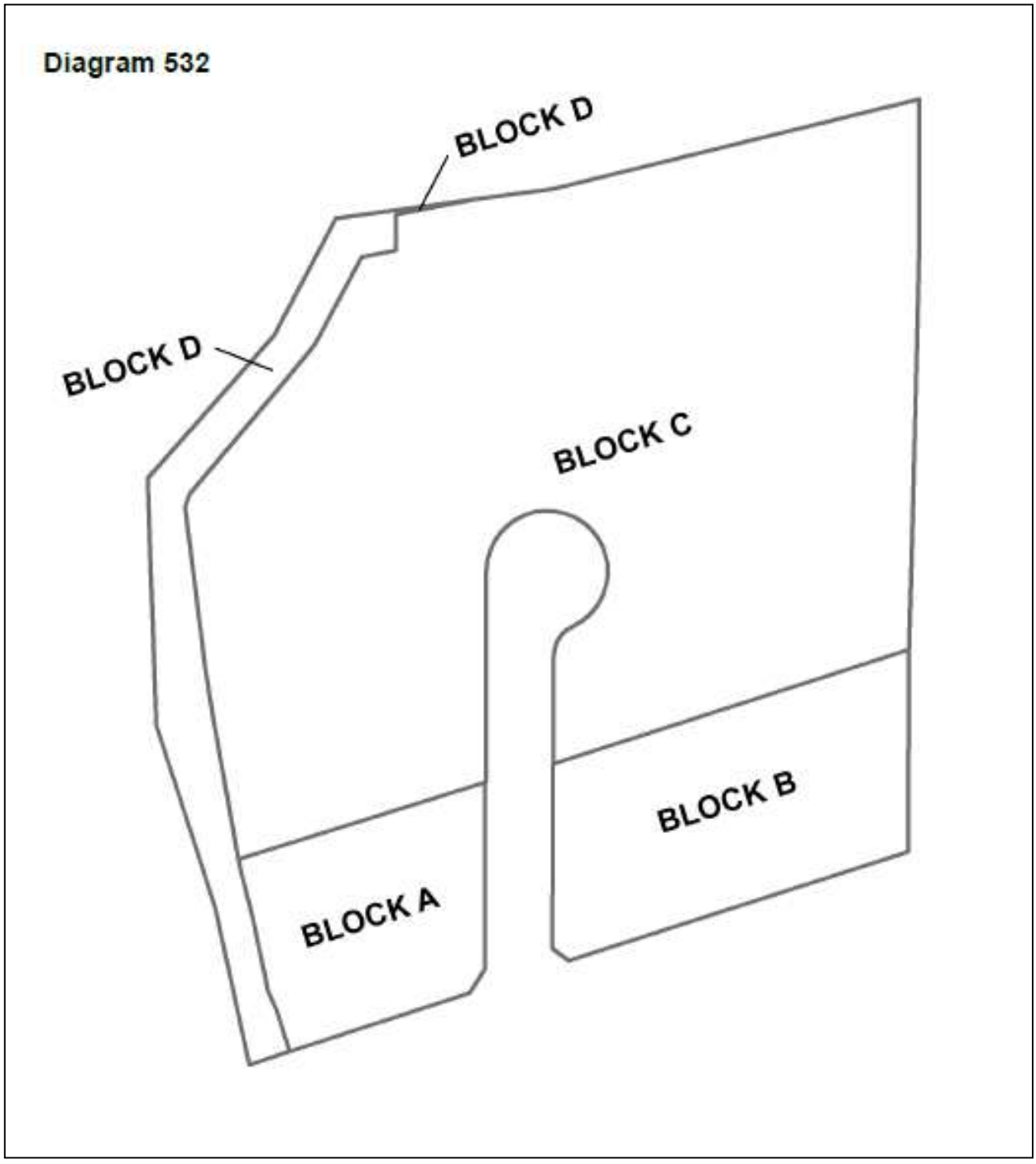
k) Required Parking for an Apartment Building: in Block 'C':
   Occupant: 0.9 spaces per unit
   Visitor: 0.1 spaces per unit

l) Required parking for a retirement home:
   - i) Notwithstanding Part 1, Section 2.25 – Table 1.2.6 maintenance vehicle parking is not required for a retirement home.

m) A 20 m wide separation between building podiums shall be required to allow for a pedestrian promenade, which may include vehicular access which extends from Sherwood Forest Park at the east to the O2 zone to the west.

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

Exception 532 Continued	Zone H-MXT	Map 27-W	Amendment 2020.467	Enacted (OLT) November 24, 2023



Exception 533	Zone H-R4	Map 21-E & 26-W	Amendment 2020.468	Enacted February 16, 2024

1. Regulations:

   a) Lot Width: 9.4 m
   b) Lot Area: 325 m^2
   c) Rear Yard: 5.8 m
   d) Street Side Yard:
      i. 5.3 m to dwelling
      ii. 4 m to basement walkout
   e) Maximum Height for Flat Roof Dwelling: 8.1 m
   f) Notwithstanding Part 1 Section 2.24 a) and b), a maximum of one driveway shall be permitted per semi-detached dwelling unit.

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

Exception 534	Zone H-MXG	Map 3-E	Amendment 2020.470	Enacted March 19, 2024

1. Permitted Uses:

a) One the following uses shall be permitted:
   (i) Apartment Building
   (ii) The following non-residential uses on the ground floor and second floor of an apartment building:
      a. Convenience/Specialty Foods Store
      b. Other Retail Stores
      c. Standard Restaurant
      d. Fast Food Restaurant
      e. Convenience Restaurant
      f. Veterinary Services, the keeping of animals outside is not permitted
      g. Other Service Commercial Uses
      h. All Office Uses
      i. Community Institution

2. Regulations:

a) Maximum Building Height: 24 storeys including mechanical penthouse and rooftop amenity area

b) Maximum Podium Height: 21.5 m up to 6 storeys

c) Maximum Floor Area Ratio: 11:1

d) The minimum gross floor area requirement for non-residential uses is 550 m^2. Of that, a minimum gross floor area of 370 m^2 shall be retail commercial uses.

Exception 534 Continued	Zone H-MXG	Map 3-E	Amendment 2020.470	Enacted March 19, 2024

a) Maximum Tower Floorplate:

(i)	Floor 7:	870 m^2
(ii)	Floor 8 and 9:	830 m^2
(iii)	Floor 10:	790 m^2
(iv)	Floors 11 to 23:	750 m^2

b) Amenity Area: 17.5 m^2 per dwelling unit

c) Landscape Buffer:

(i)	South Side Yard:	2.0 m

d) Yards:

(i)	North Side Yard:	
	Floors 1 to 6:	5.5 m, 4.0 m to balconies
	Floors 7 to 23:	12.5 m
	Mechanical Penthouse:	15.5 m
	Below-grade parking structure:	0.6 m
(ii)	South Side Yard:	
	Floors 1 to 6:	3 m
	Floors 7 to 23:	12.5 m
	Mechanical Penthouse:	15.5 m
	Below-grade parking structure:	0.6 m
(iii)	Front Yard:	
	Floors 1 to 4:	3 m
	Floor 5:	4.5 m
	Floors 6 to 23:	6 m
	Mechanical Penthouse:	9 m
	Below-grade parking structure:	0.6 m
(iv)	Rear Yard:	
	Floors 1 to 6:	3 m
	Floors 7 to 23:	12.5 m
	Mechanical Penthouse:	15.5 m
	Below-grade parking structure:	0.5 m

e) Required Parking:

(i)	Apartment Building:	0.71 parking spaces per dwelling unit
(ii)	Visitor Parking:	0.24 parking spaces per dwelling unit
(iii)	Non-Residential Parking:	3.5 space/100 m^2 of GFA (can be shared with visitor parking including designated accessible spaces)

Exception 534 Continued	Zone H-MXG	Map 3-E	Amendment 2020.470	Enacted March 19, 2024

j) Bicycle Parking:

(i)	Apartment Building:	0.05 short term bicycle parking spaces per unit 0.5 long term bicycle parking spaces per unit
(ii)	Non-Residential uses:	2 long term bicycle parking spaces plus 1 pace per 1,000m^2 GFA 3 short term bicycle parking spaces plus 1 space per 1,000 m^2 GFA

k) For the purposes of Bicycle parking regulations:

(i) Long term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building.

(ii) Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.

(iii) Short term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.

(iv) Each bicycle parking space shall be 60cm x 1.8m in size.

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

Exception 535	Zone MXG	Map 30-E	Amendment 2020.486	Enacted (OLT) February 16, 2024 June 19, 2024 July 19, 2024

1. **Additional Prohibited Uses:**

Car Wash, Motor Vehicle Repair Garage, Motor Vehicle Service Station, Drive- through facilities, and Night Club.

2. **Additional Permitted Uses:**

Supermarket / Grocery Store, Farmer's Market and Caterer.

3. **Regulations:**

(a) Notwithstanding Part 1, Subsection 2.21(q)(iii), a temporary sales office shall be removed within 180 days of completion of all sales of dwelling units.

Exception 535 Continued	Zone MXG	Map 30-E	Amendment 2020.486	Enacted (OLT) February 16, 2024 June 19, 2024 July 19, 2024

(b) Within 90 m of Dundas Street, residential dwelling units shall not be permitted at ground level within a building elevation facing Dundas Street or a local collector street.

(c) Notwithstanding (b) above, dwelling units in a commercial / office building are permitted at the ground level.

(d) Apartment building first-storey height shall be a minimum of 4.5 m

(e) Stacked townhouses, back-to-back townhouses or townhouses are only permitted as a component of an overall mixed-use development.

(f) Townhouses shall be subject to the REV2 zone regulations.

(g) Stacked townhouses and back-to-back townhouses shall be subject to the REV3 zone regulations.

(h) Floor Area Ratio:

Minimum: 0.5:1

Maximum: 2:1

(i) Below-Grade Setback:

(i) Part 1, Subsection 2.36 shall not apply.

(ii) Below-grade parking structures shall be setback 3 m from a creek block.

(iii) Notwithstanding Part 1, Subsection 2.26(5)(iii), below-grade parking structures that project less than 1.6 m above grade shall be setback 1 m from all other property lines and street lines.

(j) Outdoor patios setback from a residential zone: not required

(k) Yards

(i) abutting a utility easement: 2.5 m

(ii) abutting a residential zone: 3 m

(iii) abutting a creek block: 3 m

(iv) no maximum yard

(l) Landscape Area

(i) Abutting a street: 1.5 m

(ii) Abutting a creek block or Open Space zone: 1.5 m

(m) Landscape Buffer abutting a residential zone: not required

(n) A pedestrian walkway referred to in Part 5, Subsection 4.6(f) shall have a minimum width of 2 m

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

Exception 536	Zone MXE	Map 30-E	Amendment 2020.486	Enacted (OLT) February 16, 2024 June 19, 2024 July 19, 2024

1. **Additional Prohibited Uses:**
   Daycare (as either principal or accessory use), Car Wash, Motor Vehicle Repair Garage, Motor Vehicle Service Station, a Retail Propane Facility, and Drive-through facilities.

2. **Additional Permitted Uses:**
   Farmer's market

3. **Regulations:**

   (a) Notwithstanding Part 1, Subsection 2.21(q)(iii), a temporary sales office shall be removed within 180 days of completion of all sales of dwelling units.

   (b) Building Heights:
   - (i) Minimum: 2 storeys
   - (ii) Maximum: 6 storeys
   - (iii) The minimum building height shall not apply to a temporary sales office for the sale of dwelling units.

   (c) Below-Grade Setbacks:

   (d) Part 1, Subsection 2.36 shall not apply.

   (e) Below-grade parking structures shall be set back 3 m from a creek block.

   (f) Notwithstanding Part 1, Subsection 2.26(5)(iii), below-grade parking structures that project less than 1.6 m above grade shall be set back 1 m from all other property lines and street lines.

   (g) Outdoor storage is not permitted, with the exception of merchandise displayed for retail sale which may be stored outside, provided the merchandise is not stored in a truck, trailer or other vehicle.

   (h) Outdoor patios setback from a residential zone: not required

   (i) Yards
   - (i) abutting a utility easement: 2.5 m
   - (ii) abutting a residential zone: 3 m
   - (iii) abutting a creek block: 3 m
   - (iv) no maximum yard

   (j) Landscape Area
   - (i) Abutting a street: 1.5 m
   - (ii) Abutting a creek block or Open Space zone: 1.5 m

   (k) Landscape Buffer abutting a residential zone: not required

   (l) A pedestrian walkway referred to in Part 5, Subsection 4.6(f) shall have a minimum width of 2 m

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

Exception 537	Zone BC1	Map 30-E	Amendment 2020.486	Enacted (OLT) February 16, 2024 June 19, 2024 July 19, 2024

a) Additional Prohibited Uses:

Daycare (as either principal or accessory use), Hotel, Convention/Conference Centre, Non-Metallic Mineral Production Industries, Metal Rolling, Casting and Extruding, Bulk Propane Storage Depot, Private Propane Facility, Leather and Textile Industries, Motor Vehicle Services Station, Motor Vehicle Repair Garage, Drive-through facilities and Night Club.

b) Additional Permitted Uses:

Farmer's market

c) Regulations:

(a) Notwithstanding Part 1, Subsection 2.21(q)(iii), a temporary sales office shall be removed within 180 days of completion of all sales of dwelling units.

(b) Lot Width, Area and Yard Regulations:

(i) Yard abutting Tremaine Road:

Minimum:	3 m
Maximum:	7.5 m

(ii) Yard abutting any other street: 4.5 m

(iii) Rear yard: 4.5 m

(c) Landscape Area:

(i) Abutting a street having a deemed width of 26 m or greater: 3 m

(ii) Abutting a street having a deemed width of less than 26 m: 3 m

(d) Landscape Buffer

(i) Abutting a residential zone: not required

(ii) Abutting a D zone: 3 m

(e) Building Height:

(i) All buildings, with the exception of a temporary sales office, shall be a minimum of 8 m in height for the full width of the building elevation facing Tremaine Road and for a minimum depth of 6 m measured substantially perpendicular from Tremaine Road.

(f) Floor Area:

The maximum floor area ratio for all uses on the lot shall be 1:1

(g) Below-Grade Setbacks:

(i) Part 1, Subsection 2.36 shall not apply.

(ii) Below-grade parking structures shall be setback 3 m from a creek block.

(iii) Notwithstanding Part 1, Subsection 2.26(5)(iii), below-grade parking structures that project less than 1.6 m above grade shall be setback 1 m from all other property lines and street lines.

