

15.216 Exception Zone 216 (By-law 1158-80, as amended by By-law 6124-03, By-law 3878-91 and By-law 5500-99)

1. Definitions

- a) “Adult Entertainment Parlour” shall mean a building or part of a building in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations
- b) “Bakery” shall mean a building or part of a building in which food products are baked, prepared and offered for retail sale, or in which food products baked and prepared elsewhere are offered for retail sale.
- c) “Business Office” shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business, a public or private agency, a brokerage or a labour or fraternal organization and may include a financial institution, a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres, but shall not include a retail store.
- d) “Dry Cleaning Depot” shall mean a building or part of a building used for the purpose of receiving articles, goods or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes.
- e) “Financial Institution” shall mean a building or part of a building in which money is deposited, kept, lent or exchanged.
- f) “Floor Area” shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- g) “Gross Floor Area” shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- h) “Laundromat” shall mean a self-serve clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment.
- i) “Lot Coverage” shall mean the percentage of lot area covered by all buildings on the lot.
- j) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from, the front lot line.

- k) “Neighbourhood Store” shall mean a store in which food, drugs, periodicals or similar items of day-to-day household necessity are kept for retail sale primarily to residents of, or persons employed in the immediate neighbourhood.
- l) “Personal Service Shop” shall mean an establishment where a personal service is performed and may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a bodyrub parlour as defined in The Municipal Act, R.S.O. 1970, Chapter 284, or any successor thereto.
- m) “Professional Office” shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given and may include a clinic and the offices of an architect, chartered accountant, engineer, lawyer or physician but shall not include a bodyrub parlour as defined in The Municipal Act, R.S.O. 1970, Chapter 284, or any successor thereto.
- n) “Retail Store” shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public.
- o) “Restaurant – Type A” shall mean a building or part of a building where food is prepared and offered or kept for retail sale to the public for immediate consumption on or off the premises, or both, but shall not include an adult entertainment parlour as defined herein.
- p) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- q) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- r) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- s) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- t) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.

- u) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- v) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- w) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- x) “Interior Side Yard” shall mean a side yard other than a flankage side yard.
- y) For the purpose of this subsection, the terms:
 - i. “Public School” shall mean,
 - A. A school under the jurisdiction of a board of education which board is established pursuant to the Education Act, R.S.O. 1980, or any successor thereto;
 - B. A college of applied arts and technology established pursuant to the Ministry of College and Universities Act, R.S.O. 1980, or any successor thereto; and
 - C. A university eligible to receive provincial funding from the Minister of Education, Colleges and Universities, pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto.
 - ii. “Private Non-Residential School” shall mean a school which is maintained for educational or religious purposes but shall not include any other school defined herein.
 - iii. “Private Residential School” shall mean a school which is maintained for educational or religious purposes and which includes accessory residential facilities but shall not include any other school defined herein.
 - iv. “Commercial School” shall mean a school which is operated for gain or profit and may include the studio of a dancing teacher or music teacher, or an art school, a golf school, or any other such school operated for gain or profit, but shall not include any other school defined herein.
 - v. “Day Nursery” shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children.

2. Provisions

a) Uses Permitted (“C4” Zone)

No person shall within the lands designated “C4” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. bakeries;
- ii. business offices;
- iii. day nurseries
- iv. dry cleaning depots;
- v. financial institutions
- vi. laundromats;
- vii. neighbourhood stores;
- viii. personal service shops;
- ix. private non-residential schools;
- x. professional office;
- xi. restaurants – type “A”; and
- xii. retail stores subject to the provisions of Section 2(b)(ii)(J)(2).

b) Zone Requirements (“C4” Zone)

- i. For the purpose of this subsection the lot line flanking Bushmill Street or an abutting reserve shall be deemed to be the front lot line.
- ii. No person shall within the lands designated “C4” use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- A. LOT AREA (minimum): 0.4 hectares
- B. LOT FRONTAGE (minimum): 45 metres
- C. FRONT YARD DEPTH (minimum) 12 metres
- D. INTERIOR SIDE YARD WIDTH (minimum): 4.5 metres, except where an interior side lot line abuts a residential zone, the minimum interior side yard width shall be 7.5 metres.
- E. FLANKAGE SIDE YARD WIDTH (minimum): 12 metres
- F. REAR YARD WIDTH (minimum): 7.5 metres
- G. LOT COVERAGE (maximum): 33 percent
- H. BUILDING HEIGHT (maximum) 12 metres

I. PARKING REQUIREMENTS (minimum)

- 1) There shall be provided and maintained on the lands designated “C4”, a minimum of 45 parking spaces.
- 2) Despite clause (1) above, if any day nursery, private non-residential school or restaurant type-A use exists on the lands designated “C4”, a minimum of 54 parking spaces shall be provided and maintained.
- 3) Notwithstanding the provisions of Section 5.21.2, entitled Supplementary Parking Regulation of By-law 3036, as amended, and more specifically paragraph (b) thereof concerning the location of off-street parking spaces within the Local Commercial “C4” Zone applicable to those lands located adjacent the south-west corner of the intersection of Liverpool Road and Bushmill Street, off-street parking shall be permitted within the interior side yard provided that no part of any off-street parking space is located closer than 4.5 metres to the west property line, and 1.5 metres from the east flankage property line.

J. SPECIAL RESTRICTIONS:

- 1) The gross floor area of all buildings on the lot shall not exceed 929 square metres.
- 2) The gross floor area of any individual retail store on the lot shall not exceed 325 square metres.
- 3) The gross floor area of all day nurseries and/or private non-residential schools on the lot shall not exceed 200 square metres.
- 4) The gross floor area of any restaurant – type A, on the lot shall not exceed 200 square metres.
- 5) Notwithstanding any other provisions of this By-law to the contrary, a maximum of one restaurant – type A shall be permitted on the lands zoned “C4”.
- 6) For the purpose of this clause, the term “drive-through facility” shall mean a facility in which goods, products, or services are provided directly to customers in vehicles.
- 7) No drive-through facility shall be permitted in association with any of the uses permitted on the lands designated “C4”.

15.217 Exception Zone 217 (By-law 1236-81)

1. Definitions

- a) "Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- b) "Dwelling" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a building containing not more than one dwelling and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings.
- e) "Semi-Detached Dwelling" shall mean one of a pair of single dwellings which are attached horizontally and divided vertically by an above grade common wall.
- f) "Single Attached Dwelling" shall mean one of a group of not less than three and not more than six single dwellings which are attached horizontally and divided vertically by an above grade common wall between adjacent single dwellings.
- g) "Floor Area" shall mean the total area of all storeys contained within the outside walls of a building excluding, in the case of a building containing a dwelling or dwellings, any private garage, porch, verandah, sunroom, balcony, basement recreation room, unfinished attic or unfinished basement.
- h) "Lot" shall mean an area of land fronting on a street, which is used or intended to be used as the site of a single dwelling, together with any accessory buildings or structures, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Frontage" shall mean the horizontal distance between the side lot lines, such distance being measured along a line which is parallel to and 7.5 metres distant from the front lot line.
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S" Zone)

No person shall within the lands designated "S", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential use

b) Zone Requirements ("S" Zone)

No person shall within the lands designated "S", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. FLOOR AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLINGS PER LOT (maximum): 1 only
- xi. PRIVATE GARAGES: (minimum): 1 per dwelling attached to the main building and located not less than 6 metres from the front lot line

c) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential use
- ii. semi-detached dwelling residential use

d) Zone Requirement ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 10.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minima):
 - A. for single detached dwellings: 1.2 metres
 - B. for semi-detached dwellings: 1.2 metres, except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - 1) 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - 2) 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot

- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. FLOOR AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLINGS PER LOT (maximum): 1 only
- xi. PRIVATE GARAGES (minimum): 1 per dwelling, attached to the main building and located not less than 6 metres from the front lot line

e) Uses Permitted ("SD-SA" Zones)

No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use
- ii. single attached dwelling residential use

f) Zone Requirements ("SD-SA" Zones)

No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 200 square metres
- ii. LOT FRONTAGE (minimum): 6.7 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minima): 1.2 metres, except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. FLOOR AREA (minimum): 100 square metres

- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLINGS PER LOT (maximum): 1 only
- xi. PRIVATE GARAGES (minimum): 1 per dwelling attached to the main building and located not less than 6 metres from the front lot line

15.218 Exception Zone 218 (By-law 1264-81)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally by an above grade common wall.
- f) "Single Attached Dwelling" shall mean one of a group of not less than 3 and not more than 6 single dwellings, adjacent dwellings being attached together horizontally by an above grade common wall.
- g) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- h) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- i) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- j) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- k) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- l) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.

- m) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- n) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- o) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- p) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- q) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- r) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- s) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- t) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- u) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- v) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S-SD-SA" Zone)

No person shall within the lands designated "S-SD-SA", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses
- ii. semi-detached dwelling residential uses

iii. single attached dwelling residential uses

b) Zone Requirements ("S-SD-SA" Zone)

No person shall within the lands designated "S-SD-SA", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. for single detached dwellings: 250 square metres
- B. for semi-detached dwellings: 225 square metres
- C. for single attached dwellings: 200 square metres

ii. LOT FRONTAGE (minimum):

- A. for single detached dwellings: 10 metres
- B. for semi-detached dwellings: 7.5 metres
- C. for single attached dwellings: 6.7 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

A. for single detached dwellings:

1.2 metres one side, 0.6 metres other side or no interior side yard one side so long as 1.8 metres is provided on the other side.

B. for semi-detached and single attached dwellings:

1.2 metres, except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots a minimum of 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.

v. FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum):

- A. for single detached dwellings 38 percent
- B. for semi-detached and single attached dwellings 40 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS:

- A. no less than 66 and no more than 100 dwelling units shall be permitted within the area designated "S-SD-SA"
- B. maximum 1 dwelling unit per lot
- C. minimum dwelling unit area 100 square metres

x. PARKING REQUIREMENTS:

minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.

xi. SPECIAL REGULATIONS:

- A. no windows from habitable rooms or doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it;
- B. the horizontal distance between buildings on adjacent lots, except if such buildings are attached together in whole or in part, shall be not less than 1.8 metres.

15.219 Exception Zone 219 (By-law 1267-81)

1. Definitions

- a) "Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- b) "Dwelling" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a building containing not more than one dwelling and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all storeys of a building or structure or a portion thereof, as the case may be, other than a private garage, an attic or a cellar.
- g) "Lot" shall mean an area of land fronting on a street, which is used or intended to be used as the site of a single dwelling, together with any accessory buildings or structures, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- h) "Lot Frontage" shall mean the horizontal distance between the side lot lines, such distance being measured along a line which is parallel to and 7.5 metres distant from the front lot line.
- i) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- j) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- k) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- l) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.