Exception 537 Continued	Zone BC1	Map 30-E	Amendment 2020.486	Enacted (OLT) February 16, 2024 June 19, 2024 July 19, 2024

(h) Fencing

(i) Part 3, Subsection 4.13 shall not apply

(ii) On lands abutting a D zone fencing shall be installed along the common boundary with the D 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 year-round screen

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

Exception 538	Zone D	Map 30-E	Amendment 2020.486	Enacted (OLT) February 16, 2024 June 19, 2024 July 19, 2024

1. Only the following uses are permitted prior to H being lifted:

(a) Existing uses

(b) One Detached Dwelling

2. Permitted uses following the lifting of an H:

(a) All uses permitted in the D zone

3. Additional Regulations for permitted uses:

Yard abutting an O3 zone: 3 m

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

Exception 539	Zone MXG	Map 3E	Amendment 2020.490	Enacted October 2, 2024 OLT-23-000415
1. Regulations applying to the entire site:				
a) Contiguous Lot:			For the purposes of applying zoning regulations the property zoned MXG-539 shall be considered one lot.	
b) Maximum Number of Residential Units:			864	
c) Non-residential floor area:			2000 m^2	
d) Maximum Floor Area Ratio:			9.3:1	

Exception 539 Continued	Zone MXG	Map 3E	Amendment 2020.490	Enacted October 2, 2024 OLT-23-000415
e) Required Parking: i) Occupant: ii) Shared visitor and retail: iii) Total:			0.69 occupant spaces/dwelling unit 0.1 shared visitors and retail parking spaces/dwelling unit 0.79 total spaces/dwelling unit	
f) A maximum of 5% of required parking may be compact car parking spaces and have a minimum width of 2.6 m and a minimum area of 14.5 m^2				
g) Notwithstanding Part 5, Section 4.6(b), (c) and (d) where a development is comprised of residential and non-residential uses, up to 100% of the required visitor parking located on the development site shall be shared and counted towards the required non-residential parking.				
h) Amenity Area:			13.8 m^2 per dwelling unit	
i) Set backs for a below-grade parking structure: i) Abutting Cooke Boulevard: ii) Abutting Masonry Court: iii) Side property line (west lot line): iv) Rear property line (south lot line):			 0 m 2 m 0 m 3 m	
j) Landscape Area: i) Abutting Cooke Boulevard: ii) Abutting Masonry Court:			 3.0 m 2.0 m	
k) Permitted encroachments into a Landscape Area:			Hydro transformer and pad, underground parking garage, exhaust and intake vents associated with a parking garage, driveways, walkways, covered and/or open staircase access, bicycle parking, gas meters including concrete pads, snow storage, patios/decks, privacy screens and fences	
2. Regulations applying to an Apartment Building in Phase 1:				
a) Maximum Building Height			35 storeys (inclusive of rooftop amenity, mechanical structures, and Accessory Structures) and 119 m	
b) Dwelling Units:			Prohibited on the 35th storey.	
c) Maximum Podium Height:			8 storeys	

Exception 539 Continued	Zone MXG	Map 3E	Amendment 2020.490	Enacted October 2, 2024 OLT-23-000415
d) Yard abutting Masonry Court i) Floors 1-8: ii) Floors 9-34: iii) Floor 35: e) Yard abutting Cooke Boulevard: i) Floors 1-8: ii) Floors 9-34: iii) Floor 35:			 3 m 6 m 6 m 4.5 m 21.8 m 21.8 m	
f) Side Yard (west lot line) i) Floors 1-8: ii) Floors 9-34: iii) Floor 35:			 4.5 m 12.5 m 12.5 m	
3. Regulations applying to an Apartment Building in Phase 2:				
a) Maximum Building Height:			31 storeys (inclusive of rooftop amenity, mechanical structures, and Accessory Structures) and 107 m	
b) Maximum Podium Height:			8 storeys	
c) Dwelling Units:			Prohibited on the 31st storey	
d) Yard abutting Cooke Boulevard: i) Floors 1-8: ii) Floors 9-30: iii) Floor 31:			 4.5 m 7.5 m 7.5 m	
e) Side Yard (west lot line) i) Floors 1-8: ii) Floors 9-30: iii) Floor 31:			 5 m 9.2 m 9.2 m	
f) Rear Yard (south lot line) i) Floors 1-8: ii) Floors 9-30: iii) Floor 31:			 5 m 23 m 23 m	
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception 540	Zone MXG	Map 6W	Amendment 2020.473 2020.517	Enacted (OLT) Dec. 15/23 May 5/26

1. Permitted Uses:

   a) Only the following uses shall be permitted:
      i) Apartment Buildings with Retail, Service Commercial, Recreational, Community Institution, and All Office Uses
      ii) Stacked Townhouses
      iii) Townhouses

2. Regulations applying to Lot 'A' on Diagram 540:

a) Maximum Floor Area Ratio:	2.3:1
b) Maximum Units:	200 units
c) Landscape Buffer abutting an R1, R2, R3, LN3, LN4, LN5, LN6 zone:	5 m
Encroachment for a planter bed:	1.135 m
Encroachment for patio/deck:	0.3 m
d) Landscape Area abutting a Street:	3 m
e) Permitted encroachments into Landscape Area no greater than 50% of total area:	Hydro transformer and pad, underground parking garage, exhaust and intake vents associated with a parking garage, driveways, walkways, covered and/or open staircase access, bicycle parking, gas meters including concrete pads, snow storage, patios/decks, privacy screens and fences
f) Total Amenity Area for all Apartment and Stacked Townhouse:	15 m² per unit
g) Required Parking:	
i) Occupant:	1 space per residential unit
ii) Shared Visitor/Non-Residential:	0.1 spaces per residential unit
h) Parking Space Type:	Permit Tandem Parking Spaces, Counted as One (1) Space

   i) Notwithstanding Part 5, Section 4.6 (b), (c) and (d) where a development is comprised of residential and non-residential uses, up to 100% of the required visitor parking located on the development site shall be shared and counted towards the required non-residential parking.

Exception 540 Continued	Zone MXG	Map 6W	Amendment 2020.473 2020.517	Enacted (OLT) Dec. 15/23 May 5/26

j) Setback to Below-grade parking structure:
   i. north lot line: 5.0 m
   ii. south lot line: 2.3 m
   iii. west lot line: 1.4 m
   iv. east lot line: 2.3 m

k) Accessory Structures: Pergolas/gazebos are permitted on rooftop amenity area.

l) Balcony Encroachment:
   i) west side yard: 2 m maximum into a required yard 1.8 m maximum from the wall of the building

   ii) any other yard: No other provisions of Part 1, Section 2.13.1(c) apply.

m) Setback to hypotenuse of a daylight triangle:
   i) Canopy: 0 m
   ii) Below-grade parking structure: 0 m

n) Minimum setback to a parking lot from a street line: 1 m

3. Regulations applying to Apartment Buildings in Lot 'A' on Diagram 540:

a) Maximum height: 10 storeys and 40 m (inclusive of rooftop amenity, mechanical structures, and Accessory Structures)

b) Prohibited Uses:
Storey 10: Dwelling units

c) Floor area for all Retail, Service Commercial, Recreational, Community Institution, and All Office Uses: 357 m^2

d) Yard abutting Plains Road and west of QEW:
   i) Storeys 1-6: 3 m
   ii) Storeys 7-9: 6 m, 3 m to 7th storey rooftop terrace

e) Yard abutting any other street:
   i) Storeys 1-6: 3 m
   ii) Storeys 7-9: 6 m

Exception 540 Continued	Zone MXG	Map 6W	Amendment 2020.473 2020.517	Enacted (OLT) Dec. 15/23 May 5/26

f) Side Yard Setback:
   i) Storeys 1&2: 6.4 m
   ii) Storeys 3&4: 11.5 m, 6.4 m to 3rd storey rooftop terrace
   iii) Storeys 5&6: 16.4 m, 11.5 m to 5th storey rooftop terrace
   iv) Storeys 7-9: 21.4 m, 16.4 m to the 7th storey rooftop terrace

g) Building stepback for storeys 7-9 for tower walls facing Downsview Drive and Plains Road East: 3 m from building face of tower

h) Setback for a Mechanical Penthouse on the 10th storey from all tower walls: 3 m

i) Part 2, Section 1 (i) (ii) Setback from Driveway or Parking Lot/Parking Spaces to Window of Habitable Room: Shall not apply

4. Regulations applying to Stacked Townhouses in Lot 'A' on Diagram 540:

a) Maximum height: 4 storeys and 14 m (inclusive of rooftop amenity, mechanical structures, and rooftop access)

b) Side Yard: 2.8 m

c) Yard abutting an R1, R2, R3 zone:
   i) Storeys 1-3: 7 m
   ii) 4th Storey: 9 m to rooftop terrace

d) Setback from Driveway or Parking Lot/Parking Spaces to Window of Habitable Room: 2.6 m

e) Privacy Area to be included as part of 15 m^2 Total Amenity Area: 4.5 m^2 per unit.

f) Privacy Screens Minimum Setback Abutting Street Line: 2.5 m

g) Combined length of privacy screens (per unit): 26 m

h) Maximum townhouse units in one building and access: A maximum of 24 townhouse units shall be permitted per building.

Exterior access to units shall be permitted.

Exception 540 Continued	Zone MXG	Map 6W	Amendment 2020.473 2020.517	Enacted (OLT) Dec. 15/23 May 5/26

5. Regulations applying to Lot 'B' on Diagram 540:

a)	Maximum Floor Area Ratio:	4.9:1
b)	Maximum units:	416 units
c)	Landscape Buffer abutting an R1, R2, R3 zone: Encroachment for a planter bed: Encroachment for patios and decks:	5.7 m 1.835 m 1 m
d)	Landscape Area abutting a street:	3 m
e)	Permitted encroachments into Landscape Area up to a maximum of 50 % of the total area:	Hydro transformer and pad, underground parking garage, exhaust and intake vents associated with a parking garage, driveways, walkways, covered and/or open staircase access, snow storage, bicycle parking, gas meters including concrete pads, patios/decks, privacy screens, and fences.
f)	Total Amenity Area for all Apartment, Stacked Townhouse/Townhouse Units:	15 m² per unit
g)	Required Parking: i) Occupant: ii) Shared Visitor/Non-Residential:	 1 space per residential unit 0.05 spaces per residential unit
h)	Parking Space Type:	Permit Tandem Parking Spaces, Counted as One (1) Space

i) Notwithstanding Part 5, Section 4.6 (b), (c) and (d) where a development is comprised of residential and non-residential uses, up to 100% of the required visitor parking located on the development site may be shared and counted towards the required non-residential parking.

j)	Setback to Below-grade parking structure: i) north lot line: ii) south lot line: iii) west lot line: iv) east lot line:	 5.7 m 0.7 m 2.3 m 1.4 m
k)	Accessory Structures:	Pergolas/gazebos are permitted on rooftop amenity area.
l)	Balcony Encroachment:	1.8 m maximum from any building wall. No other provisions of Part 1, Section 2.13.1(c) apply.

Exception 540 Continued	Zone MXG	Map 6W	Amendment 2020.473 2020.517	Enacted (OLT) Dec. 15/23 May 5/26

m) Setback to a hypotenuse of a daylight triangle:
Canopy: 0 m
Below-grade parking structure: 0 m

n) Minimum setback to a parking lot from a street line: 3 m

6. Regulations applying to Apartment Buildings in Lot 'B' on Diagram 540:

a) Maximum Height: 12 storeys and 46 m (inclusive of rooftop amenity, mechanical structures, and Accessory Structures)

b) Prohibited Uses:
Storey 12: Dwelling Units

c) Floor area for all Retail, Service Commercial, Recreational, Community Institution, and All Office Uses: 620 m^2

d) Yard abutting Plains Road and west of QEW:
i) Storeys 1-6: 3 m
ii) Storeys 7-11: 6 m
iii) 12th Storey: 6 m to rooftop terrace

e) Yard abutting Downsview Drive:
i) Storeys 1-6: 3 m
ii) Storeys 7-11: 6 m
iii) 12th Storey: 6 m to rooftop terrace

f) Side Yard setback:
i) Storeys 1-11: 5.5 m
ii) 12th Storey: 5.5 m to rooftop terrace

g) Setback for a Mechanical Penthouse on the 10th storey from all tower walls: 3 m

h) Maximum podium height: 6 storeys

i) Building stepback for storeys 7-11 for tower walls facing Downsview Drive and Plains Road East: 3 m from building face of tower

j) Part 2, Section 1 (i) (ii) Setback from Driveway or Parking Lot/Parking Spaces to Window of Habitable Room: Shall not apply

7. Regulations applying to Stacked Townhouses in Lot 'B' on Diagram 540:

a) Maximum height: 4 storeys and 14 m (inclusive of rooftop amenity, mechanical structures, and rooftop access)

Exception 540 Continued	Zone MXG	Map 6W	Amendment 2020.473 2020.517	Enacted (OLT) Dec. 15/23 May 5/26

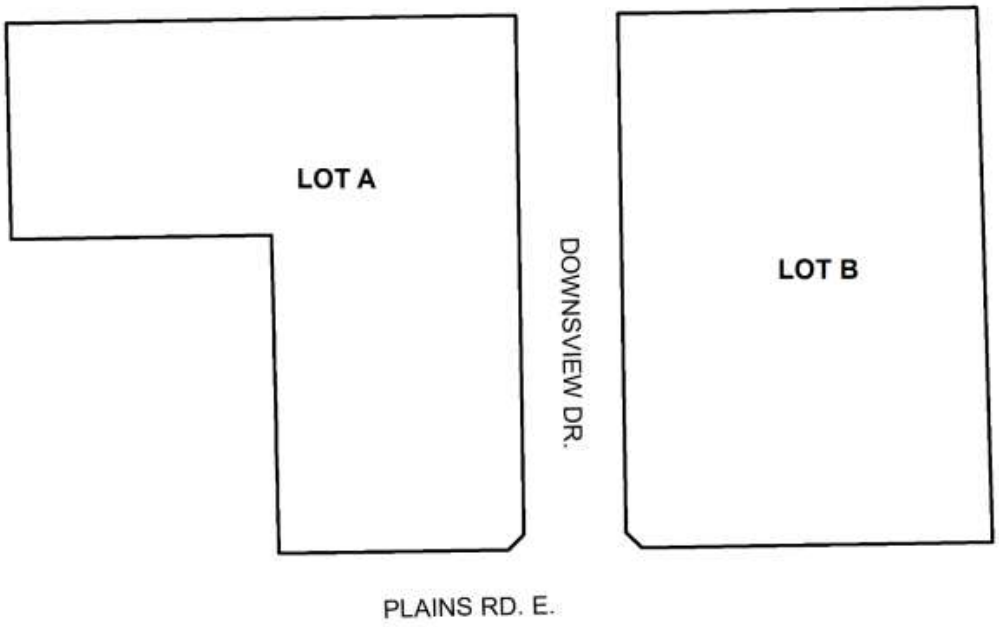
b) Side Yard:	2.8 m
c) Yard abutting an R1, R2, R3 zone:	
i) Storeys 1-3:	7 m
ii) 4th Storey:	9 m for rooftop terrace
d) Setback from Driveway or Parking Lot/Parking Spaces to Window of Habitable Room:	2.6 m
e) Privacy Area to be included as part of 15 m^2 Total Amenity Area:	4.5 m^2 per unit
f) Privacy Screens Minimum Setback Abutting Street Line:	2.5 m
g) Combined length of privacy screens (per unit):	26 m
h) Maximum townhouse units in one building and access:	A maximum of 24 townhouse units shall be permitted per building. Exterior access to units shall be permitted.

8. Transition Provision

a) Subject to PART 1, subsection 2.25.1 (b), the provisions of Sections 2. g) and 5. g) respecting required residential parking do not apply.

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

Diagram 540



Exception 542	Zone H-MXG	Map 5W and 6W	Amendment 2020.476	Enacted May 21, 2024

1. Regulations for Apartment Building

a) Maximum Number of Dwelling Units:	141
b) Maximum Height:	7 storeys including mechanical penthouse, up to 22.6 m
c) Maximum Floor Area Ratio:	2.6:1
d) Yards Abutting a Residential Zone:	
(i) East	
Floors 1 to 7:	10.5 m, 9.3 m to balconies
Below-Grade Parking Structure:	0.2 m
(ii) West	
Floors 1 to 7:	3 m, 1.8 m to balconies
Below-Grade Parking Structure:	1 m
(iii) Rear	
Floors 1 to 3:	11.4 m
Floors 4 and 5:	11.4 m to 4th floor terrace
Floor 6:	15 m to 6th floor terrace
Floor 7:	18 m
e) Amenity Area:	23.8 m^2 per unit
f) Landscape Buffer:	
(i) East Yard:	4.2 m A driveway, parking lot, below-grade parking structure, exhaust vent and seasonal snow storage may encroach into the required landscape buffer to a maximum cumulative length of 20 m.
(ii) West Yard:	3 m A parking lot, below-grade parking structure, exhaust vent and seasonal snow storage may encroach into the required landscape buffer to a maximum cumulative length of 10 m.

(iii) Notwithstanding the definition of a Landscape Buffer, the West Yard landscape buffer shall be comprised of ornamental shrubs and/or trees. Solid screen fencing shall be required for all landscape buffers.

Exception 542 Continued	Zone H-MXG	Map 5W and 6W	Amendment 2020.476	Enacted May 21, 2024

g) Landscape Area Abutting a Street:

(i) Front Yard:	3 m, patios may encroach 1.7 m. Transformers may encroach

h) Required Parking:

(i) Apartment Building:	1.00 parking spaces per dwelling unit
(ii) Visitor Parking:	0.08 parking spaces per dwelling unit

i) Bicycle Parking:

(i) Apartment Building:	0.05 short-term bicycle parking spaces per unit
	0.5 long-term bicycle parking spaces per unit

j) For the purpose of Bicycle parking regulations:

a. Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and most be located in a building.
b. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.
c. Short term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.
d. Short term bicycle parking spaces are to be located close to the main pedestrian entrance and sheltered from the elements.
e. Each bicycle parking space shall be 60cm x 1.8m in size.

k) Parking spaces may be setback 0 m from a window of a habitable room in a dwelling unit located on the ground floor.

2. Transition Provision

a) Subject to PART 1, subsection 2.25.1 (b), the provisions of Section 1. h) respecting required residential parking do not apply.

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

Exception	Zone	Map	Amendment	Enacted
543	RM2	5-W	2020.480 2020.495 2020.517	July 17/24 Jan. 28/25 May 5/26

1. Additional Permitted Uses:

    a) Outdoor Amenity and Access on the 4th storey of a Townhouse Building

2. Regulations for a Townhouse Building:

    a) Lot Width: 30 m
    b) Lot Area: 0.15 hectares
    c) Maximum Building Height: 4 storeys and 13.75 m

    d) Notwithstanding Part 1, Subsection 2.4.2, a Privacy Screen shall be required along the south building wall at the 4th-storey of Unit 6 at an exact height of 2m.

    e) Maximum 4th storey Gross Floor Area: 13.1 m²

    f) Yards:
        i) Front (Plains Road East): 1.7 m
        ii) Side (West): 9 m
        iii) Side (East): 5 m
        iv) Rear Yard: 8.2 m

    g) Encroachments Into Yards:
        i) Maximum porch encroachment into the required side (west) yard: 1.5 m
        ii) Maximum balcony encroachment into the required side (east) yard: 1.8 m

    h) Maximum Number of Residential Units: 6 units

    i) Landscape Area:
        i) Abutting a street having a deemed width greater than 26 m 1.7 m

    j) Landscape Buffer:
        i) None required abutting a R2.1 or LN5 zone / rear property line.

Exception 544	Zone MXG	Map 9	Amendment 2020.481	Enacted July 16, 2024

1. Permitted uses:

    a) Only the following uses shall be permitted:
        i) Apartment Building with associated amenity, lobby and service areas, including non residential uses that are permitted in Part 5, Section 2, Table 5.2.1 on the ground floor.

2. Regulations for an Apartment Building:

    a) Notwithstanding Part 5, Section 4.1, Table 5.4.1 the maximum yard abutting any other street shall not apply.

    b) Yard abutting Brant Street:
        i) Floors 1 to 3: 3 m
        ii) Floors 4 to 25: 9.8 m

    c) Yard abutting Ghent Avenue: 6 m
    d) Side Yard: 3.6 m
    e) Rear Yard: 11 m

    f) Yard abutting a residential zone:
        i) Floors 1 to 3: 11m
        ii) Floors 4 to 18: 15m
        iii) Floors 19 to 25: 66m

    g) Balconies and Terrace:
        i) A balcony can project a maximum of:

            1.5 m from the building wall facing/adjacent to a street or residential zone

            2.5 m into any other yard

        ii) A rooftop terrace and/or common amenity terrace shall maintain the principal building yards of the storey below it.

    h) Maximum height:
        i) Tower A: 25 storeys
        ii) Tower B: 18 storeys

    i) Maximum Floor Area Ratio: 5.5:1

    j) Maximum Residential Units: 444 units

    k) Non-residential floor area on the ground floor: 709 m2

    l) Landscape Area abutting a street: None required

    m) Landscape Buffer abutting a residential zone: 1.9 m

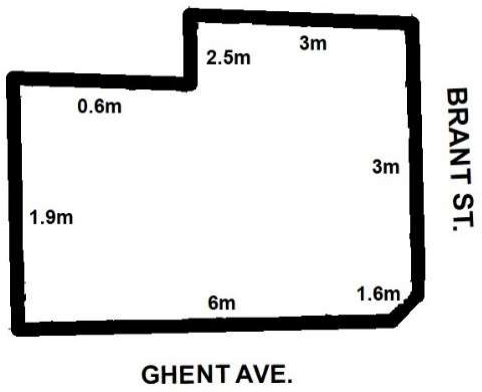
    n) Setbacks for a Below-grade parking structure as required in Diagram 544:

    o) Amenity Area: 20 m² per unit

Exception 544 Continued	Zone MXG	Map 9	Amendment 2020.481	Enacted July 16, 2024

p) Accessory Structures on a roof top terrace:
   i) Maximum height from the roof top: 3.7 m

Diagram 544



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

Exception 545	Zone MXG	Map 3-E	Amendment 2020.492	Enacted December 10, 2024

1. Regulations for an Apartment Building:

aa) Non-residential Floor Area: 175 m^2

bb) Maximum Height: 12 storeys including mechanical penthouse/amenity level

cc) Dwelling Units: Not permitted on the 12th storey

dd) Maximum Floor Area Ratio: 5:1

ee) Notwithstanding Part 5, Section 4.1, Table 5.4.1 the maximum yard abutting Plains Road west of the Queen Elizabeth Way shall not apply.

Exception 545 Continued	Zone MXG	Map 3-E	Amendment 2020.492	Enacted December 10, 2024

ff) Front Yard:

v) Ground Floor to 6:	2.9 m
vi) Floors 7 to 11:	4.4 m
vii) Floors 12:	9.2 m

gg) East Side Yard:

vi) Ground Floor to 6:	5 m
vii) Floors 7 to 12:	10.4 m

hh) West Side Yard:

i) Ground Floor:	5.0 m to column; 13.5 m to building wall
ii) Floors 2 to 6:	4.5 m
iii) Floors 7 to 11:	10 m
iv) Floors 12:	14.9 m

ii) Rear Yard:

vi) Floor 1:	12 m to column; 13.5 m to building
vii) Floors 2 to 11:	13.5 m
viii) Floor 12:	17 m

jj) Below Grade Parking Structure:

iv) Abutting Plains Road West:	2.7 m to the parking structure; 0 m to the below grade stormwater detention/retention tank
v) All other yards:	0.3 m

kk) Amenity Area: 14.5 m^2 per unit

ll) A rooftop terrace and/or a rooftop amenity terrace shall maintain the principal building yards of the storey below it.

mm) Balcony and Terraces:

vii) Front Yard:

Floor 2:	1.5 m
Floors 3 to 4	1.3 m
Floor 5:	1.4 m
Floor 6:	1.3 m
Floor 7:	2.8 m
Floors 8 to 11:	2.8 m
Floor 12:	2.8 m green roof

Exception 545 Continued	Zone MXG	Map 3-E	Amendment 2020.492	Enacted December 10, 2024

viii) East side Yard:
- Floor 7: 8 m
- Floors 8 to 11: 9 m

ix) West side Yard:
- Floor 2 to 6: 3 m
- Floor 7: 8 m
- Floors 8 to 11: 5.2 m
- Floor 12: 8.5 m amenity terrace

x) Rear Yard:
- Floors 2 to 11: 12.5 m
- Floor 12: 12.5 m amenity terrace

nn) Architectural Wall Projections from a building wall:
- i) Front: 1.9 m
- ii) West Side: 1.6 m
- iii) Rear: 2.8 m

oo) Landscape Area:

v) Abutting a street adjacent to a building: 0 m

vi) Abutting a street adjacent to a parking lot: 3 m

pp) Notwithstanding Part 1, Subsections 2.25.1 there shall be no parking required.

ii) Where parking facilities are provided, designated accessible parking spaces for the exclusive use of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for accessible parking spaces. Designated parking spaces shall be included in the calculation of provided parking and shall be provided in accordance with Part 1, Section 2.26(9) Table 1.2.7, 9(a) and 9(b).

ii) A maximum 16 occupant parking spaces can be provided in compact vehicle parking space.

iii) Notwithstanding Part 1, Section 2.26(1)(a), a compact parking space shall have the following dimensions:
- c. width of 2.4 m;
- d. area of 13.2 m^2

Exception 545 Continued	Zone MXG	Map 3-E	Amendment 2020.492	Enacted December 10, 2024

qq) Bicycle Parking:

ii) Short-term:	0.1 bicycle parking spaces per unit
iii) Long-term:	0.5 bicycle parking spaces per unit

rr) For the purpose of Bicycle parking regulations:

iv) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.

v) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements.

vi) Each bicycle parking space shall be 60 cm x 1.8 m in size.

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

Exception 546	Zone RM2	Map 9-W & 9-E	Amendment 2020.489 2020.517	Enacted Dec 10/24 May 5/26

1. Regulations for townhouses:

   a) Lot Width: 21 m

   b) Lot Area: 0.1 ha

   c) Southeast Side Yard: 1.6m

   d) Landscape Buffer abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone: 2.4m
      i) A driveway may encroach 2.1m into the landscape buffer with a maximum encroachment length of 6.4m

   e) Landscape Area:
      i) Abutting a street adjacent to a parking space: 3.8m
      ii) Abutting a street adjacent to a building: 6m

   f) Maximum Height for Peaked Roof Townhouse Dwellings: Four Storeys and 14.5m

   g) Driveway Length: 5.7m

   h) Parking spaces shall be setback a minimum of 2.4m from a residential zone.

   i) Driveways shall be setback a minimum of 0.3m from an R1, R2, R3, LN3, LN4, LN5, LN6 zone.

   j) Notwithstanding Part 1, Section 2.25.3, a loading space is not required.

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

Exception 547	Zone H-BC2	Map 3-E	Amendment 2020.493	Enacted December 10, 2024
1. Additional Permitted Use: Asphalt manufacturing including associated buildings and structures with open storage of aggregates.				
2. Regulations:				
a) Lot Width			40 m	
b) Minimum Rear Yard:			42 m	
c) Yards i. Abutting North Service Road: ii. Abutting an O3 Zone:			 73 m 5 m	
d) Maximum Building Height: i. Silos: ii. Manufacturing Equipment: iii. Administrative Buildings (Control Centre and Motor Control Centre)			 25 m 20 m 10 m	
e) Maximum Site Coverage:			88%	
f) Landscape Area i. Abutting North Service Road: ii. Abutting an O3 Zone:			 0 m 0 m	
g) Outdoor storage of aggregate is only permitted within 60 m of the hydro corridor				
h) Loading is only permitted within 81 m of a yard abutting a street				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception 548	Zone BC1-548	Map 27-W	Amendment 2020.491	Enacted December 10, 2024

1. Permitted Uses

a) Only the following uses shall be permitted:

Office Uses: All Office Uses
Storage Locker Facility
Accessory retail use in association with a Storage Locker Facility

2. Regulations:

a) Yard Abutting a Street:	12 m
b) North Side Yard:	0 m to retaining wall
c) Floor Area:	
i. Minimum office area:	5,100m^2
ii. Maximum accessory retail area:	1,200m^2
iii. Maximum floor area:	32,300m^2

d) A hydro transformer shall be permitted in the required landscape area abutting a street.

e) Loading and Unloading:

i. Loading / unloading docks shall be permitted on the building elevation facing South Service Road.

ii. Loading / unloading activities shall be permitted in a yard abutting South Service Rd.

f) Parking:

i. Notwithstanding Part 1, Subsections 2.25.1 there shall be no parking required.

ii. Where parking facilities are provided, designated accessible parking spaces for the exclusive use of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for accessible parking spaces. Designated parking spaces shall be included in the calculation of provided parking and shall be provided in accordance with Part 1, Section 2.26(9) Table 1.2.7, 9(a) and 9(b).

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

Exception 550	Zone RM3	Map 14W & 14E	Amendment 2020.499 2020.517	Enacted Feb. 18/25 May 5/26

1. Regulations for an Apartment Building:

   a) Lot Area: 0.17 ha

   b) Yards:

      i) Front Yard: 4.5 m, 2.5 m to porch, 2.9 m to balcony

      ii) Southwest Side Yard: 2 m, roof overhang shall encroach to a maximum of 1 m

      iii) East Side Yard: 3.0m, transformer and enclosure permitted to encroach

      ii) Rear Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 Zone: 10 m

   c) Density: 60 units/ha min.
      72 units/ha max.

   d) Amenity Area: 25 m^2 for each unit

   e) Privacy Area: 4.8 m^2 per unit, privacy screens not required

   f) Landscape Area abutting a street:

      i) Between a street and a building: 4.5 m, sidewalk, porch and balconies shall encroach

      ii) Between a street and a transformer and parking spaces: 0.5 m

   g) Landscape Buffer abutting an R1, R2, R3, LN3, LN4, LN5, LN6 zones:
      i) East side yard: 3.0 m, the bicycle parking area is permitted to encroach and be located in the required landscape buffer

      ii) Rear yard abutting parking area: 2.6 m

      iii) Rear yard between a building: none required

   j) Accessory Structure:

      i) Rear Yard: 0.6 m

      ii) Maximum Height: 3.7 m
      iii) Maximum size: 30 m^2

Exception 550 Continued	Zone RM3	Map 14W & 14E	Amendment 2020.499 2020.517	Enacted Feb. 18/25 May 5/26

i) Building or Structure for the Storage of Garbage: Minimum setback from a residential zone: 12 m

k) Occupant Parking: 1.15 spaces per unit

l) Visitor Parking: 0.15 spaces per unit

m) Designated accessible parking pathway width: 1.5m

n) Driveway and parking spaces from an R1, R2, R3, LN3, LN4, LN5, LN6 Zone:

i) Rear Yard: 2.6 m

ii) East Side Yard: 3 m

o) Driveways and parking lots shall be setback 1.8m 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 551	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

1. <u>Regulations for Detached Dwellings on a Common Element Condominium Road:</u>

a) Lot Area: 335 m^2

b) Lot Width: 15.2 m

c) Front Yard:
- i) To dwelling: 4.5 m
- ii) To attached garage: 6.7 m

d) Rear Yard / Rear Yard to an O1 zone:
- i) One-storey dwelling: 4.5 m
- ii) One and a half storey dwelling: 6.0 m
- iii) Two-storey dwelling: 7.5 m, may be reduced to 3.5 m for a one-storey rear portion provided the maximum width is 45% of the dwelling width, measured from the closest wall to each side lot line.