- m) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- n) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- o) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- p) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- q) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- r) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S1" and "S1-1" Zones)

No person shall within the lands designated "S1" and "S1-1", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

b) Zone Requirements ("S1" and "S1-1" Zones)

No person shall within the lands designated "S1" and "S1-1", use any lot or erect, alter or use any building or structure except in accordance with the following:

- i. LOT AREA (minimum): 500 square metres
- ii. LOT FRONTAGE (minimum): 18 metres
- iii. FRONT YARD DEPTH (minimum): 6 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.8 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 3.0 metres
- vi. REAR YARD DEPTH (minimum):
 - A. within the lands designated "S1": 7.5 metres

- B. within the lands designated "S1-1": 15 metres
- vii. FLOOR AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 33 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLINGS PER LOT (maximum): 1 only
- xi. PRIVATE GARAGES (minimum): 1 per dwelling, attached to the main building, and located not less than 6 metres from the front lot line
- xii. SPECIAL RESTRICTIONS: within the lands designated "S1-1" no accessory buildings or structures shall be permitted closer than 7.5 metres to the rear lot line

c) Uses Permitted ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

d) Zone Requirements ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building or structure except in accordance with the following:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. FLOOR AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLINGS PER LOT (maximum): 1 only
- xi. PRIVATE GARAGE (minimum): 1 per dwelling, attached to the main building and located not less than 6 metres from the front lot line

e) Uses Permitted ("G" Zone)

No person shall within the lands designated "G" use any lot or erect, alter or use any building or structure for any purpose except:

- i. greenbelt-conservation uses in accordance with Section 17 of By law 3036, as amended

15.220 Exception Zone 220 (By-law 1289-81, as amended by By-law 1524-82)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- k) "Neighbourhood Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- l) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.

- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- n) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

b) Zone Requirements ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. maximum one (1) dwelling unit per lot
 - B. minimum dwelling unit area 100 square metres
- x. PARKING REQUIREMENTS:

minimum one (1) private garage per lot attached to the main building and located not less than six (6) metres from the front lot line.

c) Uses Permitted ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

d) Zone Requirements ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 11 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):

1.2 metres one side, 0.6 metres other side or no interior side yard one side so long as 1.8 metres is provided on the other side.

- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS:

- A. maximum one (1) dwelling unit per lot
- B. minimum dwelling unit area 100 square metres

x. PARKING REQUIREMENTS:

minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.

xi. SPECIAL REGULATIONS:

- A. no windows from habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it;
- B. the horizontal distance between buildings on adjacent lots, shall be not less than 1.8 metres

e) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. Neighbourhood park

15.221 Exception Zone 221 (By-law 1340-81, as amended by By-law 5650-00)

1. Definitions

- a) "Assembly Hall" shall mean a building or part of a building in which facilities are provided for purposes such as civic, educational, political, religious or social meetings and which may include an auditorium or a banquet hall.
- b) "Bakery" shall mean a building or part of a building in which baked food products are prepared and offered for retail sale, and which may include incidental baking.
- c) "Business Office" shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business, a public or private agency, a brokerage or a labour or fraternal organization, and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres.
- d) "Commercial Club" shall mean an athletic, recreational or social club operated for gain or profit and having public or private membership.
- e) "Commercial-Recreational Establishment" shall mean a commercial establishment in which indoor recreational facilities such as bowling alleys, miniature golf courses, roller skating rinks, squash courts, swimming pools and other similar indoor recreational facilities are provided and operated for gain or profit, and which may include an arena or a stadium but shall not include a place of amusement or entertainment as defined herein.
- f) "Commercial School" shall mean a school which is operated for gain or profit and which may include the studio of a dancing teacher or music teacher, or an art school, a golf school or any other such school operated for gain or profit.
- g) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of The Day Nurseries Act, or any successor thereto, and for use as a facility for the daytime care of children.
- h) "Dry Cleaning Depot" shall mean a building or part of a building used for the purpose of receiving articles, goods, or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes.
- i) "Financial Institution" shall mean an institution in which money is deposited, kept, lent or exchanged.

- j) "Food Store" shall mean a building or part of a building in which food, produce and other items or merchandise of day-to-day household necessity are stored, offered or kept for retail sale to the public.
- k) "Gross Retail and Personal Service Floor Area" shall mean the gross retail and personal service floor space contained in all buildings and structures on the lot; as such space is defined in Section 8.2.2 of the Official Plan of the Regional Municipality of Durham, as amended from time to time, or any successor thereto.
- l) "Laundromat" shall mean a self-serve clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment.
- m) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- n) "Personal Service Shop" shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a bodyrub parlor as defined in The Municipal Act, R.S.O. 1970, Chapter 284, as amended from time to time or any successor thereto.
- o) "Place of Amusement or Entertainment" shall mean a building or part of a building in which facilities are provided for amusement or entertainment purposes, and which may include a billiard or pool room, a dance hall, a music hall, a pin-ball arcade, or a theatre.
- p) "Private Club" shall mean an athletic, recreational or social club not operated for gain or profit and having private membership.
- q) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlor as defined in The Municipal Act, R.S.O. 1970, Chapter 284, as amended from time to time, or any successor thereto.
- r) "Public Club" shall mean an athletic, recreational or social club not operated for gain or profit and having public membership.
- s) "Restaurant-Type A" shall mean a building or part of a building where food is prepared and offered or kept for retail sale to the public for immediate consumption on the premises or off the premises, or both on and off the premises.

- t) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public.
- u) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- v) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- w) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- x) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- y) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- z) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- aa) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- bb) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- cc) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("CCA-2")

No person shall within the lands designated "CCA-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. assembly halls
- ii. bakeries

- iii. business offices
- iv. commercial clubs
- v. commercial-recreational establishments
- vi. commercial schools
- vii. day nurseries
- viii. dry cleaning depots
- ix. financial institutions
- x. food stores
- xi. laundromats
- xii. personal service shops
- xiii. places of amusement or entertainment
- xiv. private clubs
- xv. professional offices
- xvi. public clubs
- xvii. restaurants - type A
- xviii. retail stores

b) Zone Requirements "CCA-2"

No person shall within the lands designated "CCA-2" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. FRONT YARD DEPTH (minimum): 15 metres
- ii. INTERIOR SIDE YARD WIDTH (minimum): 15 metres
- iii. FLANKAGE SIDE YARD WIDTH (minimum): 15 metres
- iv. REAR YARD DEPTH (minimum): 15 metres
- v. LOT COVERAGE (maximum): 33 percent
- vi. BUILDING HEIGHT (maximum): 12 metres
- vii. GROSS RETAIL AND PERSONAL SERVICE FLOOR AREA (maximum): 16,725 square metres
- viii. GROSS OFFICE FLOOR AREA (maximum): 500 square metres

- c) Special Restrictions (“CCA-2”)
 - i. Despite any provisions in By-law 3036, as amended by this exception, a portion of the parking area within the “CCA-2” zone designation, may be used for a maximum 500 square metres of outdoor storage associated with a garden centre use from April 1 to June 30 of every year.

15.222 Exception Zone 222 (By-law 1493-82, as amended by By-law 2317-86)

1. Definitions

- a) "Community Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- b) "Coverage" or "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- c) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- d) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit contain a separate kitchen and sanitary facilities.
- e) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- f) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- g) "Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally by an above grade common wall.
- h) "Single Attached Dwellings" shall mean one of a group of not less than 2 or not more than 6 single dwellings, adjacent dwellings being attached together horizontally by an above grade common wall.
- i) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- j) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar.
- k) "Dwelling Unit Area" shall mean the aggregate the floor areas of all habitable. rooms of a dwelling unit.
- l) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.

- m) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- n) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- o) "Private Garage" shall mean unenclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- p) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- q) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- r) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot,
- s) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- t) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- u) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- v) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- w) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- x) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S2" and "S3" Zones)

No person shall within the lands designated "S2", and "S3" any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

b) Zone Requirements ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3", use lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on the lands designated "S2" - 400 square metres
- B. on the lands designated "S3" - 350 square metres

ii. LOT FRONTAGE (minimum):

- A. on the lands designated "S2" - 13.5 metres
- B. on the lands designated "S3" - 12 metres

iii. FRONT YARD DEPTH (minimum) 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres, or one side between 0 metres and 0.3 metres inclusive so long as 1.8 metres is provided on the other side

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS

maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres.

x. PARKING REQUIREMENTS

minimum one (1) private garage per lot attached to the main building and located not less than six (6) metres from the front lot line

xi. SPECIAL REGULATIONS

- A. each lot to which this section applies that abuts on its side lot line lands designated "CP" or lands to which this By-law does not apply shall provide a minimum side yard width of 1.2 metres adjacent to such lands.

B. no doors or windows from habitable rooms shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it.

C. the horizontal distance between buildings on adjacent lots to which the section applies shall not be less than 1.8 metres.

c) Uses Permitted ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building or structure for any purpose except the following:

i. single detached dwelling residential uses

d) Zone Requirements ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum): 250 square metres

ii. LOT FRONTAGE (minimum): 9 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

1.2 metres one side, 0.6 metres other side

or

between 0 metres and 0.3 metres, inclusive, one side so long as on the other side:

A. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage; and

B. at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres

x. PARKING REQUIREMENTS minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.

xi. SPECIAL REGULATIONS

- A. each lot to which this section applies that abuts on its side lot line lands designated "CP" or lands to which this By-law does not apply shall provide a minimum side yard width of 1.2 metres adjacent to such lands
 - B. no windows from habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it
 - C. the horizontal distance between buildings on adjacent lots shall be not less than 1.2 metres
- e) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential use
- ii. semi-detached dwelling residential use

- f) Zone Requirements ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 250 square metres
- ii. LOT FRONTAGE (minimum): 9 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum)

- A. for single detached dwellings 1.2 metres one side, 0.6 metres other side

or

between 0 metres and 0.3 metres, inclusive, one side so long as on the other side:

- 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage; and
- 2) at least 1.8 metres interior side yard width is provided to any other wall of the main building

- B. for semi-detached dwellings 1.2 metres, except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:

- 1) 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - 2) 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum) 40 percent
 - viii. BUILDING HEIGHT (maximum) 12 metres
 - ix. DWELLING UNIT REQUIREMENTS maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres
 - x. PARKING REQUIREMENTS minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line
 - xi. SPECIAL REGULATIONS
 - A. no windows from habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it;
 - B. the horizontal distance between buildings on adjacent lots, except if such buildings are attached in whole or in part, shall be not less than 1.2 metres
- g) Uses Permitted ("SD-SA" Zone)
- No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. semi-detached dwelling residential use
 - ii. single attached dwelling residential use
- h) Zone Requirements ("SD-SA" Zones)
- No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:
- i. LOT AREA (minimum): 200 square metres
 - ii. LOT FRONTAGE (minimum): 6.7 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH minimum 1.2 metres except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side

which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:

- A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
- B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum) 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres.
- x. PARKING REQUIREMENTS
minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.

i) Use Permitted ("CP" Zone)

No person shall within the lands designated "CP", use any lot or erect, alter or use any building or structure for any purpose except:

- i. community park

j) Use Permitted ("G" Zone)

No person shall within the lands designated "G", use any lot or erect, alter or use any building or structure for any purpose except:

- i. greenbelt-conservation uses in accordance with section 17 of By-law 3036, as amended.