Exception 551 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

e) Side Yards with an attached garage:
   i) One-storey / one and a half storey dwelling: 1.2 m one side, 0.6 m other side
   ii) Two-storey dwelling: 1.2 m
   iii) Abutting a creek block / O1 zone / walkway: 1.2 m
   iv) Street side yard for Lot 19 Shown in Diagram 551c below: 3 m

f) Maximum Building Height:
   i) One-storey dwelling: 9.5 m
   ii) One and a half storey dwelling: 9.5 m
   iii) Two-storey dwelling: 12.5 m

g) Maximum Lot Coverage:
   i) One-storey dwelling: 57%
   ii) One and a half storey dwelling: 52%
   iii) Two-storey dwelling: 51%

h) Balconies:
   i) Notwithstanding Part 1, Subsection 2.3.3, Balconies located above the first storey are only permitted on Lots 19-29 and 77-79 as shown on Diagrams 551a and 551b provided:
      a) Accessory to dwelling unit.
      b) Located above a covered porch or deck only.
      c) Maximum 3 m projection from the wall the balcony is located.
      d) Maximum 50% of the dwelling width, measured from the closest wall to each side lot line.

i) Part 2, Subsection 4.6 Dwelling Depth regulations shall not apply.

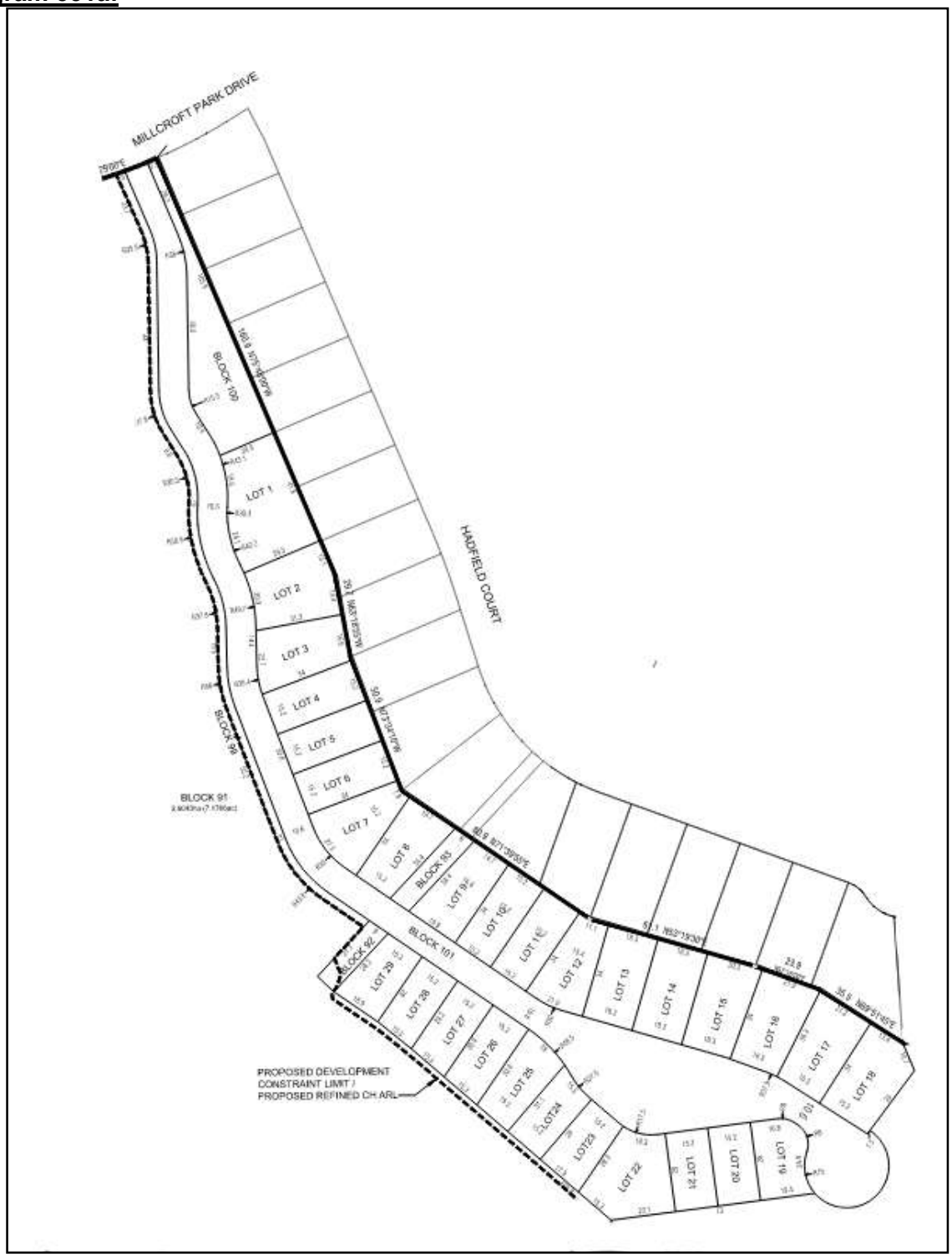
j) Part 1, Subsection 2.36 Setbacks Abutting Creek Blocks, O2 Zones, O3 Zones, and RG zones shall not apply to Lot 29 to Block 92 zoned as O3, the walkway access to the irrigation pond as shown in Diagram 551a.

k) Encroachment Into Yards:
   i) Notwithstanding Part 1, Subsection 2.13, the maximum unenclosed 1-storey porch encroachment into a required front yard shall be 1.5 m including roof overhang.
   ii) In addition to the maximum porch encroachment above, a maximum stair encroachment into a required front yard shall be 1.5 m.

l) Notwithstanding the definitions for lot lines in Part 16, the lot lines identified in Diagram 551c below shall apply.

Exception 551 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

Diagram 551a:



Exception 551 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

Diagram 551b:

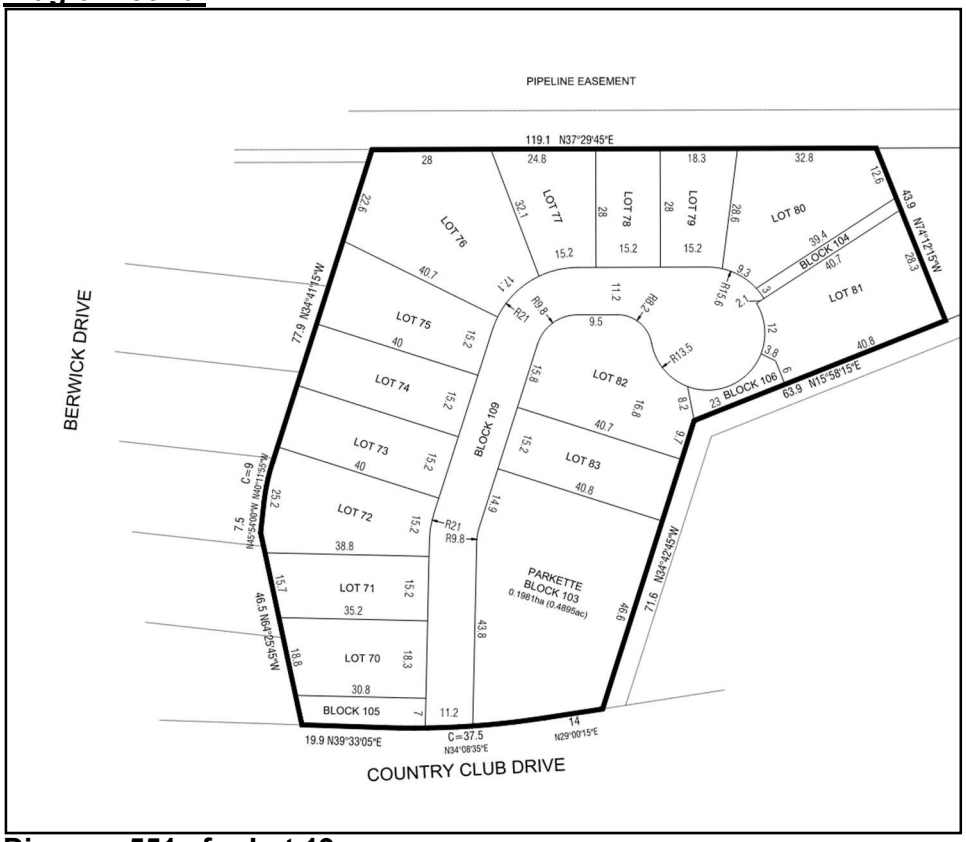
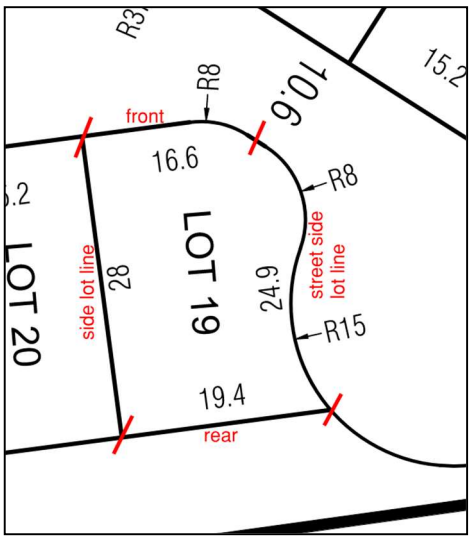


Diagram 551c for Lot 19:



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

Exception 552	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

1. **Regulations for Detached Dwellings on a Common Element Condominium Road:**

a) Lot Area: 424 m^2

b) Lot Width: 15.2 m

c) Front Yard:
   i) To dwelling: 4.5 m
   ii) To attached garage: 6.7 m

d) Rear Yard to an O1 zone:
   i) One-storey dwelling: 4.5 m
   ii) One and a half storey dwelling: 6.0 m
   iii) Two-storey dwelling: 7.5 m, may be reduced to 3.5 m for a one-storey rear portion provided the maximum width is 45% of the dwelling width, measured from the closest wall to each side lot line.

e) Side Yards with an attached garage:
   i) One-storey / one and a half storey dwelling: 1.2 m one side, 0.6 m other side
   ii) Two-storey dwelling: 1.2 m
   iii) Abutting a creek block / O1 zone / walkway: 1.2 m
   iv) Street side yard for Lot 89 show in Diagram 552c below: 3 m

f) Maximum Building Height:
   i) One-storey dwelling: 9.5 m
   ii) One and a half storey dwelling: 9.5 m
   iii) Two-storey dwelling: 12.5 m

g) Maximum Lot Coverage:
   i) One-storey dwelling: 57%
   ii) One and a half storey dwelling: 52%
   iii) Two-storey dwelling: 51%

h) Visibility Triangle 3m x 3m

i) Balconies:
   i) Notwithstanding Part 1, Subsection 2.3.3, Balconies located above the first storey are only permitted on Lots 68, 69 and 90 as shown in Diagrams 552a and 552b provided:
      a) Accessory to dwelling unit.
      b) Located above a covered porch or deck only.

Exception 552 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

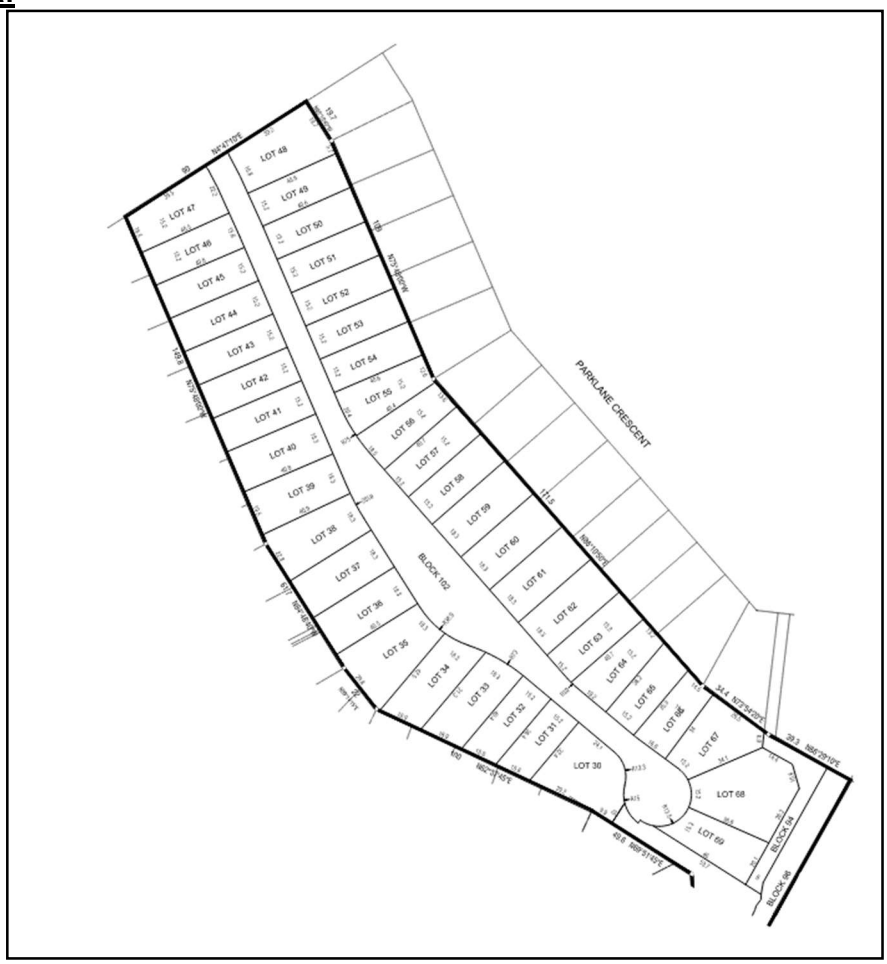
c) Maximum 3 m projection from the wall the balcony is located.
d) Maximum 50% of the dwelling width, measured from the closest wall to each side lot line.
e) Balconies are not permitted to be located in the yard of dwellings facing Hadfield Court, Parklane Crescent or Chasewood Court.

j) Part 2, Subsection 4.6 Dwelling Depth regulations shall not apply.

k) Encroachment Into Yards:
i) Notwithstanding Part 1, Subsection 2.13, the maximum unenclosed 1-storey porch encroachment into a required front yard shall be 1.5 m including roof overhang.
ii) In addition to the maximum porch encroachment above, a maximum stair encroachment into a required front yard shall be 1.5 m.

l) Notwithstanding the definitions for lot lines in Part 16, the lot lines identified in Diagram 552c below shall apply.