15.223 Exception Zone 223 (By-law 1494-82, as amended by By-law 6104-03)

1. Definitions

- a) "Assembly Hall" shall mean a building or part of a building in which facilities are provided for purposes such as civic, educational, political, religious or social meetings and which may include an auditorium or a banquet hall.
- b) "Bakery" shall mean a building or part of a building in which baked food products are prepared and offered for retail sale, and which may include incidental baking.
- c) "Business Office" shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business, a public or private agency, a brokerage or a labour or fraternal organization, and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres.
- d) "Commercial Club" shall mean an athletic, recreational or social club operated for gain or profit and having public or private membership.
- e) "Commercial-Recreational Establishment" shall mean a commercial establishment in which indoor recreational facilities such as bowling alleys, miniature golf courses, roller skating rinks, squash courts, swimming pools and other similar indoor recreational facilities are provided and operated for gain or profit, and which may include an arena or a stadium but shall not include a place of amusement or entertainment as defined herein.
- f) "Commercial School" shall mean a school which is operated for gain or profit and which may include the studio of a dancing teacher or music teacher, or an art school, a golf school or any other such school operated for gain or profit.
- g) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of The Day Nurseries Act, or any successor thereto, and for use as a facility for the daytime care of children.
- h) "Dry Cleaning Depot" shall mean a building or part of a building used for the purpose of receiving articles, goods, or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes.
- i) "Financial Institution" shall mean an institution in which money is deposited, kept, lent or exchanged.

- j) "Food Store" shall mean a building or part of a building in which food, produce and other items or merchandise of day-to-day household necessity are stored, offered or kept for retail sale to the public.
- k) "Games Arcade" shall mean any building, room or area in which are offered facilities for the play of:
 - i. three or more games of chance;
 - ii. three or more games of mixed chance and skill; or
 - iii. a combination of three or more games of chance and games of mixed chance and skill,
- l) for the amusement of the public, which games are not contrary to the Criminal Code of Canada, but does not include premises in which the only amusement facilities, offered are pool tables, billiards tables or bowling alleys.
- m) "Gross Retail and Personal Service Floor Area" shall mean the gross retail and personal service floor space contained in all buildings and structures on the lot, as such space is defined in section 8.2.2 of the Official Plan of the Regional Municipality of Durham, as amended from time to time, or any successor thereto.
- n) "Laundromat" shall mean a self-serve clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment.
- o) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- p) "Personal Service Shop" shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a bodyrub parlour as defined in The Municipal Act, R.S.O. 1970, Chapter 284, as amended from time to time or any successor thereto.
- q) "Place of Amusement or Entertainment" shall mean a building or part of a building in which facilities are provided for amusement or entertainment purposes, and which may include a billiard or pool room, a dance hall, a music hall, or a theatre, but shall not include a games arcade.
- r) "Private Club" shall mean an athletic, recreational or social club not operated for gain or profit and having private membership.
- s) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a

chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in The Municipal Act, R.S.O. 1970, Chapter 284, as amended from time to time, or any successor thereto.

- t) "Public Club" shall mean an athletic, recreational or social club not operated for gain or profit and having public membership.
- u) "Restaurant-Type A" shall mean a building or part of a building where food is prepared and offered or kept for retail sale to the public for immediate consumption on the premises or off the premises, or both on and off the premises.
- v) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public.
- w) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- x) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- y) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- z) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- aa) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- bb) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- cc) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- dd) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.

ee) "Interior Side Yard" shall mean a side yard other than flankage side yard.

2. Provisions

a) Uses Permitted ("LCA-2" Zone)

No person shall with the lands designated "LCA-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. assembly halls
- ii. bakeries
- iii. business offices
- iv. commercial clubs
- v. commercial-recreational establishments
- vi. commercial schools
- vii. day nurseries
- viii. dry cleaning depots
- ix. financial institutions
- x. food stores
- xi. laundromats
- xii. personal service shops
- xiii. places of amusement or entertainment
- xiv. private clubs
- xv. professional offices
- xvi. public clubs
- xvii. restaurants - type A
- xviii. retail stores

b) Zone Requirements ("LCA-2" Zone)

No person shall within the lands designated "LCA-2" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. FRONT YARD DEPTH (minimum): 15 metres
- ii. INTERIOR SIDE YARD WIDTH (minimum): 15 metres
- iii. FLANKAGE SIDE YARD WIDTH (minimum): 15 metres

- iv. REAR YARD DEPTH (minimum): 10 metres
 - v. LOT COVERAGE (maximum): 33 percent
 - vi. BUILDING HEIGHT (maximum): 15 metres
 - vii. GROSS RETAIL AND PERSONAL SERVICE FLOOR AREA (maximum): 5,575 square metres
- c) Special Regulations (“LCA-2” Zone)
- i. Despite any provision of By-law 3036, as amended by this exception, an outdoor garden centre having a maximum area of 362 square metres in association with a food store is permitted from April 1st to June 30th of every calendar year, while providing a minimum 297 parking spaces on the subject property.

15.224 Exception Zone 224 (By-law 1521-82, as amended by By-law 2495-87, By-law 4655-95, By-law 4766-96)

1. Definitions

- a) "Business Office" shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on, and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres, but shall not include a retail store;
- b) "Commercial School" shall mean a school which is operated for gain or profit and may include the studio of a dancing teacher or music teacher, or an art school, a golf school or any other such school operated for gain or profit;
- c) "Drug Store" shall mean a building or part of a building in which pharmaceutical prescriptions are compounded and dispensed to the public, and where medicine, medical supplies and associated merchandise, confectionery items, cosmetics, toiletries, periodicals, or similar items of day-to-day household necessity are stored, displayed and offered for retail sale;
- d) "Dry Cleaning Depot" shall mean a building or part of a building used for the purpose of receiving articles, goods or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes.
- e) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- f) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- g) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- h) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- i) "Semi-Detached Dwelling" shall mean one of a pair of single dwellings, which are attached horizontally in whole or in part above grade, or below grade or both.

- j) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged.
- k) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- l) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- m) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- n) "Laundromat" shall mean a self-serve clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment.
- o) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or part of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- p) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- q) "Lot Frontage" shall mean the width of a lot between the side lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- r) "Medical Dispensary" shall mean an area of not more than 150 square metres gross leasable floor area containing facilities where pharmaceutical prescriptions are compounded and dispensed for the public by a pharmacist licensed pursuant to the Health Disciplines Act, RSO 1990, Chapter H4, as amended from time-to-time, or any successor thereto, and where medicine, medical supplies and associated merchandise is stored, displayed and offered for retail sale to the public.
- s) "Neighbourhood Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- t) "Neighbourhood Store" shall mean a retail store having a gross floor area of no more than 400 square metres in which food, drugs, periodicals or similar items of day-to-day household necessity are kept for retail sale primarily to residents of, or persons employed in the immediate neighbourhood.

- u) "Personal Service Shop" shall mean an establishment where a personal service is performed and may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a bodyrub parlour as defined in The Municipal Act, R.S.O. 1970, Chapter 284, or any successor thereto.
- v) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- w) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in the Municipal Act, RSO 1980 Chapter 302 as amended from time to time, or any successor thereto.
- x) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, kept and offered for retail sale to the public, but shall not include a drug store or medical dispensary.
- y) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- z) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- aa) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- bb) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- cc) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- dd) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.

- ee) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- ff) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting a reserve on the opposite side of which is a street.
- gg) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S" Zone)

No person shall within the lands designated "S", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

b) Zone Requirements ("S" Zone)

No person shall within the lands designated "S", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 11 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres on one side, 0.6 metres on the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. DWELLING UNIT AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLING UNITS PER LOT: 1 only
- xi. PARKING REQUIREMENTS PER LOT: minimum one (1) private garage per dwelling unit attached to the main building and located not less than 6 metres from the front lot line

c) Uses Permitted ("SD" Zone)

No person shall within the lands designated "SD" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential uses

d) Zone Requirements ("SD" Zone)

No person shall within the lands designated "SD", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 200 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres, except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side which is not part of the common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots a minimum of 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. DWELLING UNIT AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLING UNITS PER LOT: 1 only
- xi. PARKING REQUIREMENTS PER LOT: minimum one (1) private garage per dwelling unit attached to the main building and located not less than 6 metres from the front lot line

e) Uses Permitted ("C6" Zone)

No person shall within the lands designated "C6" on use any lot or erect, alter or use any building for any purpose except the following:

- i. business office
- ii. commercial school
- iii. dry cleaning depots
- iv. financial institution
- v. laundromats

- vi. medical dispensary
- vii. neighbourhood stores
- viii. personal service shops
- ix. professional offices
- x. retail store

f) Zone Requirements ("C6" Zone)

- i. LOT AREA (minimum): 0.2 hectares
- ii. LOT FRONTAGE (minimum): no minimum
- iii. FRONT YARD DEPTH (minimum): 12 metres
- iv. INTERIER SIDE YARD WIDTH (minimum):
4.5 metres except where an interior side lot line abuts a residential zone, the minimum interior side yard width shall be 7.5 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 12 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 33 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. PARKING REQUIREMENTS (minimum): 4 parking spaces per 93 square metres gross floor area
- x. SPECIAL RESTRICTIONS:
 - A. the gross floor area of all buildings on the lot shall not exceed 500 square metres.
 - B. the gross floor area of all business offices, commercial schools' financial institutions, professional offices, or any retail stores on the lot shall not exceed 200 square metres.

g) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. neighbourhood park

15.225 Exception Zone 225 (By-law 1543-82)

1. Definitions

- a) "Church" shall mean a building dedicated to religious worship and may include a Sunday School or parish hall as an accessory use;
- b) "Day Nursery, Type A" shall mean "lands and premises duly licenced pursuant to The Day Nurseries Act, or any successor thereto, for use as a facility for the day- time care of not more than forty (40) children at any one time.
- c) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- d) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- e) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- f) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- g) "Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally by an above grade common wall.
- h) "Single Attached Dwelling" shall mean one of a group of not less than 3 and not more than 6 single dwellings, adjacent dwellings being attached together horizontally by an above grade common wall.
- i) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- j) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- k) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- l) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.