Diagram 552a:



Exception 552 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

Diagram 552b:

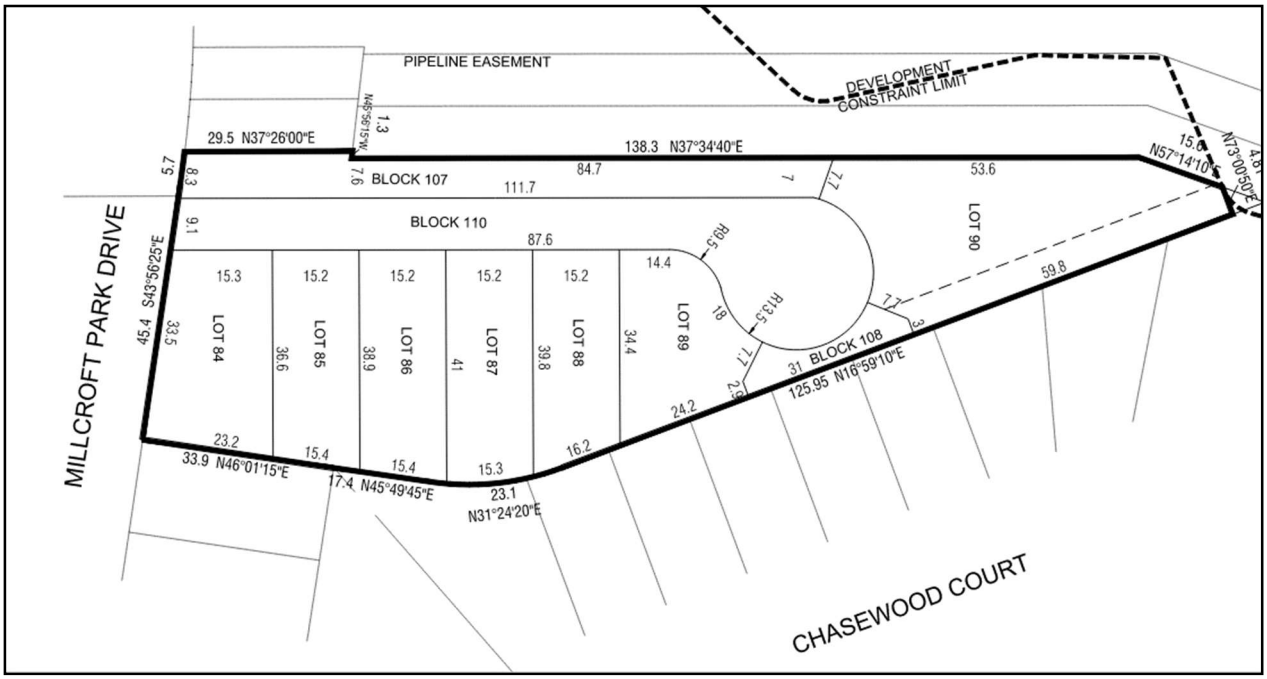
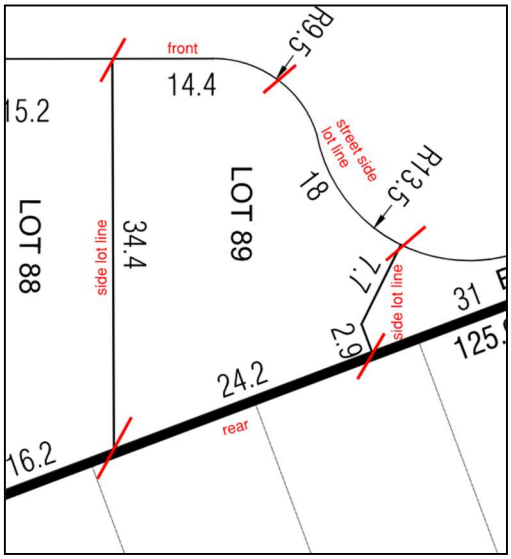


Diagram 552c for Lot 89:



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

Exception 553	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

1. <u>Regulations for Detached Dwellings on a Common Element Condominium Road:</u>

a) Lot Area: 516 m^2

b) Lot Width: 15.2 m

c) Front Yard:
- i) To dwelling: 4.5 m
- ii) To attached garage: 6.7 m

d) Rear Yard to an O1 zone:
- i) One-storey dwelling: 4.5 m
- ii) One and a half storey dwelling: 6.0 m
- iii) Two-storey dwelling: 7.5 m, may be reduced to 3.5 m for a one-storey rear portion provided the maximum width is 45% of the dwelling width, measured from the closest wall to each side lot line.

e) Side Yards with an attached garage:
- i) One-storey / one and a half storey dwelling: 1.2 m one side, 0.6 m other side
- ii) Two-storey dwelling: 1.2 m
- iii) Street side yard: 4.5 m
- iv) Abutting a creek block / O1 zone / walkway: 1.2 m

f) Maximum Building Height:
- i) One-storey dwelling: 9.5 m
- ii) One and a half storey dwelling: 9.5 m
- iii) Two-storey dwelling: 12.5 m

g) Maximum Lot Coverage:
- i) One-storey dwelling: 49%
- ii) One and a half storey dwelling: 59%
- iii) Two-storey dwelling: 57%

i) Visibility Triangle: 3m x 3m

i) Balconies:
- i) Notwithstanding Part 1, Subsection 2.3.3, Balconies located above the first storey are only permitted on Lot 80 and 81 as shown in Diagram 553a provided:
  - a) Accessory to dwelling unit.
  - b) Located above a covered porch or deck only.
  - c) Maximum 3 m projection from the wall the balcony is located.
  - d) Maximum 50% of the dwelling width, measured from the closest wall to each side lot line.

Exception 553 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

e) Lot 81 balcony is not permitted to be located in the yard of the dwelling facing the townhouses on Country Club Drive.

j) Driveways and Walkways for Lots 59-63 only as shown in Diagram 553b:
   i) Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 8.9 m.
   ii) In addition to the maximum driveway width above, a walkway with a maximum width of 1.2 m shall be permitted.
   iii) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

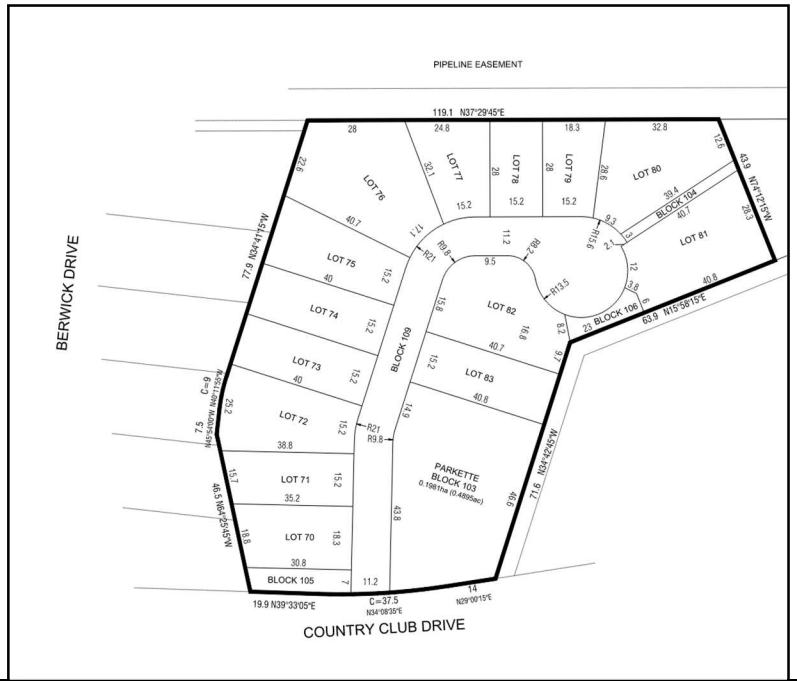
k) Attached garages for Lots 59-63 only as shown in Diagram in 553b:
   i) The width of a front loading attached garage shall not exceed 58.2% of its building elevation.

l) Part 2, Subsection 4.6 Dwelling Depth regulations shall not apply.

m) Encroachment Into Yards:
   i) Notwithstanding Part 1, Subsection 2.13, the maximum unenclosed 1-storey porch encroachment into a required front yard shall be 1.5 m including roof overhang.
   ii) In addition to the maximum porch encroachment above, a maximum stair encroachment into a required front yard shall be 1.5 m.

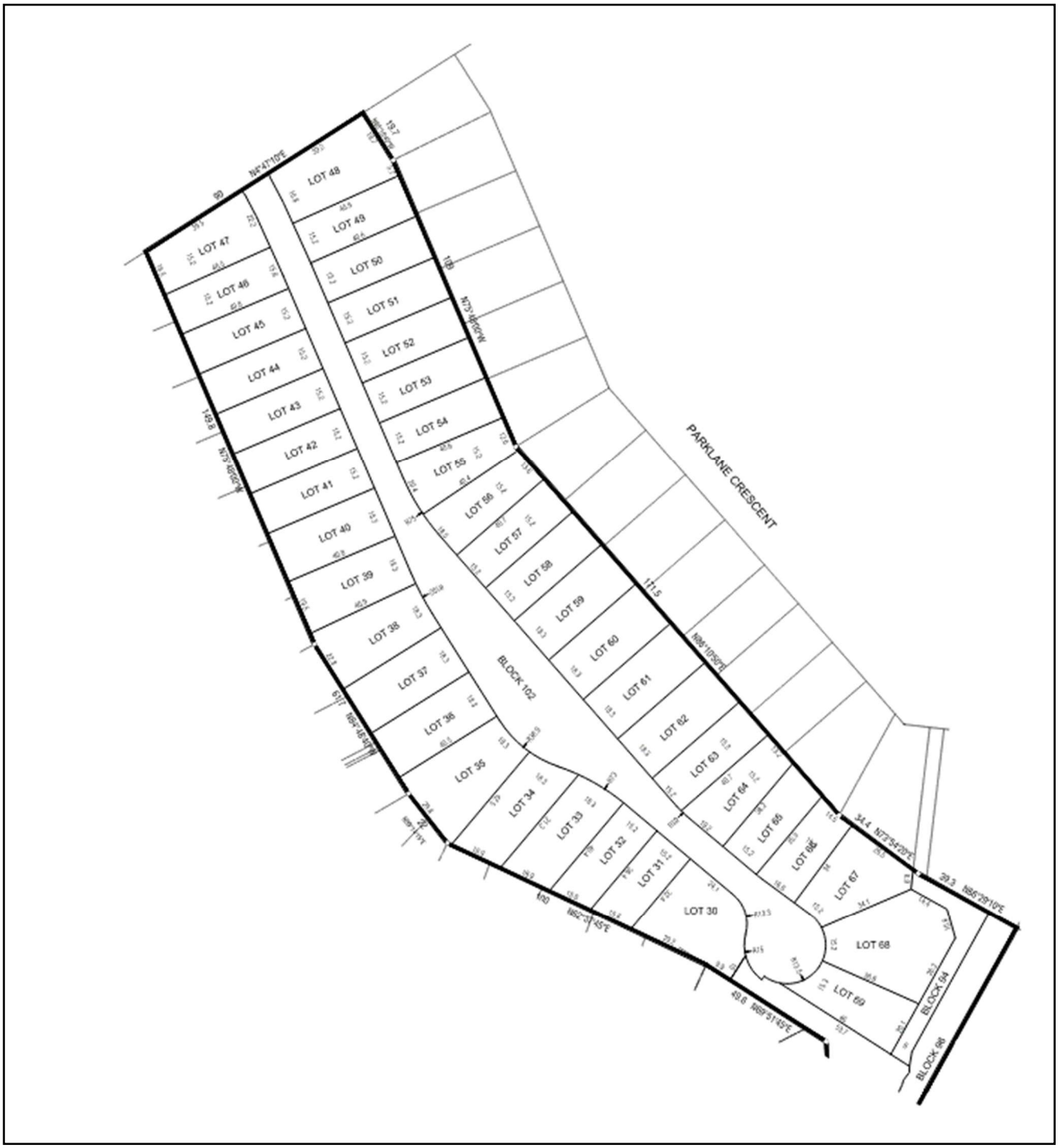
m) Notwithstanding the definitions for lot lines in Part 16, the lot lines identified in Diagram 553c below shall apply.

Diagram 553a:



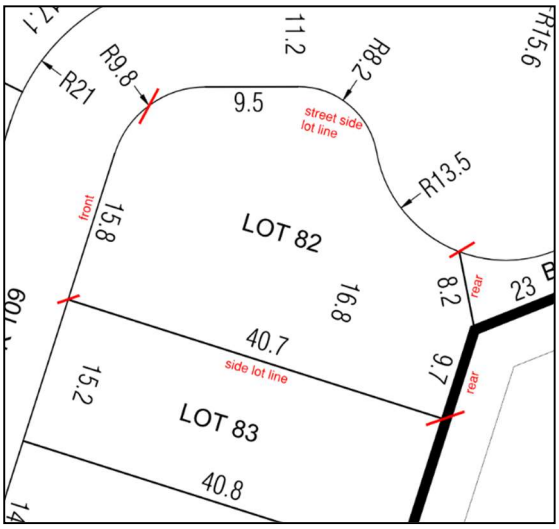
Exception 553 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

Diagram 553b:



Exception 553 Continued	Zone R3.2	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

Diagram 553c for Lot 82:



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

Exception 554	Zone R2.3	Map 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

1. **Regulations for Detached Dwellings on a Common Element Condominium Road:**

a) Lot Area:	622 m^2
b) Lot Width:	18 m
c) Front Yard:	
i) To dwelling:	4.5 m
ii) To attached garage:	6.7 m
d) Rear Yard to an O1 zone:	
i) One-storey dwelling:	4.5 m
ii) One and a half storey dwelling:	6.0 m
iii) Two-storey dwelling:	7.5 m, may be reduced to 3.5 m for a one-storey rear portion provided the maximum width is 45% of the dwelling width, measured from the closest wall to each side lot line.

Exception 554 Continued	Zone R2.3	Map 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

e) Side Yards with an attached garage:
   i) One-storey / one and a half storey dwelling: 1.2 m one side, 0.6 m other side
   ii) Two-storey dwelling: 1.5 m
   iii) Street side yard: 4.5 m
   Abutting a creek block / O1 zone / walkway: 1.2 m

f) Maximum Building Height:
   i) One-storey dwelling: 9.5 m
   ii) One and a half storey dwelling: 9.5 m
   iii) Two-storey dwelling: 12.5 m

g) Maximum Lot Coverage:
   i) One-storey dwelling: 65%
   ii) One and a half storey dwelling: 61%
   iii) Two-storey dwelling: 57%

h) Driveways and Walkways:
   i) Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 8.9 m.
   ii) In addition to the maximum driveway width above, a walkway with a maximum width of 1.2 m shall be permitted.
   iii) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

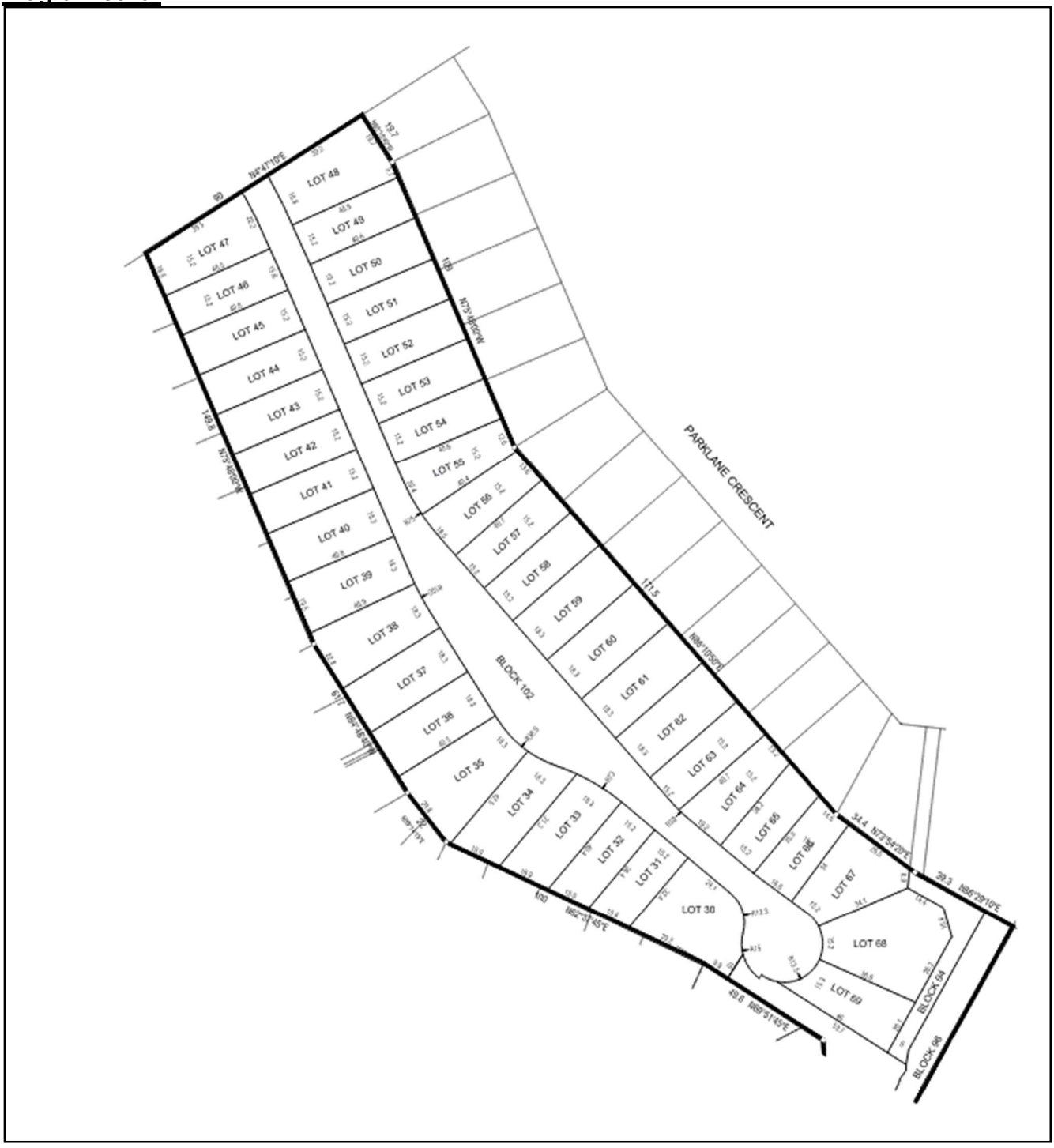
i) Attached garages for Lots 33-40 only as shown in Diagram in 554a:
   i) The width of a front loading attached garage shall not exceed 58.2% of its building elevation.

j) Part 2 Subsection 4.6 Dwelling Depth regulations shall not apply.

k) Encroachment Into Yards:
   i) Notwithstanding Part 1, Subsection 2.13, the maximum unenclosed 1-storey porch encroachment into a required front yard shall be 1.5 m including roof overhang.
   ii) In addition to the maximum porch encroachment above, a maximum stair encroachment into a required front yard shall be 1.5 m.

Exception 554 Continued	Zone R2.3	Map 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

Diagram 554a:



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

Exception 555	Zone R2.3	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

1. <u>Regulations for Detached Dwellings on a Common Element Condominium Road:</u>

a) Lot Area: 538 m^2

b) Lot Width: 21 m

c) Front Yard:
- i) To dwelling: 4.5 m
- ii) To attached garage: 6.7 m, may be reduced to 4.5 m for Lots 1 and 30 for a one-storey street side and side yard facing attached garage.

d) Rear Yard to an O1 zone:
- i) One-storey dwelling: 4.5 m
- ii) One and a half storey dwelling: 6.0 m
- iii) Two-storey dwelling: 7.5 m, may be reduced to 3.5 m for Lot 3 for a one-storey rear portion provided the maximum width is 45% of the dwelling width, measured from the closest wall to each side lot line.

e) Side Yards with an attached garage:
- i) One-storey / one and a half storey dwelling: 1.2 m one side, 0.6 m other side
- ii) Two-storey dwelling: 1.5 m
- iii) Street side yard: 6.7 m
- iv) Abutting a creek block / O1 zone / walkway: 1.2 m

f) Maximum Building Height:
- i) One-storey dwelling: 9.5 m
- ii) One and a half storey dwelling: 9.5 m
- iii) Two-storey dwelling: 12.5 m

g) Maximum Lot Coverage:
- i) One-storey dwelling: 51%
- ii) One and a half storey dwelling: 46%
- iii) Two-storey dwelling: 45%

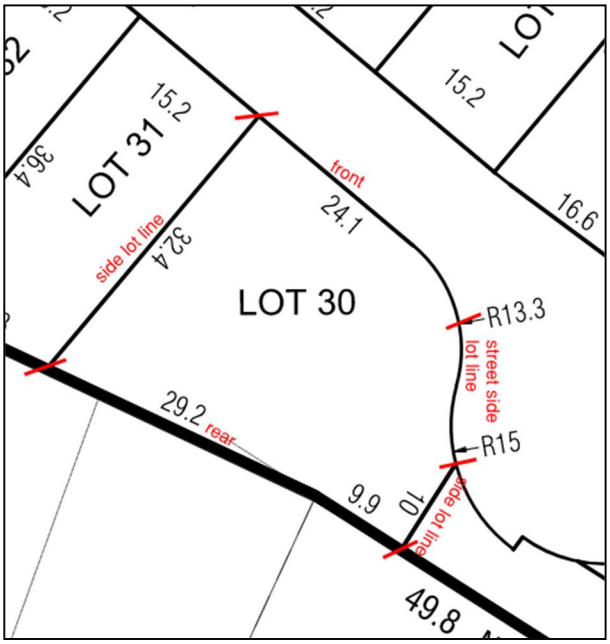
h) Part 2 Subsection 4.6 Dwelling Depth regulations shall not apply.

i) Encroachment Into Yards:
- i) Notwithstanding Part 1, Subsection 2.13, the maximum unenclosed 1-storey porch encroachment into a required front yard shall be 1.5 m including roof overhang.
- ii) In addition to the maximum porch encroachment above, a maximum stair encroachment into a required front yard shall be 1.5 m.

Exception 555 Continued	Zone R2.3	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

j) Notwithstanding the definitions for lot lines in Part 16, the lot lines identified in Diagram 555 below shall apply.

Diagram 555 for Lot 30:



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

Exception 556	Zone O3	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

1. **The following additional use is permitted:**

   - Irrigation pond

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

Exception 557	Zone O1	Map 24-W and 24-E	Amendment 2020.498 OLT-22-004149	Enacted June 12, 2024

2. **Only the following uses are permitted:**

   - Municipal parks, public and private open space
   - Storm water management and erosion control facilities

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

Exception 558	Zone H-RM3	Map 24-E and 24W	Amendment 2020.503 OLT-22-004149	Enacted June 12, 2024

1. <u>Regulations applying to an Apartment Building on Diagram 558:</u>

a) Front Yard:
   i) To building: 2.8 m
   ii) To Below-grade parking structure: 1 m

b) South Side Yard:
   i) To building: 20 m
   ii) To Below-grade parking structure: 6 m

c) East Side Yard:
   i) To building: 5 m
   ii) To Below-grade parking structure: 1 m

d) Rear Yard:
   i) To building: 48 m
   ii) To Below-grade parking structure: 10m

e) Maximum Density: 220 units/ha

f) Maximum Building Height: 8 storeys up to 25 m, including mechanical penthouse and rooftop amenity

g) Amenity Area: 25 m² per unit

h) Privacy Area: None Required

i) Landscape Area abutting Dundas Street: 2.8 m

2. <u>Regulations applying to Townhouse Buildings and Back-to-Back Townhouses on Diagram 558:</u>

a) Regulations for Townhouse Buildings from External Property Lines:

i) Front Yard: 2.5 m

ii) Rear Yard: 20 m

iii) South Side Yard: 12 m

iv) East Side Yard: 3 m

v) Maximum Density: 65 units/ha

Exception 558 Continued	Zone H-RM3	Map 24-E and 24W	Amendment 2020.503 OLT-22-004149	Enacted June 12, 2024

vi) Landscaped Area abutting Dundas Street: 1.5 m

vii) Amenity Area: None Required

viii) Privacy Area: None Required

ix) Driveway Length:

i) Rear Lane Townhouses: 0.75 m
ii) All other townhouses: 5.5 m

x) Parking Spaces and Driveways:

i) For townhouses and back-to-back townhouses, driveways and parking lots shall be set back 2 m from a wall of a building containing windows of habitable rooms, except where a parking space and driveway is for the exclusive use of the unit occupant the setback shall not apply.

b) Notwithstanding Part 1, Subsection 2.33, the following regulations shall apply for Townhouse Buildings on POTLs:

i) Rear lane townhouse buildings are deemed to be through lots. The front lot line abuts the condo road and the rear lot line abuts Dundas Street.

ii) Front Yard:
i) Rear Lane Townhouses: 0.75 m
ii) Back-to-back townhouses: 2.5 m
iii) All other townhouses: 2.5 m

iii) Rear Yard:
i) Rear Lane Townhouses: 6 m
ii) Back-to-back townhouses: 2 m
iii) All other townhouses: 6 m

iv) Interior Side Yard: 0 m

v) Exterior Side Yard 2.0 m

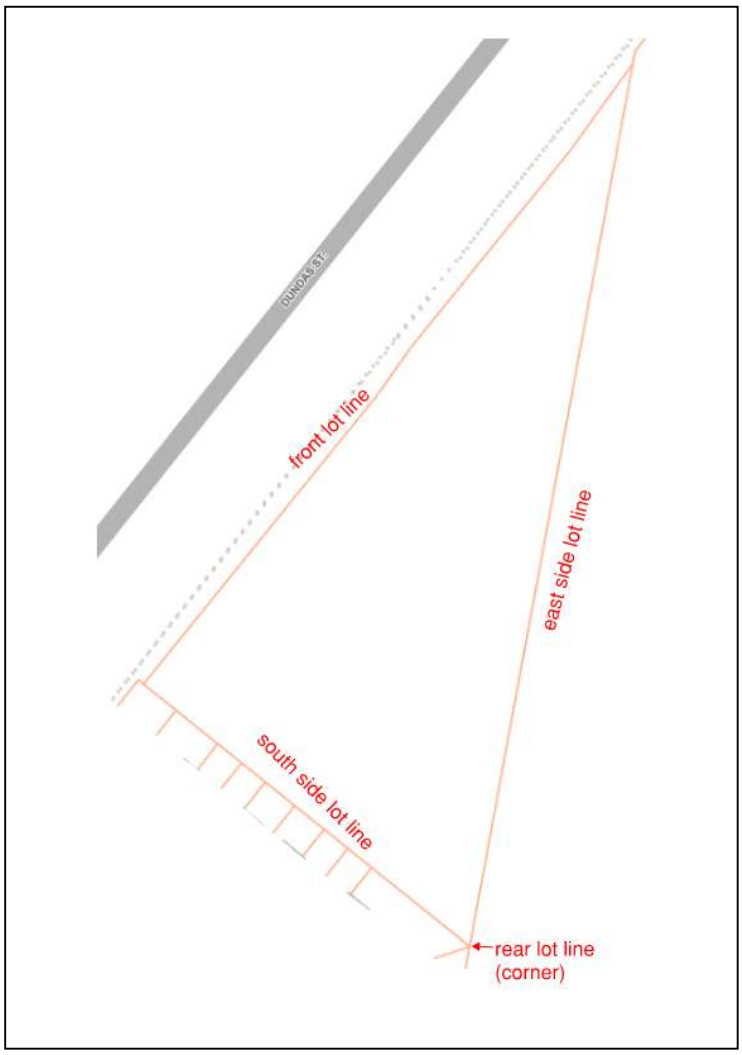
vi) Street Side Yard: 2.0 m
vii) Driveway Length:
iii) Rear Lane Townhouses: 0.75 m
iv) All other townhouses: 5.5 m

viii) Encroachments into Yards:
i) A roofed over or screened but otherwise unenclosed 1-storey porch into a required yard: 1.5 m

Exception 558 Continued	Zone H-RM3	Map 24-E and 24W	Amendment 2020.503 OLT-22-004149	Enacted June 12, 2024

i) Bay window into a required side yard: 0.6 m
ii) Bay window into all other required yards: 1.6 m

Diagram 558



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

Exception 559	Zone H-RM2	Map 18-E	Amendment 2020.501 2020.517	Enacted March 4/25 May 5/26

1. Permitted Uses:

a) Only the following uses shall be permitted:

i. Townhouse Buildings
ii. Existing Detached Dwelling (Walker House)

2. Regulations:

a) Building Height:

i. Townhouses: 4 storeys up to 13.0 m maximum, excluding a maximum parapet height of 0.6 m

ii. Existing Detached Dwelling: 3 storeys

b) Maximum Number of Residential Units: 17

c) Density: Maximum 43 units/ha

d) Yards:

i. Front:

a. Townhouse: 6.7 m, 3.4 m to porch, stairs and landscape wall

b. Existing Detached Dwelling: 5.6 m, including all encroachments

ii. South-East: 2.5 m minimum

e) Yards abutting a R1, R2, R3, LN3, LN4, LN5, LN6 zone as shown in Diagram 559a below:

i. North-West: 3.0 m minimum to Building 'D', 9.0 minimum to Building 'A'

ii. Rear: 17.0 m, porch stairs may encroach

f) Amenity Area:

i. Not permitted on the 4th storey 60 m^2 per residential unit

Exception 559 Continued	Zone H-RM2	Map 18-E	Amendment 2020.501 2002.517	Enacted March 4/25 May 5/26
g) Privacy Area:				
i. Privacy screens required between townhouse units and end units only			5 m^2 per residential unit	
ii. Not permitted on the 4th storey				
h) Landscape Area:				
vii) Abutting a street:			6.0 m, walkways, porch, stairs and landscape wall may encroach	
viii) North-West:				
a. Adjacent to Building 'D':			3.0m, a 2.0 m walkway may encroach	
ix) South-East:				
a. Adjacent to Building 'C':			2.5 m	
x) Abutting a R2 or LN5 Zone:				
a. Adjacent to visitor parking spaces:			0.2m	
i) Landscape Buffer:				
i. Rear Yard:			6.0 m, bioswale up to 5.0 m may encroach	
ii. North-West:			2.0 m, a paved area for the purpose of motor vehicle turning may encroach	
iii. Adjacent to visitor parking spaces:			Not required	
j) Minimum setback between parking spaces and an R2 or LN5 zone:			0.2 m	
k) Loading space:			Not required	
l) Required Parking:				
i. Visitor Parking:			0.17 spaces per unit	