- m) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- n) "Lot Frontage" shall mean the width of a lot between side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- o) "Neighbourhood Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- p) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- q) "Public School" shall mean,
 - i. a school under the jurisdiction of a board of education which board is established pursuant to The Education Act, 1974, or any successor thereto:
 - ii. a college of applied arts and technology established pursuant to The Ministry of Colleges and Universities Act, 1971, or any successor thereto;
 - iii. a university eligible to receive provincial funding from the Minister of Colleges and Universities, pursuant to The Ministry of Colleges and Universities Act, 1971, or any successor thereto.
- r) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- s) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- t) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- u) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- v) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.

- w) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- x) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main building or structure on the lot.
- y) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- z) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

b) Zone Requirements ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. maximum one (1) dwelling unit per lot
 - B. minimum dwelling unit area 100 square metres
- x. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than six (6) metres from the front lot line.

c) Uses Permitted ("S-SD-SA" Zone)

No person shall within the lands designated "S-SD-SA", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses
- ii. semi-detached dwelling residential uses
- iii. single attached dwelling residential uses

d) Zone Requirements ("S-SD-SA" Zone)

No person shall within the lands designated "S-SD-SA", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. for single detached dwellings: 250 square metres
- B. for semi-detached dwellings: 225 square metres
- C. for single attached dwellings: 200 square metres

ii. LOT FRONTAGE (minimum):

- A. for single detached dwellings: 9 metres
- B. for semi-detached dwellings: 7.5 metres
- C. for single attached dwellings: 6.7 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

- A. for single detached dwellings: 1.2 metres one side, 0.6 metres other side or no interior side yard one side so long as 1.8 metres is provided on the other side.
- B. for semi-detached and single attached dwellings: 1.2 metres, except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots a minimum of 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

- vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum):
 - A. for single detached dwellings: 38 percent
 - B. for semi-detached and single attached dwellings: 40 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS:
 - A. no less than 175 and not more than 230 dwelling units shall be permitted within the area designated "S-SD-SA"
 - B. maximum 1 dwelling unit per lot
 - C. minimum dwelling unit area 100 square metres
 - x. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.
 - xi. SPECIAL REGULATIONS:
 - A. no windows from habitable rooms or doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it;
 - B. the horizontal distance between buildings on adjacent lots, except if such buildings are attached together in whole or in part, shall be not less than 1.2 metres.
- e) Uses Permitted ("I(C)-DN" Zone)
- No person shall within the lands designated "I(C)-DN", use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. church
 - ii. day nursery, Type A subject to the provisions of subclause (v) of clause (g) of this subsection
- f) Zone Requirements ("I(C)-DN" Zone)
- No person shall within the lands designated "I(C)-DN" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:
- i. BUILDING SETBACK REQUIREMENT (minimum): 6 metres from any lot line
 - ii. LOT COVERAGE (maximum): 33 percent
 - iii. PARKING REQUIREMENTS PER LOT (minimum): one (1) space per four (4) persons church capacity

iv. SUPPLEMENTARY PARKING REGULATIONS:

- A. Notwithstanding Section 2.57 of By-law 3036, as amended, a parking space shall mean a useable and accessible space having a minimum width of 2.7 metres and a minimum depth of 5.5 metres, excluding aisle space and driveways to the parking lot, for the temporary parking of a vehicle.
 - B. Section 5.21.2 a) and Section 5.21.2 b) of By-law 3036, as amended, shall not apply.
 - C. All parking areas shall be set back a minimum distance of 3 metres from all lot lines.
 - D. Notwithstanding Section 5.21.2 g) of By-law 3036, as amended, all parking areas shall be paved.
- v. A day nursery-type A shall be permitted only if conducted within the same building as a church

g) Uses Permitted ("S1-ES" Zone)

No person shall within the lands designated "S1-ES", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses
- ii. public school and uses accessory thereto
- iii. neighbourhood park

h) Zone Requirements ("S1-ES" Zone)

No person shall within the lands designated "S1-ES", use any lot or erect, alter or use any building or structure for single detached dwelling residential uses except in accordance with the provisions of Section 2(b).

i) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. neighbourhood park

15.226 Exception Zone 226 (By-law 1634-83)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along line parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses

b) Zone Requirements ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 11 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres one side, 0 metres other side, provided, however, that the aggregate of actual side yard widths on a lot shall equal or exceed 1.8 metres.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. maximum one (1) dwelling unit per lot
 - B. minimum dwelling unit area 100 square metres
- x. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.
- xi. SPECIAL REGULATIONS
 - A. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it;
 - B. the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.

15.227 Exception Zone 227 (By-law 1675-83)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, Independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Uses Permitted ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3", use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) single detached dwelling residential uses

3. Zone Requirements ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) LOT AREA (minimum):
 - i. on lands designated "S2": 400 square metres
 - ii. on lands designated "S3": 350 square metres

- b) LOT FRONTAGE (minimum):
 - i. on lands designated "S2": 13.5 metres
 - ii. on lands designated "S3": 12 metres
 - c) FRONT YARD DEPTH (minimum): 4.5 metres
 - d) INTERIOR SIDE YARD WIDTH:
 - i. minimum 1.2 metres each side, or
 - ii. minimum 1.8 metres one side and no minimum other side
 - e) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - f) REAR YARD DEPTH (minimum): 7.5 metres
 - g) LOT COVERAGE (maximum): 38 percent
 - h) BUILDING HEIGHT (maximum): 12 metres
 - i) DWELLING UNIT REQUIREMENTS: maximum one (1) dwelling unit per lot minimum dwelling unit area 100 square metres
 - j) PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - k) SPECIAL REGULATIONS:
 - i. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it
 - ii. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres
4. Uses Permitted ("G" Zone)

No person shall within the lands designated "G", use any lot or erect, alter or use any building or structure for any purpose except:

- a) greenbelt-conservation uses in accordance with Section 17 of By-law 3036, as amended.

15.228 Exception Zone 228 (By-law 1676-83, as amended by By-law 2866-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Resource Management" shall mean a recreational, educational or scientific program designed to further the conservation, restoration, development, and management of renewable natural resources such as water, vegetation, fisheries and wildlife;

- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- n) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Uses Permitted ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3", use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) single detached dwelling residential uses

3. Zone Requirements ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) LOT AREA (minimum):
 - i. on lands designated S1: 500 square metres
 - ii. on lands designated S2: 400 square metres
 - iii. on lands designated S3: 350 square metres
- b) LOT FRONTAGE (minimum):
 - i. on lands designated: 15 metres
 - ii. on lands designated: 13.5 metres
 - iii. on lands designated: 12 metres
- c) FRONT YARD DEPTH (minimum): 4.5 metres
- d) INTERIOR SIDE YARD WIDTH:
 - i. minimum 1.2 metres each side, or
 - ii. minimum 1.8 metres one side and no minimum other side
- e) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- f) REAR YARD DEPTH (minimum): 7.5 metres
- g) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- h) REAR YARD DEPTH (minimum): 7.5 metres
- i) LOT COVERAGE (maximum): 38 percent
- j) BUILDING HEIGHT (maximum): 12 metres
- k) DWELLING UNIT REQUIREMENTS:
 - i. maximum one (1) dwelling unit per lot
 - ii. minimum dwelling unit area 100 square metres
- l) PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- m) SPECIAL REGULATIONS:
 - i. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it

- ii. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres

4. Uses Permitted ('OS-HL-1" Zone)

No person shall within the lands designated "OS-HL-1" use any lot or erect, alter or use any building or structure for any purpose except for the following:

- a) conservation of the natural environment, soil and wildlife
- b) resource management

5. Zone Requirements ("OS-HL-1" Zone)

- a) No buildings or structures shall be erected, nor any existing buildings or structures be enlarged, modified or changed, nor shall fill the place or removed, except for purposes of flood and erosion control or resource management.

15.229 Exception Zone 229 (By-law 1677-83)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Uses Permitted ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3", use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) single detached dwelling residential uses

3. Zone Requirements ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) LOT AREA (minimum):
 - i. on lands designated S1: 500 square metres
 - ii. on lands designated S2: 400 square metres
 - iii. on lands designated S3: 350 square metres

- b) LOT FRONTAGE (minimum):
 - i. on lands designated S1: 15 metres
 - ii. on lands designated S2: 13.5 metres
 - iii. on lands designated S3: 12 metres
- c) FRONT YARD DEPTH (minimum): 4.5 metres
- d) INTERIOR SIDE YARD WIDTH:
 - i. minimum 1.2 metres each side, or
 - ii. minimum 1.8 metres one side and no minimum other side
- e) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- f) REAR YARD DEPTH (minimum): 7.5 metres
- g) LOT COVERAGE (maximum): 38 percent
- h) BUILDING HEIGHT (maximum): 12 metres
- i) DWELLING UNIT REQUIREMENTS:
 - i. maximum one (1) dwelling unit per lot
 - ii. minimum dwelling unit area 100 square metres
- j) PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- k) SPECIAL REGULATIONS:
 - i. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it
 - ii. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres

15.230 Exception Zone 230 (By-law 1698-83)

1. Definitions

- a) "Coverage" or "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or a trailer.
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- d) "Dwelling Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- e) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- f) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally by an above grade common wall.
- g) "Single Attached Dwelling" shall mean one of a group of not less than 3 and not more than 6 single dwellings, adjacent dwellings being attached together horizontally by an above grade common wall.
- h) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- i) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- j) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- k) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- l) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.

- m) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- n) "Neighbourhood Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- o) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- p) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- q) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- r) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- t) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- u) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- v) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- w) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- x) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S4-SD" Zone)

No person shall within the lands designated "S4-SD", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses
- ii. semi-detached dwelling residential uses

b) Zone Requirements ("S4-SD" Zone)

No person shall within the lands designated "S4-SD", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. for detached dwellings 250 square metres
 - B. for semi-detached dwellings 225 square metres
- ii. LOT FRONTAGE (minimum):
 - A. for detached dwellings 9 metres
 - B. for semi-detached dwellings 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. for detached dwellings minimum 1.2 metres one side, no minimum the other provided that the aggregate of actual side yard widths on the lot equal or exceed 1.8 metres.
 - B. for semi-detached dwellings 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every wall on such side which is not part of the common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:
 - 1) 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot or,
 - 2) 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.
- v. FLANKAGE SIDE YARD (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS:

- A. the lands designated "S4-SD" shall be developed only for 25 detached dwelling units and 16 semi-detached dwelling units'
- B. maximum 1 dwelling unit per lot
- C. minimum dwelling unit area 100 square metres

x. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.

xi. SPECIAL RESTRICTIONS:

- A. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it.
- B. the horizontal distance between buildings on adjacent lots, except if such buildings are attached in whole or in part, shall not be less than 1.2 metres.

c) Uses Permitted ("NP" Zone)

No person shall within the lands designated, use any lot or erect, alter or use any building or structure for any purpose except:

- i. neighbourhood park

15.231 Exception Zone 231 (By-law 1826-84)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together below grade only.
- f) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- g) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys or a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- h) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- i) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- j) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot, except that where a one-storey detached dwelling is constructed on a lot, lot coverage shall not include the area of the lot covered by a private garage.
- k) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- l) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.

- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- n) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

- a) Uses Permitted ("S2" and "S3" zones)

No person shall within the lands designated "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S2" and "S3" zones)

No person shall within the lands designated "S2" and "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on the lands designated S2: 400 square metres
- B. on the lands designated S3: 350 square metres

ii. LOT FRONTAGE (minimum):

- A. on the lands designated "S2": 13.5 metres
- B. on the lands designated "S3": 12 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

- A. minimum 1.2 metres each side, or
- B. minimum 1.8 metres one side and no minimum other side.

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres.

x. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on section applies shall not adjacent lots to which the be less than 1.8 metres.

c) Uses Permitted ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

d) Zone Requirements ("S4" zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 250 square metres
- ii. LOT FRONTAGE (minimum): 9 metres
- iii. FRONTAGE YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other well of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres
- x. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.2 metres.

e) Uses Permitted ("S-SD" zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. semi-detached dwelling residential use

f) Zone Requirements ("S-SD" zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: minimum one (1) private garage per lot to the main building and located not less than 6 metres from the front lot line
- x. PARKING REQUIREMENTS: - minimum one (1) private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATIONS: - the horizontal distance between buildings on adjacent lots, except if such buildings are attached in whole or in part, shall be not less than 1.2 metres.

g) Uses Permitted ("G" zone)

No person shall within the lands designated "G", use any lot or erect, alter or use any building or structure for any purpose except:

- i. greenbelt-conservation uses in accordance with section 17 of By-law 3036 as amended.

15.232 Exception Zone 232 (By-law 1837-84, as amended by By-law 1964-85)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or a trailer.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- d) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Uses Permitted ("S1" and "S2" Zones)

No person shall within the lands designated "S1" and "S2", use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) detached dwelling residential uses

3. Zone Requirements ("S1" and "S2" Zones)

No person shall within the lands designated "S1" and "S2", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) LOT AREA (minimum):
 - i. on lands designated "S1": 400 square metres
 - ii. on lands designated "S2": 300 square metres

- b) LOT FRONTAGE (minimum):
 - i. on lands designated "S1": 13.5 metres
 - ii. on lands designated "S2": 11 metres
- c) FRONT YARD DEPTH (minimum): 4.5 metres
- d) INTERIOR SIDE YARD WIDTH:
 - i. on lands designated "S1": 1.2 metres (minimum)
 - ii. on lands designated "S2": 1.2 metres one side, 0 metres other side provided however, that the aggregate of actual side yards on a lot equal or exceed 1.8 metres.
- e) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- f) REAR YARD DEPTH (minimum): 7.5 metres
- g) LOT COVERAGE (maximum): 38 percent
- h) BUILDING HEIGHT (maximum): 12 metres
- i) DWELLING UNIT REQUIREMENTS:
 - i. maximum one (1) dwelling unit per lot
 - ii. minimum dwelling unit area 100 square metres
- j) PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- k) SPECIAL REGULATIONS:
 - i. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it
 - ii. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres

15.233 Exception Zone 233 (By-law 1840-84, as amended by By-law 4549-95)

1. Definitions

- a) "Automobile Service Station - Type 'A'" shall mean an establishment where only vehicle fuels, lubricants and accessories are offered for retail sale;
- b) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot;
- c) "Restaurant Drive-through Take Out" shall mean an establishment that provides light refreshment, such as sandwiches, doughnuts, muffins and coffee, to customers from vehicles for consumption elsewhere.
- d) "Structure Height" shall mean the vertical distance between the established grade and the highest point of the structure.

2. Provisions

a) Uses Permitted ("CA(A)" Zone)

No person shall, within the lands designated, "CA(A)", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. automobile service station - type 'A'
- ii. restaurant drive-through/take out

b) Zone Requirements ("CA(A)" Zone)

- i. For the purpose of this subsection,
 - A. the lot line abutting Durham Regional Road No. 1 (Brock Road) and the lot line abutting Sheridan Mall Parkway, or abutting reserves, shall be deemed to be front lot lines;
 - B. all other lot lines shall be deemed to be side lot lines;
 - C. there shall be no other front lot lines, no other side lot lines, no flankage lot lines and no rear lot lines.
- ii. No person shall, within the lands designated "CA(A)", use any lot or erect, alter or use any building or structure except in compliance with the following provisions:
 - A. SETBACK REQUIREMENTS (minimum):
 - 1) The minimum setback of any building or structure, except a sign, from a front lot line shall be 10.0 metres.
 - 2) The minimum setback of any building or structure, except a sign, from a side lot line shall be 3.0 metres.

- 3) All accessory structures that are not part of the main building shall be erected not less than 3.0 metres from any lot line.
- B. BUILDING HEIGHT (maximum): 12 metres
- C. LOT COVERAGE (maximum): 33 percent
- D. STRUCTURE HEIGHT (maximum): 12 metres
- E. PARKING REQUIREMENTS (minimum):
 - 1) a minimum of 5 parking spaces shall be provided
 - 2) all parking spaces shall have a minimum of 13.78 square metres
 - 3) all parking spaces shall be set back a minimum of 3.0 metres from all lot lines

15.234 Exception Zone 234 (By-law 1889-84, as amended by By-law 7276-13)

1. Definitions

- a) “Business Office” shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on and which may include, a data procession establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres, but shall not include a retail store;
- b) “Floor Area” shall mean the area of the floor surface contained within the outside walls of a storey;
- c) “Gross Floor Area” shall mean the aggregate of the floor areas of all storeys above or below established grade, but shall exclude the floor area of any parts of the building used for mechanical equipment, stairwells, elevators, and any part of the building below established grade other than that used for retail commercial or office purposes;
- d) “Gross Leasable Floor Area” shall mean the aggregate of the floor areas of all storeys above or below established grade, designed for owner or tenant occupancy or exclusive use only, but excluding storage areas below established grade;
- e) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such a lot constitutes the whole of a lot or block on a registered plan of subdivision;
- f) “Lot Coverage” shall mean the percentage of a lot area covered by all buildings on the lot;
- g) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- h) “Medical Dispensary” shall mean an area of not more than 150 square metres gross leasable floor area containing facilities where pharmaceutical prescriptions are compounded and dispensed for the public by a pharmacist licensed pursuant to the Health Disciplines Act, R.S.O. 1980, Chapter 196 as amended from time-to-time, or any successor thereto, and where medicine, medical supplies and associated merchandise is stored, displayed and offered for retail sale to the public;

- i) “Medical Office Facility” shall mean a building or part of a building in which professional medical services other than veterinary services are performed to human beings, and includes
 - i. a medical dispensary,
 - ii. facilities for medical, surgical, physiotherapeutic or other human treatment,
 - iii. medical testing and diagnostic facilities,but shall not include a body-rub parlour as defined in section 368 a(6) of The Municipal Act, R.S.O. 1980, Chapter 302, as amended from time-to-time, or any successor thereto;
- j) “Personal Service Shop” shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time-to-time, or any successor thereto;
- k) “Professional Office” shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time-to-time, or any successor thereto;
- l) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- m) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest main building or structure on the lot;
- p) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the

junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;

- q) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) “Interior Side Yard” shall mean a side yard other than a flankage side yard.

2. Uses Permitted (“SC-5” Zone)

No person shall, within the lands zoned “SC-5”, use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) business office
- b) professional office
- c) personal service shop
- d) medical office facility

3. Zone Requirements (“SC-5” Zone)

No person shall within the lands designated “SC-5”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) LOT AREA (minimum): 0.2 hectares
- b) LOT FRONTAGE (minimum): 40 metres
- c) FRONT YARD DEPTH (minimum): 7.5 metres
- d) INTERIOR SIDE YARD WIDTH (minimum) 4.5 metres
- e) FLANKAGE SIDE YARD WIDTH (minimum) 4.5 metres
- f) REAR YARD DEPTH (minimum): 7.5 metres
- g) BUILDING HEIGHT (maximum): 12.0 metres
- h) OPEN STORAGE: no open storage shall be permitted in any yard
- i) LOT COVERAGE (maximum) 33 percent

j) PARKING REQUIREMENTS:

- i. For the purpose of this clause, “parking space” shall mean a usable and accessible area of not less than 15.95 square metres, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
- ii. There shall be provided and maintained a minimum of five (5) parking spaces for each 93 square metres or part thereof of gross leasable floor area.

k) SPECIAL RESTRICTIONS:

- i. The gross floor area of a medical office facility on the lands designated “SC-5” shall not exceed 1114 square metres
- ii. All medical office and related uses shall not exceed 50% of the gross leasable floor area of the building
- iii. All garbage shall be stored entirely in the building
- iv. Section 5.21.2 b) of By-law 3036 shall not apply to the area subject to this exception.

15.235 Exception Zone 235 (By-law 1896-84, as amended by By-law 6574-05)

1. Definitions

- a) “Assembly Hall” shall mean a building or part of a building in which facilities are provided for purposes such as civic, educational, political, religious or social meetings and which may include an auditorium or a banquet hall but does not include a place of religious assembly;
- b) “Bakery” shall mean a building or part of a building which food products are baked, prepared and offered for retail sale, or in which food products baked and prepared elsewhere are offered for retail sale, but shall not include a Restaurant – Type A;
- c) “Business Office” shall mean a building or part of a building in which the management or direction of business, a public or private agency, a brokerage or a labour or fraternal organization is carried on and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres, but shall not include a retail store;
- d) “Dry Cleaning Depot” shall mean a building or part of a building used for the purpose of receiving articles, goods, or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes;
- e) “Dwelling” shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or a trailer.
- f) “Dwelling Unit” shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- g) “Dwelling, Single or Single Dwelling” shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- h) “Single Attached Dwelling” shall mean one of a group of not less than three single adjacent dwelling units, attached together horizontally by an above grade common wall.
- i) “Financial Institution” shall mean a building or part of a building in which money is deposited, kept, lent or exchanged, and which includes a chartered bank or a branch thereof;
- j) “Floor Area” shall mean the aggregate of the floor areas of all storeys above or below established grade, but shall exclude the floor area of any parts of the building used for mechanical equipment, stairwells, elevators,

and any part of the building below established grade other than that used for retail commercial or office purposes;

- k) “Gross Leasable Floor Area” shall mean the aggregate of the floor areas of all storeys above or below established grade, designed for owner or tenant occupancy or exclusive use only, but excluding storage areas below established grade;
- l) “Dwelling Unit Area” shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- m) “Laundromat” shall mean a building or part of a building wherein machines and facilities for wet laundering and drying are available for public use at a charge, and may include a dry cleaning and laundry depot;
- n) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- o) “Lot Coverage” shall mean the percentage of a lot area covered by all buildings on the lot;
- p) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- q) “Neighbourhood Store” shall mean a retail store having a gross floor area of not more than 400 square metres in which food, drugs, periodicals or similar items of day-to-day household necessity are kept for retail sale primarily to residents of, or persons employed in the immediate neighbourhood;
- r) “Personal Service Shop” shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;
- s) “Private Garage” shall mean an enclosed or partially enclosed structure for the storage of one more vehicles, in which structure no business or service is conducted for profit or otherwise;
- t) “Professional Office” shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not

include a body-rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;

- u) “Restaurant – Type C” shall mean a building or part of a building where food is prepared or offered or kept for retail sale to the public for immediate consumption and is intended to be consumed off the premises, but shall not include a drive-thru;
- v) “Vehicle Rental Establishment” shall mean an establishment in which its main use is the rent or lease of vehicles, but shall not include an accessory vehicle repair shop;
- w) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures or other uses as are specifically permitted thereon.
- x) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- y) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- z) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- aa) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- bb) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- cc) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- dd) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.

2. Provisions

a) Uses Permitted (“SA” Zone)

No person shall within the land designated “SA”, use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. LOT AREA (minimum): 200 square metres
- ii. LOT FRONTAGE (minimum): 6.0 metres
- iii. YARD REQUIREMENTS (minimum): as illustrated on Figure 1 - except that no side yard shall be provided on the side where dwellings on abutting lots are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
- iv. LOT COVERAGE (maximum): 40 percent
- v. BUILDING HEIGHT (maximum): 12 metres
- vi. DWELLING UNIT REQUIREMENTS: maximum one (1) dwelling unit per lot and minimum dwelling unit area of 100 square metres
- vii. PARKING REQUIREMENTS: minimum one (1) private garage per lot attached to the main building and located not less than 6 metres from the front lot line.

b) Uses Permitted (“C10-R” Zone)

No person shall within the lands designated “C10-R, use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. subject to the provisions of paragraph (2)(c)(v) A of this Section, dwelling unit.
- ii. subject to the provisions of paragraph (2)(c)(v)B of this Section, the following are permitted uses: assembly hall, bakery, business office, dry cleaning depot, financial institution, laundromat, neighbourhood store, personal service shop, professional office, restaurant - type C and vehicle rental establishment.

c) Zone Requirements (“C10-R” Zone)

No person shall within the lands designated “C10-R”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. YARD REQUIREMENTS (minimum):

- A. The zone boundary of the lands designated “C10-R” which abuts a street shall be deemed to be a front lot line and the minimum setback of any building or structure, except a sign, from a front lot line shall be 4.5 metres.
- B. All zone boundaries of the lands designated “C10-R” not abutting a street shall be deemed to be side lot lines and the minimum setback of any building or structure except a sign, from a side lot line shall be 1.2 metres.
- C. There shall be no other front lot lines, no other side lot lines, no flanking lot lines and no rear lot lines.

ii. LOT COVERAGE (maximum): 33 percent

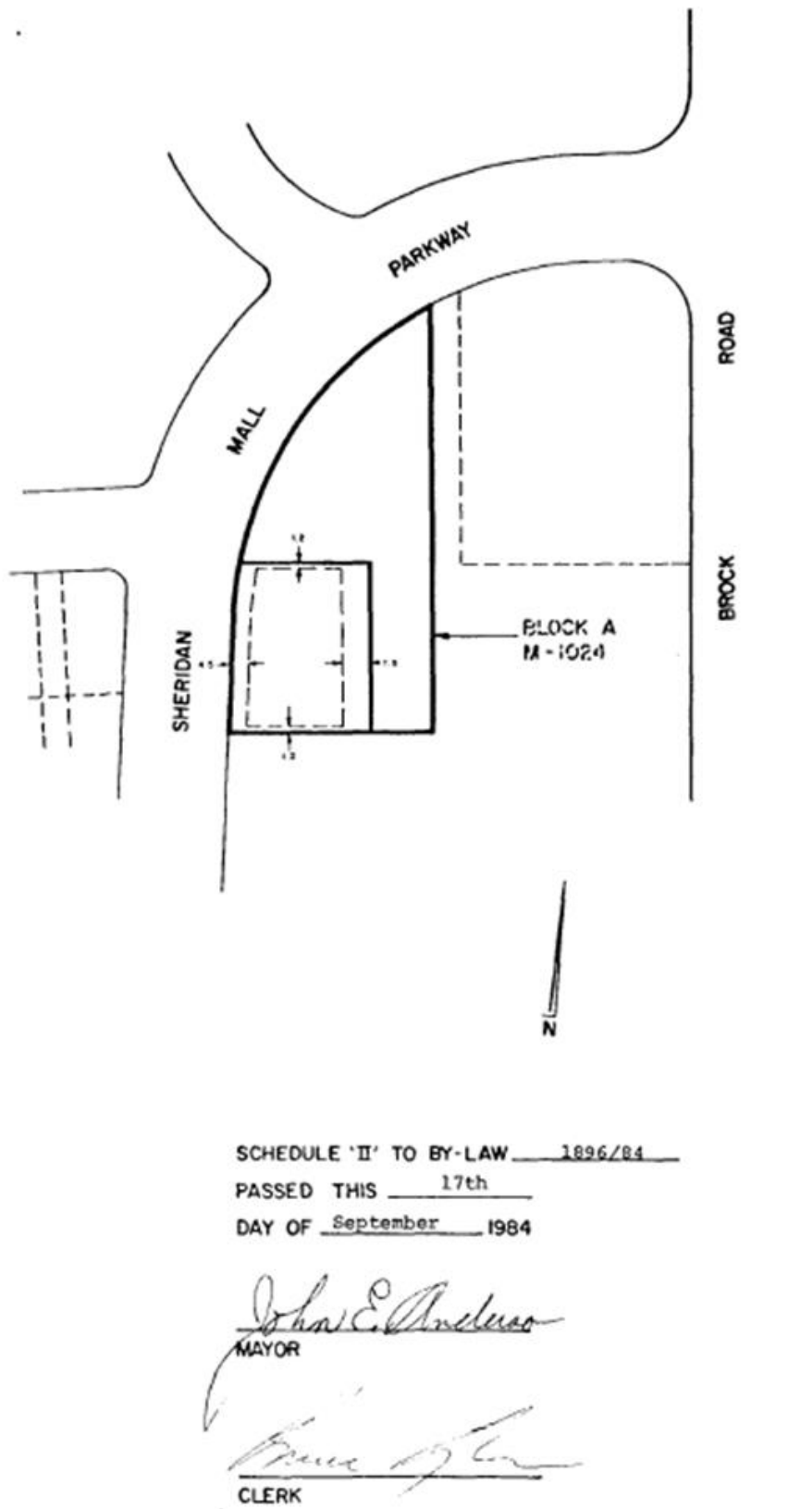
iii. BUILDING HEIGHT (maximum): 12 metres

iv. PARKING REQUIREMENTS:

- A. For the purpose of this clause “parking space” shall mean a usable and accessible area of not less than 15.95 square metres, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
- B. For each establishment having any of the following uses there shall be provided and maintained on the lot generating the requirement a minimum of 4.0 parking spaces for each 93 square metres or part thereof gross leasable floor area of the establishment:
 - 1) assembly hall
 - 2) bakery
 - 3) business office
 - 4) dry cleaning depot
 - 5) financial institution
 - 6) neighbourhood store
 - 7) personal service shop
 - 8) professional office
 - 9) restaurant – type C
 - 10) vehicle rental establishment

- C. For each dwelling unit there shall be provided and maintained on the lot generating the requirement a minimum of 1.5 parking spaces.
- v. SPECIAL RESTRICTIONS:
 - A. For Dwelling Unit
 - 1) no dwelling unit shall contain more than two bedrooms.
 - 2) no dwelling unit shall be located elsewhere than on the second storey of a building containing any uses permitted in paragraph 2(b)(ii) of this section.
 - 3) not less than six and not more than seven dwelling units shall be permitted within the area designated “C10-R”.
 - B. For Other Permitted Uses
 - 1) the aggregate of the gross leasable floor area of the assembly hall, bakery, business office, dry cleaning depot, financial institution, laundromat, neighbourhood store, personal service shop, professional office, restaurant – type C and vehicle rental establishment shall not exceed 500 square metres.
 - 2) no dwelling unit shall be located elsewhere than on the second storey of a building containing any uses permitted in paragraph 2(b)(ii) of this section.
 - 3) only one restaurant – type C shall be permitted and the maximum gross leasable floor area shall not exceed 125 square metres.
 - 4) the aggregate of the gross leasable floor area of all assembly halls shall not exceed 125 square metres.
 - C. Subsections 2.2.1, 5.21.2 b) and 5.21.2 d) of By-law 3036 shall not apply to the area subject to this exception.

3. Figure 1



15.236 Exception Zone 236 (By-law 1931-84)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or a trailer.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- i) "Lot Coverage" shall mean the percentage of a lot area covered by all buildings on the lot.
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Uses Permitted ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3", use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) detached dwelling residential uses

3. Zone Requirements ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) LOT AREA (minimum):
 - i. on lands designated "S2": 400 square metres
 - ii. on lands designated "S3": 350 square metres

- b) LOT FRONTAGE (minimum):
 - i. on lands designated "S2": 13.5 metres
 - ii. on lands designated "S3": 12 metres
 - c) FRONT YARD DEPTH (minimum): 4.5 metres
 - d) INTERIOR SIDE YARD WIDTH:
 - i. minimum 1.2 metres each side, or
 - ii. minimum 1.8 metres one side and no minimum other side
 - e) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - f) REAR YARD DEPTH (minimum): 7.5 metres
 - g) LOT COVERAGE (maximum): 38 percent
 - h) BUILDING HEIGHT (maximum): 12 metres
 - i) DWELLING UNIT REQUIREMENTS:
 - i. maximum 1 dwelling unit per lot
 - ii. minimum dwelling unit area 100 square metres
 - j) PARKING REQUIREMENTS: minimum 1 private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - k) SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres.
4. Uses Permitted ("R5-S" Zone)
- No person shall within the lands designated "R5-S", use any lot or erect, alter or use any building or structure for any purpose except the following:
- a) detached dwelling residential uses
5. Zone Requirements ("R5-S" Zone)
- a) LOT AREA (minimum) 740 square metres
 - b) LOT FRONTAGE (minimum) 22 metres
 - c) FRONT YARD DEPTH (minimum) 7.5 metres
 - d) INTERIOR SIDE YARD WIDTH (minimum) 1.8 metres one side and 3.0 metres the other side

- e) FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres
- f) REAR YARD DEPTH (minimum): 7.5 metres
- g) LOT COVERAGE (maximum): 33 percent
- h) BUILDING HEIGHT (maximum): 12 metres
- i) DWELLING UNIT REQUIREMENTS:
 - i. maximum 1 dwelling unit per lot
 - ii. minimum dwelling unit area 100 square metres.
- j) PARKING REQUIREMENTS: minimum 1 private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.