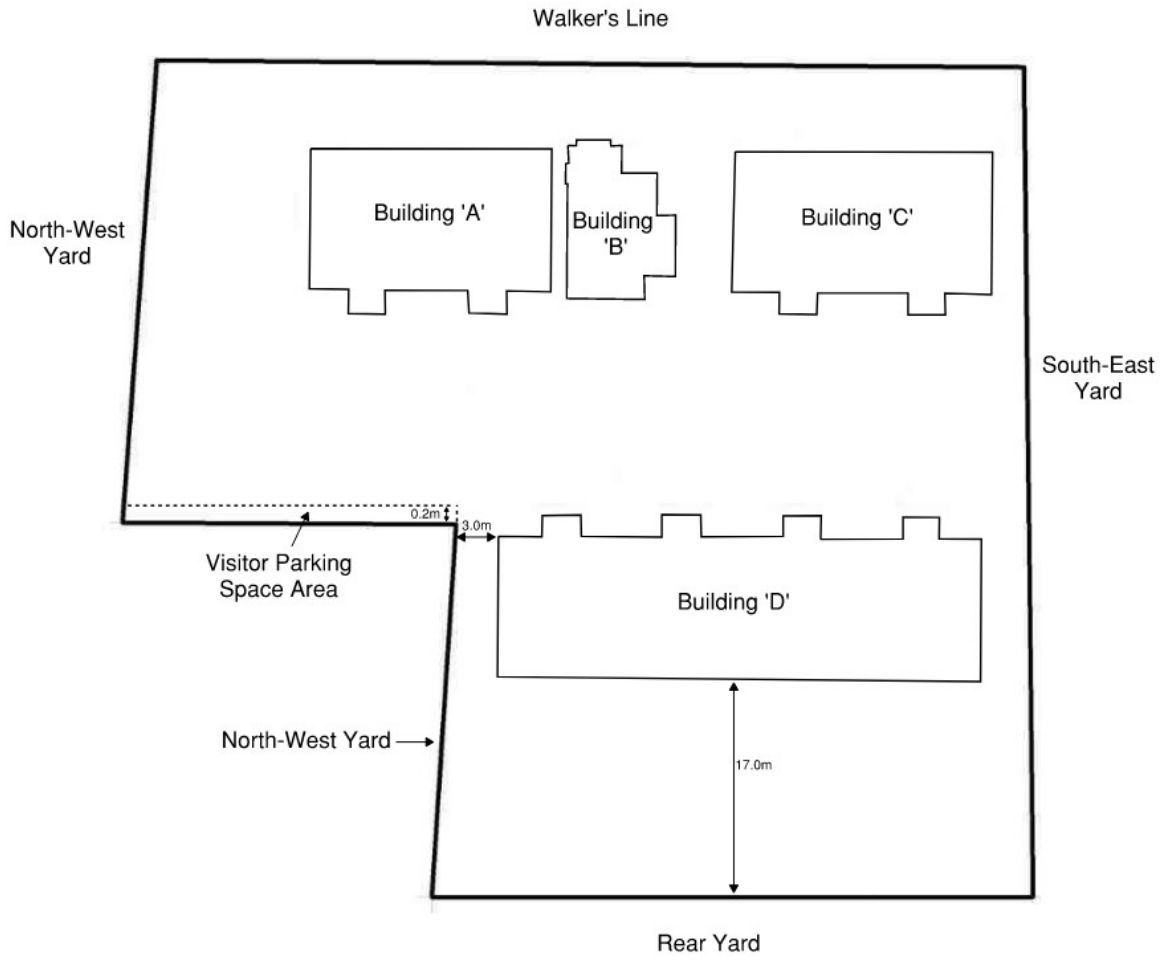
Exception 559 Continued	Zone H-RM2	Map 18-E	Amendment 2020.501 2020.517	Enacted March 4/25 May 5/26

ss) Driveway Length for Building ‘A’ and Building ‘B’ shown in Diagram 559b below:

i.	End Unit 1 of Building ‘A’:	5.5 m, measured from back of curb to the front of garage
ii.	Interior Units of Building ‘A’, End Unit 2 of Building ‘A’ and Building ‘B’:	6.0 m, measured from back of curb to the front of garage

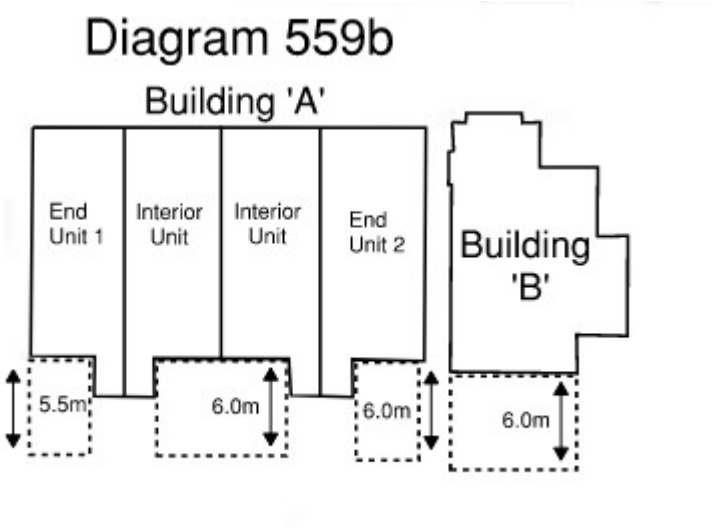
Diagram 559a:

Diagram 559a



Exception 559 Continued	Zone H-RM2	Map 18-E	Amendment 2020.501 2020.517	Enacted March 4/25 May 5/26

Diagram 559b:



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

Exception 560	Zone H-RM2	Map 14-E/W	Amendment 2020.500 2020.517	Enacted March 4/25 May 5/26

1. Regulations for Townhouse Dwellings on Entire Site:

   a) Lot Width: 44.4m

   b) Yard Requirements:
      i. Front Yard: 3.9 m
      ii. Rear Yard: 6 m
      iii. South Side Yard: 3 m
      iv. Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones: 6 m

   c) Maximum Density for Entire Site: 53 units per net hectare

   d) Maximum Number of Townhouse Units: 21 units

   e) Landscape Buffer
      i. North Side Yard
         1. Abutting Block 1: 3 m
         2. Abutting Parking Spaces and Drive Aisle: 1 m
      ii. South Side Yard
         1. Abutting Block 3: 3 m
         2. Abutting Parking Spaces and Drive Aisle: 1.5 m
      iii. Rear Yard
         1. Abutting Block 3: 3 m

   f) Landscape Area:
      i. Abutting a Street: 3.9 m
      ii. Abutting Block 2: 0.9 m

   g) Building Height 3-storeys up to 11.5 m maximum

   h) Internal Garage Width: 2.8 m

   i) Parking space setback from R1, R2, R3, LN3, LN4, LN5, LN6 zone: 1 m

   j) Maximum fence and privacy screen height: 2.5 m

   k) Privacy Area:
      i. Block 1: 19.2 m² per unit
      ii. Block 2: 15.9 m² per unit
      iii. Block 3: 17.7 m² per unit

Exception 560 Continued	Zone H-RM2	Map 14-E/W	Amendment 2020.500 2020.517	Enacted March 4/25 May 5/26

l) Notwithstanding the definition of privacy area, the sides opposite the dwelling unit may be open.

m) Decks and balconies above the first storey on a wall facing the side and rear yards of a townhouse dwelling are not permitted.

2. Regulations for Parcels of Tied Land:

a) Rear Yard:
   i. Block 1: 3 m
   ii. Block 2: 2.1 m
   iii. Block 3: 3 m

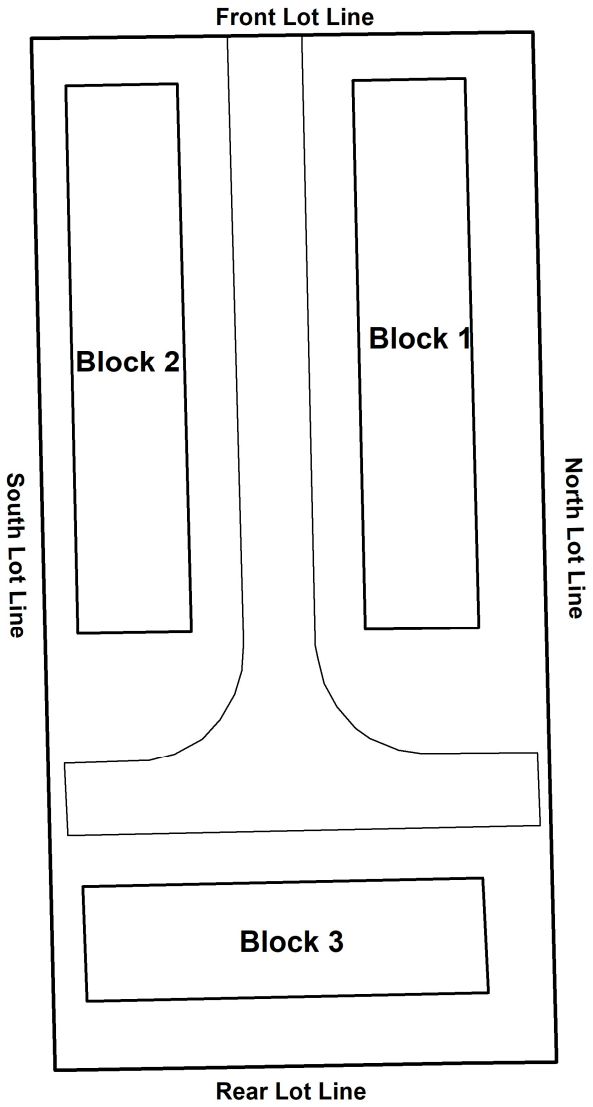
b) Side Yard Adjacent to an Exterior Wall of a Building: 0 m

c) Driveway Length for Blocks 1, 2, and 3: 6 m

d) Accessory structures and buildings shall not be permitted within the rear yards.

e) Maximum combined hard surface width (driveways plus walkways):
   i. Block 1: 7.3m for end units and 5.4m for internal units
   ii. Block 2: 7.3m for end units and 4.5m for internal units
   iii. Block 3: 5.1m for all units

Exception 560 Continued	Zone H-RM2	Map 14-E/W	Amendment 2020.500 2020.517	Enacted March 4/25 May 5/26



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

Exception 561	Zone H-R1.2	Map 21E	Amendment 2020.502	Enacted April 15/25

1. Regulations:

   a) Lot width: 16 m measured along the front lot line abutting Avondale Crt.

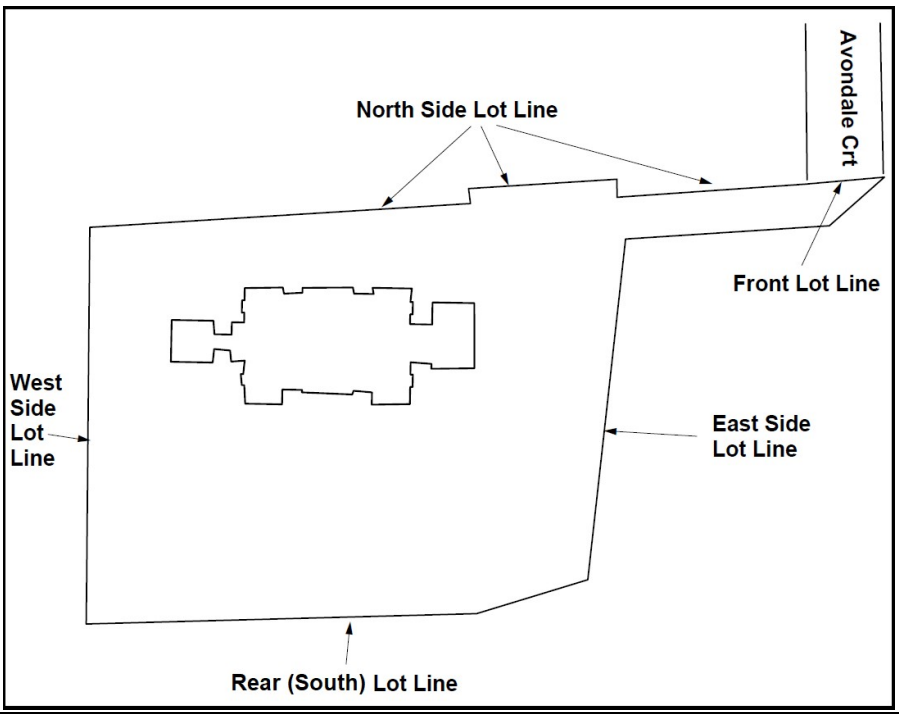
   b) Notwithstanding Part 1, Section 1.7.1 (g), to permit all zoning regulations to be taken from the limit of the external property boundaries.

2. Regulations for an 02 zone:

   a) No buildings or structures are permitted within the 02 zone, except for a single accessory building not greater that 15 m^2, located outside of the stable slope allowance, setback no less than 2 m from the North Side Lot Line, for the sole purpose of monitoring access through the private driveway from Avondale Court.

3. Regulations for a Detached Dwelling:
   a) Yards:

   i) Rear (South) Yard: 38 m
   ii) East Side Yard: 24 m
   iii) West Side Yard: 16 m
   iv) North Side Yard: 13 m
   v) Abutting an 02 zone: 0 m for all buildings and structures including patios, decks and swimming pool.



Exception 561 Continued	Zone H-R1.2	Map 21E	Amendment 2020.502	Enacted April 15/25

b) Maximum Building Height: Three storeys up to 23.5 m, measured from fixed grade.

c) Notwithstanding the definition of a storey, a mechanical room and elevator overrun with a maximum floor area of 30 m^2 is only permitted within the attic. The remainder of the attic must be permanently demised with floor to ceiling partition walls and remain inaccessible for the life of the detached dwelling, except for maintenance purposes.

d) Balconies located above the first storey on a wall facing the rear (south) yard on a detached dwelling may be permitted.

e) Decks and Patios :

(i) Maximum combined area of all platforms over 1.2m in height: 555m2

(ii) Shall not contain a basement or cellar, except for below a covered portion, directly attached to the dwelling, not greater than 60 m^2.

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

a. Notwithstanding the regulations of the DL-A Zone and other general provisions to the contrary, the following provisions apply:

Exception 562	Zone H-DL-A	Map 13	Amendment 2020.504	June 17, 2025

1. Permitted Uses

a) In addition to the uses permitted in the DL-A zone, the following uses shall be permitted;
   i. Apartment Building with ground floor retail, service commercial, and ancillary residential uses such as residential lobby, garbage rooms, mail rooms, etc.
   ii. Permitted uses are subject to footnote (g) of Part 6 Table 6.2.1

2. For the purposes of the following regulations, the Lakeshore Road lot line is deemed to be the front lot line.

3. Notwithstanding, Part 1, Section 2.27 - Table 1.2.9, the deemed width of Lakeshore Road shall be a minimum of 24 m.

Exception 562 Continued	Zone H-DL-A	Map 13	Amendment 2020.504	June 17, 2025
4. Regulations				
i. Yard Abutting Lakeshore Road: i. Floors 1 and 2, incl. rooftop Outdoor Amenity ii. Floors 3-5, incl. rooftop Outdoor Amenity iii. Floors 6-26 iv. Floor 27 v. Mechanical Penthouse vi. Balconies/Terraces (Floors 2-5) vii. Balconies/Terraces (Floors 6-27)				 0 m 1.5 m 2.2 m 2.8m 7.5 m 0 m 0.8 m
ii. Yard Abutting Old Lakeshore Road: i. Floors 1 and 2, incl. rooftop Outdoor Amenity ii. Floors 3-20 iii. Floors 21-24 iv. Floor 25 - Mechanical Penthouse				 0 m 3 m 6.5 m 10 m
iii. Westerly Lot Line: i. Floors 1 and 2, incl. rooftop Outdoor Amenity ii. Floors 3-5, incl. rooftop Outdoor Amenity iii. Floors 6-27 iv. Mechanical Penthouse v. Balconies/Terraces (Floors 3-5) vi. Balconies/Terraces (Floors 6-27)				 0 m 4 m 12.5 m 12.5 m 2 m 10.5 m
iv. Easterly Lot Line: i. Floors 1 and 2, incl. rooftop Outdoor Amenity ii. Floors 3-5, incl. rooftop Outdoor Amenity iii. Floors 6-27 iv. Mechanical Penthouse v. Balconies/Terraces (Floors 3-5) vi. Balconies/Terraces (Floors 6-27)				 0.8 m 4 m 10 m 10 m 2 m 8 m
v. Setback for below-grade parking structures from all property lines and street lines:				0 m
vi. Maximum Building Height				27 storeys (plus mechanical penthouse) and up to 95 metres measured from fixed grade along Lakeshore Rd.