15.237 Exception Zone 237 (By-law 1998-85, as amended by By-law 2177-86)

1. Definitions

- a) "Community Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer.
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities:
- d) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto:
- e) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- f) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above and/or below grade.
- g) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- h) "Gross Floor Area" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- i) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- j) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- k) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot, except that where a one-storey detached dwelling is constructed on a lot, lot coverage shall not include the area of the lot, covered by a private garage.
- l) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.

- m) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- n) "Public School" shall mean,
 - i. a school under the jurisdiction of a board of education which board is established pursuant to the Education Act, R.S.O. 1980, or any successor thereto;
 - ii. a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto; and
 - iii. a university eligible to receive provincial funding from the Minister of Education; Colleges and Universities; pursuant to the Ministry of Colleges and Universities Act; R.S.O. 1980, or any successor thereto:
- o) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- p) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- q) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest wall of the nearest main building or structure on the lot.
- r) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- s) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- t) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- u) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot.

- v) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- w) "Interior Side Yard" shall mean a yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S1" and "S2" Zones)

No person shall within the lands designated "S1" and "S2" use any lot or erect; alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S1" and "S2" Zones)

No person shall within the lands designated "S1" and "S2", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on the lands designated "S1": 450 square metres
- B. on the lands designated "S2": 400 square metres

ii. LOT FRONTAGE (minimum):

- A. on the lands designated "S1": 15.0 metres
- B. on the lands designated "S2": 13.5 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

- A. minimum 1.2 metres each side, or
- B. minimum 1 .8 metres one side and no minimum other side.

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS: maximum 1 dwelling, unit per lot and minimum dwelling unit area of 100 square metres.

x. PARKING REQUIREMENTS: minimum 1 private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than

6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.

- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres.

c) Uses Permitted ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

d) Zone Requirements ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 250 square metres
- ii. LOT FRONTAGE (minimum): 9 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum 1 dwelling unit per lot and minimum dwelling unit area of 100 square metres
- x. PARKING REQUIREMENTS: minimum 1 private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6;0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.2 metres.

e) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use and building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. semi-detached dwelling residential use

f) Zone Requirements ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. for single detached dwellings
 - 1) minimum 1.2 metres one side, 0.6 metres other side, or
 - 2) no minimum one side so long as on the other side:
 - I. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - II. at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - B. for semi-detached dwellings attached horizontally in whole or in part above grade: 1.2 metres, except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - 1) 1.2 metres measured perpendicularly to such side lot line if no abutting side yard of at least 0.6 metres is provided on the abutting lot, or
 - 2) 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
 - C. for all other semi-detached dwellings:
 - 1) minimum 1.2 metres one side, 0.6 metres other side, or

- 2) no minimum one side so long as on the other side
 - I. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - II. at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 40 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots, except if such buildings are attached in whole or in part above ground shall be not less than 1.2 metres.
- g) Uses Permitted ("G" Zone)
- No person shall within the lands designated "G", use any lot or erect alter or use any building or structure for any purpose except:
- i. greenbelt-conservation uses in accordance with section 17 of By-law 3036 as amended.
- h) Use Permitted ("ES" Zone)
- No person shall within the lands designated "ES", use any lot or erect, alter or use any building or structure for any purpose except:
- i. public school and uses accessory thereto
- i) Use Permitted ("CP" Zone)
- No person shall within the lands designated "CP", use any lot or erect, alter or use any building or structure for any purpose except:
- i. community park

15.238 Exception Zone 238 (By-law 2015-85, as amended by By-law 2569-87, By-law 3324-89, By-law 3674-91, By-law 3925-92, and By-law 4184-93)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally by an above grade common wall.
- f) "Single Attached Dwelling" shall mean one of a group of not less than three single adjacent dwelling units, attached together horizontally by an above grade common wall.
- g) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- h) "Gross Floor Area" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- i) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- j) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- k) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.

- l) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- m) "Neighbourhood Park" shall mean a municipal public park.
- n) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- o) "Public School" shall mean,
 - i. a school under the jurisdiction of a board of education which board is established pursuant to the Education Act, R.S.O. 1980, or any successor thereto;
 - ii. a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto; and
 - iii. a university eligible to receive provincial funding from the Minister of Education, colleges and Universities, pursuant to the Ministry of colleges and Universities Act, R.S.O. 1980, or any successor thereto.
- p) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- q) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- r) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- s) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- t) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- u) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.

- v) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot.
- w) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- x) "Interior Side Yard" shall mean a yard other than a flankage side yard.

2. Provisions

- a) Uses Permitted ("S1", "S1-2", "S1-3", "S2" and "S3" zone)

No person shall within the lands designated "S1", "S1-2", "S1-3", "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

- b) Zone Requirements ("S1", "S1-2", "S1-3", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S1-2", "S1-3", "S2" and "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):

- A. on lands designated "S1", "S1-2", "S1-3": 450 square metres
- B. on lands designated "S2": 400 square metres
- C. on lands designated "S3": 350 square metres

- ii. LOT FRONTAGE (minimum):

- A. on lands designated "S1", "S1-2", "S1-3": 15 metres
- B. on lands designated "S2": 13.5 metres
- C. on lands designated "S3": 12.0 metres

- iii. FRONT YARD DEPTH (minimum):

- A. on lands designated "S1", "S1-2", "S2" and "S3": 4.5 metres
- B. on lands designated "S1-3": 4.0 metres

- iv. INTERIOR SIDE YARD WIDTH:

- A. minimum 1.2 metres each side, or
- B. minimum 1.8 metres one side and no minimum other side

- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

- vi. REAR YARD DEPTH (minimum):

- A. on lands designated "S1", "S2" and "S3": 7.5 metres

B. on lands designated "S1-2" and "S1-3": see Figure 1 attached hereto

- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres.
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which the section applies shall not be less than 1.8 metres.

c) Uses Permitted ("S1-6" Zone)

No person shall within the lands designated "S1-6" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

d) Zone Requirements ("S1-6" Zone)

No person shall within the lands designated "S1-6", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 450 square metres
- ii. LOT FRONTAGE (minimum): 15.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. REAR YARD DEPTH (minimum):
 - A. where a dwelling or any part or extension is constructed before January 1, 1990 3.0 metres
 - B. where a dwelling or any part or extension is constructed after December 31, 1989 7.5 metres
- vi. LOT COVERAGE (maximum): 38 percent
- vii. BUILDING HEIGHT (maximum): 12 metres

- viii. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres
- ix. PARKING REQUIREMENTS: minimum one private garage per lot attached to or detached from the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- x. SPECIAL REGULATIONS: the horizontal distance between buildings, on adjacent lots to which this section applies shall not be less than 1.8 metres.

e) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. semi-detached dwelling residential use

f) Zone Requirements ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 10.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. for single detached dwellings
 - 1) minimum 1.2 metres one side, 0.6 metres other side, or
 - 2) no minimum one side so long as on the other side:
 - I. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - II. at least 1.8 metres interior side yard width is provided to any other wall of the main building.
 - B. for semi-detached dwelling attached horizontally above grade:
 - 1) 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:

- I. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot or,
- II. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings, on adjacent lots, except if such buildings are attached in whole or in part, shall be not less than 1.2 metres.
- xii. Exemption:
 - A. This exemption applies only to the following lands:
 - 1) Lot 7, Plan 40M-1511, Pickering;
 - 2) That Part of Lot 10, Plan 40M-1511, Pickering, designated as Parts 13, 14 and 15, Plan 40R-11631;
 - 3) That Part of Lot 11, Plan 40M-1511, Pickering, designated as Part 10, Plan 40R-11631; and
 - 4) That Part of 13, Plan 40M-1511, Pickering, designated as Parts 2 and 16, Plan 40R-11631.
 - B. Despite Section 2(f)(vi) of this exception and Section 5.7 (b) of By-law 3036, uncovered steps and platforms exceeding 1.0 metres in height above grade may project a maximum of 2.5 metres into the required rear yard of each lot so long as no part thereof shall exceed 2.5 metres in depth or 6.0 metres in width.
 - C. Despite Section 2.16 of By-law 3036, for the purpose of calculating maximum lot coverage under Section 2(f)(vii) of this exception, uncovered steps and platforms shall be deemed not to be buildings or structures.

g) Uses Permitted ("S-SD-SA" Zone)

No person shall within the lands designated "S-SD-SA", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses
- ii. semi-detached dwelling residential uses
- iii. single attached dwelling residential uses

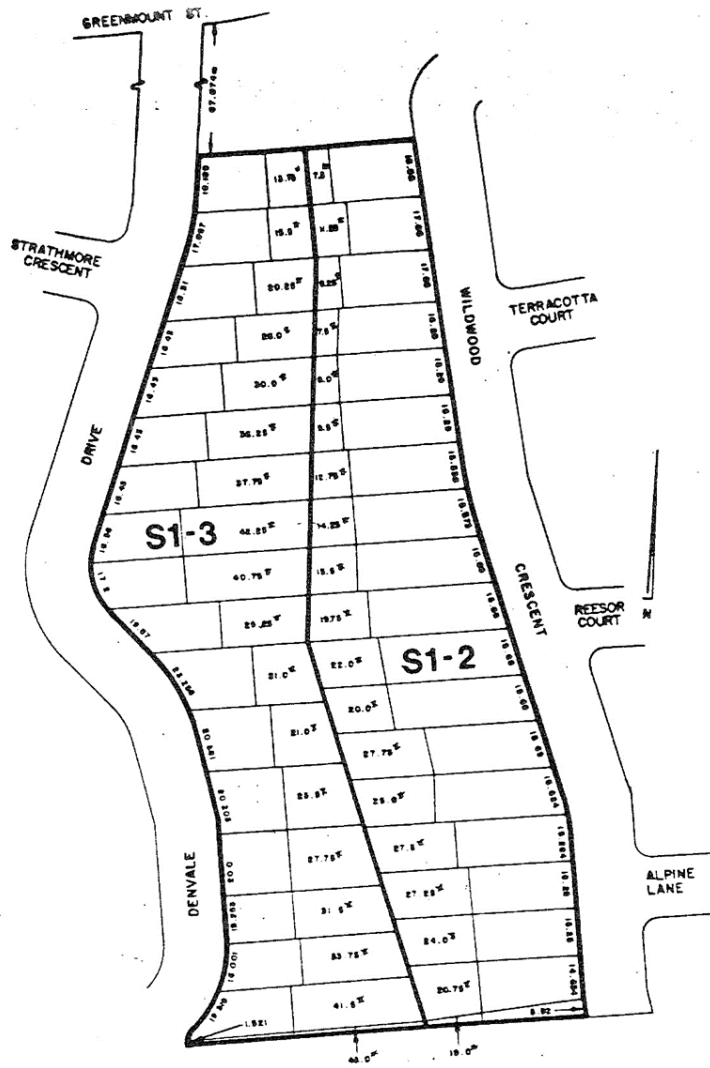
h) Zone Requirements ("S-SD-SA" Zone)