Exception 562 Continued	Zone H-DL-A	Map 13	Amendment 2020.504	June 17, 2025
vii. Minimum height of second storey:				2.8m
viii. Minimum Retail/commercial floor area on ground floor				400m^2
ix. Floor Area Ratio Maximum				11.6:1
x. Parking i. Occupant ii. Shared Visitor/Retail and Service Commercial iii. Designated Accessible Parking				0.91 spaces per unit 0.03 spaces per unit 6 spaces
xi. Bicycle Parking: i. Retail Short-term: ii. Residential Short-term: iii. Residential Long-term:				2 Spaces+ 1 space per 1000m^2 0.05 spaces per unit 0.5 spaces per unit
xii. For the purpose of Bicycle parking regulations: i) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker. ii) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements. iii) Each bicycle parking space shall be 45 cm x 1.8 m in size. iv) Bicycle parking shall be permitted between the building and Old Lakeshore Rd				
xiii. Pilasters and cornices shall be permitted to project up to 1 m maximum from the wall of the building				
xiv. Maximum balcony length shall not apply.				
xv. Built Form i) Temporary parking for drop off or delivery including short term bicycle parking shall be permitted between any building and a street, including driveway access into a below-grade parking structure ii) The first floor elevation of a building facing Lakeshore Rd shall have a minimum of 35% glazing iii) The first floor elevation of a building facing Old Lakeshore Rd shall have a minimum of 25% glazing				

Exception 563	Zone H-RM3	Map 2-W	Amendment 2020.506	Enacted June 17, 2025
1. Regulations for Stacked Townhouses and Townhouses:				
a) Zoning regulations shall be applied from the external property boundaries of the lands zoned RM3-563, H-RM3-564 and RM3-564 for the purposes of applying zoning regulations.				
b) Yard abutting Old Plains Road:				4 m
c) Yard abutting Plains Road:				3 m
d) North lot line:				3 m
e) Encroachment into Old Plains Rd:				A roofed-over or screened but otherwise unenclosed 1-storey porch including steps and roof overhang excluding eaves and gutter may project 3.15 m maximum into a required yard
f) Setback from driveway, parking lot or parking spaces to walls of a building containing windows of habitable rooms:				1.3 m
g) Driveway length:				0 m
h) Maximum Density:				76 units per hectare
i) Amenity Area:				12 m^2 per bedroom
j) Landscaped Area abutting: i. Plains Road West ii. Old Plains Road				2 m 1 m, two visitor parking spaces may encroach
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception 564	Zone H-RM3	Map 2-W	Amendment 2020.506	Enacted June 17, 2025
1. Regulations for Stacked Townhouses and Townhouses:				
a) Zoning regulations shall be applied from the external property boundaries of the lands zoned RM3-563 and RM3-564 for the purposes of applying zoning regulations.				
b) Yard abutting Old Plains Road:				4 m
c) Yard abutting Plains Road:				3 m
d) North lot line:				3 m
e) Encroachment into Old Plains Rd:				A roofed-over or screened but otherwise unenclosed 1-storey porch including steps and roof overhang excluding eaves and gutter may project 3.15 m maximum into a required yard
f) Setback from driveway, parking lot or parking spaces to walls of a building containing windows of habitable rooms:				1.3 m
g) Driveway length:				0 m
h) Maximum Density:				76 units per hectare
i) Amenity Area:				12 m^2 per bedroom
j) Landscaped Area abutting: i. Plains Road West ii. Old Plains Road				 2 m 1 m, two visitor parking spaces may encroach
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception 565	Zone H-MXC	Map 3-E & 3-W	Amendment 2020.507	Enacted July 8, 2025

The provisions of Exception 470 shall apply, except as follows:

1. Regulations for an Apartment Building set out in Section 1. of Exception 470 shall be deleted and replaced with the following:

   a) Number of units: 161 units maximum

   b) Definitions:

   Podium: means the lower portion or base of a mid-rise or tall building, including the ground floor and storeys above, which is clearly differentiated from the building portions vertically above it, and is designed to define and frame the street edge and public realm at an appropriate scale.

   Tower: Means that portion of a building located vertically above a Podium, which provides stepbacks from the façade of the exterior podium walls below.

   Stepback: The horizontal recess of an exterior main wall of an upper building or tower from the exterior main wall of the podium or storey(s) immediately below

   c) Building height: 13 storeys up to 46.7m maximum including mechanical penthouse measured from fixed grade from Plains Road East

   d) Podium height:
      i) Abutting all yards: 6 storeys minimum
      ii) Abutting Plains Road East: 7 storeys maximum
      6 storeys maximum within 11m of the south side yard
      iii) Abutting Cooke Boulevard: 8 storeys maximum
      6 storeys maximum within 15m of the rear yard
      iv) A podium is not required for a building elevation facing the rear yard which provides a minimum 38m setback to the rear lot line

   e) Yard abutting Cooke Boulevard:
      i) Storey 1: 3 m minimum to building
      1.9 m to stair enclosure
      3.5 m maximum to building

Exception 565 Continued	Zone H-MXC	Map 3-E & 3-W	Amendment 2020.507	Enacted July 8, 2025

ii) Podium: 1.3 m
iii) Tower: 3.3 m
iv) Storey 13: 10 m
6.3 m to stair enclosure

f) Yard abutting Plains Road East:
(i) Storey 1: 3 m minimum to building
2.9 m to stair enclosure
3.5 m maximum
v) Podium: 1.8 m
vi) Tower: 3.6 m
vii) Storey 13: 8.6 m

g) Rear Yard:
(i) Storey 1 15.2 m
(ii) Podium: 6.9 m
(iii) Tower: 11.1 m
(iv) Storey 13: 16 m

h) South Side Yard:
(i) Podium: 8 m, 1.2 m within 24 m of Plains Road East
(ii) Tower: 10 m, 3.1 m within 24 m of Plains Road East
(iii) Storey 13: 8.2 m

i) Maximum yard requirements abutting a street do not apply above the first storey

j) Below-grade parking garage:
i) Abutting Cooke Boulevard: 0.2 m
ii) Abutting all other lot lines: 0.4 m
iii) Abutting South Side Yard: 0.5 m to covered parking ramp including associated rooftop Amenity Area

k) Stepbacks:
i) A 1.8 m stepback is required from the exterior wall of the podium to the exterior wall of the tower.
ii) Storey 13: Provide a 2 m stepback from the exterior building wall of the 12th storey

Exception 565 Continued	Zone H-MXC	Map 3-E & 3-W	Amendment 2020.507	Enacted July 8, 2025

l) Balconies and Terraces:
   i) Balconies may project 1.8 m maximum from the wall of the building, provided that:
      a. The sum of the length of the projections of each storey does not exceed:
         (i) Abutting a street: 21 m
         (ii) Abutting rear yard: 14 m
         (iii) Abutting south side yard: 28 m
      b. Balconies are not permitted to project beyond the exterior building wall of the podium storeys abutting a street or south side yard.

   ii) A rooftop terrace and/or common amenity terrace shall maintain the principal building yards of the storey below it.

m) Distance from the hypotenuse of a daylight triangle:
   i) Building or balcony: 0 m
   ii) Below-grade parking: 0.4 m

n) Visibility Triangle: 5 m x 5 m

o) Floor area ratio: 6.9:1 maximum

p) Commercial floor area:
A minimum of 450 m² of retail or service commercial on the ground floor of an apartment building.

q) Rooftop amenity:
In addition to an outdoor amenity area, a maximum of 360 m² of floor area may be used for an indoor amenity area, elevator lobby, stairs, mechanical and/or storage rooms.

r) Landscape area abutting a street: 0 m

s) Building height first storey: 6 m

t) Amenity Area: 15 m^2 per unit

Exception 565 Continued	Zone H-MXC	Map 3-E & 3-W	Amendment 2020.507	Enacted July 8, 2025

u) Parking:
   i) Occupant and Visitor: none required
   ii) Non-Residential: 6 including 1 designated accessible and 2 car share spaces

v) Designated Accessible Parking:
   i) Where parking facilities are provided, designated accessible parking spaces for the exclusive use of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for accessible parking spaces. Designated parking spaces shall be included in the calculation of provided parking and shall be provided in accordance with the following:
      a. Where 5 to 50 parking spaces are provided, 1 designated accessible parking space shall be provided.
      b. Where 51 to 90 parking spaces are provided, 2 designated accessible parking spaces shall be provided.
      c. Where more than 90 parking spaces are provided, 3% of provided parking shall be designated accessible parking spaces.
   ii) Parking spaces, excluding designated accessible parking, can be provided in an automated parking system.
   iii) Notwithstanding Part 1, Section 2.26(1)(a), each automated parking system parking pallet shall account for two occupant parking spaces and have the following minimum dimensions:
      a. width of 5.2 m;
      b. length of 5.2 m;
      c. area of 27 m^2;
      d. vertical clearance of 1.55 m

w) For the purposes of this by-law an automated parking system shall be defined as follows:
   i) An automated system for the purpose of parking and retrieving motor vehicles and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets.

x) Bicycle parking:
   i) Apartment Building: 0.1 short term bicycle parking spaces per unit
   0.5 long term bicycle parking spaces per unit

Exception 565 Continued	Zone H-MXC	Map 3-E & 3-W	Amendment 2020.507	Enacted July 8, 2025

ii) Non-Residential uses: 2 long term bicycle parking spaces plus 1 space per 1,000m^2 GFA
3 short term bicycle parking spaces plus 1 space per 1,000m^2 GFA

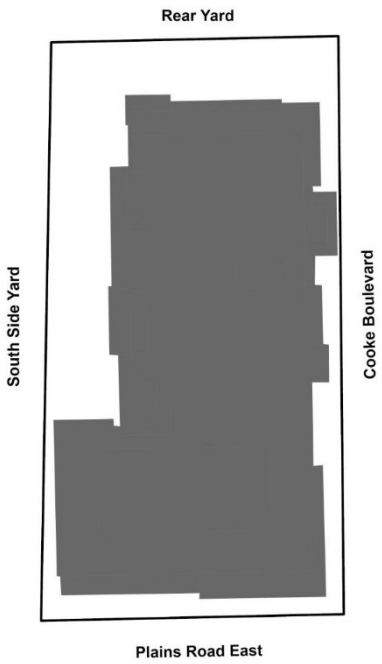
iii) Long term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building.

iv) Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.

v) Short term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.

y) Bicycle parking space size
   i) Horizontal space: 0.6 m x 1.8 m
   ii) Stackable space: 0.45 m wide x 1.8 m long x 1.2 m tall
   iii) Vertical space: 1 m x 0.6 m

DIAGRAM 470



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

a) Notwithstanding the regulations of the DL-A Zone and other general provisions to the contrary, the following provisions apply:

Exception 566	Zone DL-A	Map 9A-E	Amendment 2020.512	Enacted September 16, 2025

1. Notwithstanding, Part 1, Section 2.27 - Table 1.2.9, the deemed width of Lakeshore Road shall be 24 m.	
2. <u>Regulations for an Apartment Building</u>	
a) Notwithstanding Part 6, Section 2A, Table 6.2.1, footnote (g), permitted uses on the ground floor of an apartment building shall include retail, service commercial, and all office uses.	
b) Notwithstanding Part 6, Section 4.1, Table 6.4.1, maximum yards abutting a street are not required.	
c) Non-residential floor area for retail, service commercial and/or office uses:	325 m^2
d) Yard Abutting Lakeshore Road: (i) Floors 1 and 2: (ii) Floors 3 to 23: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floor 3): (v) Balconies/Terraces (Floors 4-23):	 0 m to column, 2 m to building wall 3 m 6 m 0 m 1 m
e) Yard Abutting Pearl Street: (i) Floors 1 and 2: (ii) Floors 3 to 23: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floor 3): (v) Balconies/terraces (Floors 4-23):	 0 m to column, 2 m to building wall 3 m 6 m 0 m 1 m
f) Yard Abutting Old Lakeshore Road: (i) Floors 1 and 2: (ii) Floors 3 to 23: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floor 3): (v) Balconies/Terraces (Floors 4-23):	 0 m to column, 2 m to building wall 3 m 6 m 0 m 1 m
g) East Side yard: (i) Floors 1 and 2: (ii) Floors 3 to 23: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floors 3-23):	 0 m 12.5 m 15.5 m 10.4 m

Exception 566 Continued	Zone DL-A	Map 9A-E	Amendment 2020.512	Enacted September 16, 2025
h) Yard abutting the arc of the daylight triangle at Pearl Street and Lakeshore Road: (i) Floors 1 to Floor 2: (ii) Floor 3: (iii) Floors 4 to 23:				0 m to column 0 m to balconies/terraces 1 m to balconies/terraces
i) Yard abutting the arc of the daylight triangle at Pearl Street and Old Lakeshore Road: (i) Floors 1 to Floor 2: (ii) Floor 3: (iii) Floors 4 to 23:				0 m to column, 2.5 m to the building 0 m to balconies/terraces 1 m balconies/terraces
j) Above Grade and Below Grade Parking Structures: (i) Setback for a below grade parking structure abutting all lot lines and/or street lines: (ii) Entrance and exit ramp setback from Old Lakeshore Road: (iii) Entrance and exit ramp setback from Lakeshore Road:				0 m 2 m 3.3 m
k) Maximum Building Height:				23 storeys to 75.7 m from Fixed Grade, excluding the mechanical penthouse.
l) Mechanical Penthouse Height:				6.7 m maximum measured from the top of the roof of the 23rd storey
m) Minimum height of second storey:				2.8 metres
n) Second Floor Area:				150m^2
o) Maximum Number of Residential Units:				164
p) Maximum Floor Area Ratio:				13.85:1
q) Parking for Apartment Dwelling Units:				0.98 spaces per unit

Exception 566 Continued	Zone DL-A	Map 9A-E	Amendment 2020.512	Enacted September 16, 2025
r) Bicycle Parking: (i) Short-Term (ii) Long-Term			0.05 spaces per unit 0.5 spaces per unit	
s) Bicycle Parking space size: (i) Vertical space: (ii) Stackable space:			0.6 m x 1.2 m 0.45 m x 1.8 m	
t) For the purposes of Bicycle parking regulations: (i) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker. (ii) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements where feasible.				
u) The first floor elevation of any building facing a street shall have a minimum of 50% glazing.				
v) An overhead door is permitted on the building elevation facing Lakeshore Road				

Exception 569	Zone MXG	Map 3E	Amendment 2020.518	Enacted May 26/26
1) Additional Prohibited Uses:				
a) Residential dwelling units at-grade				
2) Additional Permitted Uses:				
a) Farmers' Market				
3) Regulations for a Mixed-Use Apartment Building:				
a) Building Height:			5-storeys minimum, 11-storeys maximum	
b) Floor Area Ratio:			No minimum	
c) Yards: i) Front: ii) South Side: iii) North Side: iv) Rear Yard:			2 m 3 m 3 m 3 m	
d) Parking: i) Occupant and Visitor Residential: ii) Non-Residential: iii) Residential Bicycle parking: iv) Non-Residential Bicycle parking:			No minimum No minimum 0.1 spaces per dwelling unit 2 spaces	
e) Amenity Area:			8 sqm per residential unit	
f) Landscape Area Abutting a Street:			2 m	
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				