No person shall within the lands designated "S-SD-SA", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. for detached dwellings: 250 square metres
 - B. for semi-detached dwellings: 225 square metres
 - C. for single attached dwellings: 200 square metres
- ii. LOT FRONTAGE (minimum):
 - A. for detached dwellings: 9 metres
 - B. for semi-detached dwellings: 7.5 metres
 - C. for single attached dwellings: 6.7 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. for detached dwellings: 1.2 metres one side no minimum the other side provided that the aggregate of actual side yard widths on the lot equal or exceed 1.8 metres;
 - B. for semi-detached and single attached dwellings: 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:
 - 1) 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot or,
 - 2) 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

- vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum):
 - A. for detached dwellings: 38 percent
 - B. for semi-detached and single attached dwellings: 40 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS:
 - A. not more than 99 residential units be permitted within the areas designated "S-SD-SA";
 - B. maximum one dwelling unit per lot;
 - C. minimum dwelling unit area 100 square metres;
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building and located not less than six metres from the front lot line.
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots, except if such buildings are attached together in whole or in part, shall be not less than 1.2 metres.
- i) Uses Permitted ("ES-S1" Zone)
- No person shall within the lands designated "ES-S1", use any lot or erect, alter or use any building or structure for any purpose except:
- i. public school and uses accessory thereto; or
 - ii. single detached dwelling residential uses.
- j) Zone Requirements ("ES-S1" Zone)
- No person shall within the lands designated "ES-S1", use any lot or erect, alter or use any building or structure for single detached dwelling residential uses except in accordance with the provisions of Section 2(b).
- k) Use Permitted ("NP" Zone)
- No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except:
- i. neighbourhood park

3. Figure 1



* MINIMUM REAR YARD DEPTH - See Section 5(i)(b)(v) B

SCHEDULE 'II' TO BY-LAW 2015/85
PASSED THIS 6th
DAY OF May 1985

John E. Anderson
MAYOR

CLERK

15.239 Exception Zone 239 (By-law 2024-85, as amended by By-law 2099-85 and By-law 6116-03)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above and/or below grade.
- f) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- g) "Gross Floor Area" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- h) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- i) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- j) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.
- k) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7,5 metres distant from the front lot line.
- l) "Neighbourhood Park" shall mean a municipal public park.

- m) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- n) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- o) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- p) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- q) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- r) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- s) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- t) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot.
- u) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- v) "Interior Side Yard" shall mean a yard other than a flankage side yard.

2. Provisions

- a) Uses Permitted ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

- ii. Despite subclause 2(b)(ix) or any other provision of this By-law, a detached dwelling unit on Part of Lots 102 & 103, Plan 40M-1380, (Part 10, 40R-9291), may include a second dwelling unit in the main dwelling;

b) Zone Requirements ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on the lands designated "S1" - 450 square metres
 - B. on the lands designated "S2" - 400 square metres
 - C. on the lands designated "S3" - 350 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on the lands designated "S1" - 15.0 metres
 - B. on the lands designated "S2" - 13.5 metres
 - C. on the lands designated "S3" - 12 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2,7 metres except that in the case of a lot flanking Brock Road the minimum flankage side yard shall be 7.5 metres.
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres.
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.

- A. where a detached dwelling is permitted to include a second dwelling unit, there shall be provided and maintained a minimum of three parking spaces on that lot.
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.
- c) Uses Permitted ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. detached dwelling residential uses
- d) Zone Requirements ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

 - i. LOT AREA (minimum): 300 square metres
 - ii. LOT FRONTAGE (minimum): 10 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres.
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots, shall be not less than 1.2 metres.

e) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses
- ii. semi-detached dwelling residential uses

f) Zone Requirements ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH FOR SINGLE DETACHED DWELLINGS:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. INTERIOR SIDE YARD WIDTH FOR SEMI-DETACHED DWELLINGS ATTACHED HORIZONTALLY IN WHOLE OR IN PART ABOVE GRADE: 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard of at least 0.6 metres is provided on the abutting lot.
 - B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.

- vi. INTERIOR SIDE YARD WIDTH FOR ALL OTHER SEMI-DETACHED DWELLINGS:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - vii. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - viii. REAR YARD DEPTH (minimum): 7.5 metres
 - ix. LOT COVERAGE (maximum): 40 percent
 - x. BUILDING HEIGHT (maximum): 12 metres
 - xi. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum dwelling unit area of 100 square metres.
 - xii. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
 - xiii. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots, except if such buildings are attached in whole or in part, shall be not less than 1.2 metres.
- g) Use Permitted ("NP" Zone)
- No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except:
- i. neighbourhood park

15.240 Exception Zone 240 (By-law 2025-85)

1. Definitions

- a) "Assembly Hall" shall mean a building or part of a building in which facilities are provided for purposes such as civic, educational, political, religious or social meetings and which may include an auditorium or a banquet hall;
- b) "Bakery" shall mean a building or part of a building in which food products are baked, prepared and offered for retail sale, or in which food products baked and prepared elsewhere are offered for retail sale;
- c) "Business Office" shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres; but shall not include a retail store;
- d) "Commercial Club" shall mean an athletic, recreational or social club operated for gain or profit and having public or private membership;
- e) "Commercial-Recreational Establishment" shall mean a commercial establishment in which indoor recreational facilities such as bowling alleys, miniature golf courses, roller skating rinks, squash courts, swimming pools and other similar indoor recreation facilities are provided and operated for gain or profit, and which may include an arena or a stadium but shall not include a place of amusement or entertainment as defined herein;
- f) "Commercial School" shall mean a school which is operated for gain or profit and may include the studio of a dancing teacher or music teacher, or an art school, a golf school or any other such school operated for gain or profit but shall not include any other school defined herein;
- g) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of The Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- h) "Dry Cleaning Depot" shall mean a building or part of a building used for the purpose of receiving articles, goods, or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes;
- i) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged, and which includes a chartered bank or a branch thereof;

- j) "Food Store" shall mean a building or part of a building in which food, produce and other items or merchandise of day-to-day household necessity are stored, offered and kept for retail sale to the public;
- k) "Games Arcade" shall mean any building, room or area in which are offered facilities for the play of:
 - i. three or more games of chance
 - ii. three or more games of mixed chance and skill, or
 - iii. a combination of three or more games of chance and games of mixed chance and skill;for the amusement of the public, which games are not contrary to the Criminal Code of Canada, but does not include premises in which the only amusement facilities offered are pool tables, billiard tables or bowling alleys;
- l) "Gross Leasable Floor Area" shall mean the aggregate of the floor areas of all storeys above or below established grade, designed for owner or tenant occupancy or exclusive use only, but excluding storage areas below established grade;
- m) "Gross Retail and Personal Service Floor Area" shall mean the gross retail and personal service floor area contained in all buildings and structures on the lot, as such space is defined in section 8.2.2 of the Official Plan of the Regional Municipality of Durham, as amended from time to time, or any successor thereto;
- n) "Laundromat" shall mean a self-serve clothes washing establishment containing washing, drying, ironing, finishing or other incidental equipment;
- o) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- p) "Personal Service Shop" shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;
- q) "Place of Amusement or Entertainment" shall mean a building in which facilities are provided for amusement or entertainment purposes, and which may include a billiard or pool room, a dance hall, a music hall, or a theatre, but shall not include a games arcade;
- r) "Private Club" shall mean an athletic, recreational or social club not operated for gain or profit and having private membership;

- s) "Private Non-Residential School" shall mean a school which is maintained for educational or religious purposes but shall not include any other school defined herein.
- t) "Private Residential School" shall mean a school which is maintained for educational or religious purposes and which includes accessory residential facilities but shall not include any other school defined herein.
- u) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;
- v) "Public Club" shall mean an athletic, recreational or social club not operated for gain or profit and having public membership;
- w) "Public School" shall mean,
 - i. a school under the jurisdiction of a board of education which board is established pursuant to The Education Act, 1974, or any successor thereto;
 - ii. a college of applied arts and technology established pursuant to The Ministry of Colleges and Universities Act, 1971, or any successor thereto;
 - iii. a university eligible to receive provincial funding from the Minister of Colleges and Universities, pursuant to The Universities Act, 1971, or any successor thereto;
- x) "Restaurant-Type A" shall mean a building or part of a building where food is prepared and offered or kept for retail sale to the public for immediate consumption on the premises or off the premises, or both on and off the premises;
- y) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, kept and offered for retail sale to the public;
- z) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure, and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- aa) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- bb) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- cc) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or ' where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- dd) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- ee) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- ff) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- gg) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- hh) "Interior Side Yard" shall mean a yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("LCA-2" Zones)

No person shall within the lands designated "LCA-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. assembly hall
- ii. bakery
- iii. business office
- iv. commercial club
- v. commercial-recreational establishment
- vi. commercial school
- vii. day nursery
- viii. dry cleaning depot
- ix. financial institution
- x. food store

- xi. laundromat
- xii. place of amusement or entertainment
- xiii. personal service shop
- xiv. private club
- xv. professional office
- xvi. public club
- xvii. restaurant-type A
- xviii. retail store

b) Zone Requirements ("LCA-2" Zone)

No person shall within the lands designated "LCA-2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. FRONT YARD DEPTH (minimum): 15 metres
- ii. INTERIOR SIDE YARD WIDTH (minimum): 15 metres
- iii. FLANKAGE SIDE YARD WIDTH (minimum): 15 metres
- iv. REAR YARD DEPTH (minimum): 15 metres
- v. LOT COVERAGE (maximum): 33 percent
- vi. BUILDING HEIGHT (maximum): 12 metres
- vii. GROSS RETAIL AND PERSONAL SERVICE FLOOR AREA (maximum): 5,575 square metres
- viii. PARKING REQUIREMENTS:
 - A. For the purpose of this clause "parking space" shall mean a useable and accessible area of not less than 15.95 square metres, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway.
 - B. There shall be provided and maintained on the subject lands a minimum 5 parking spaces for each 93 square metres or part thereof gross leasable floor area.
 - C. Section 5.21.2b) of By-law 3036, as amended, shall not apply to the lands designated "LCA-2".
 - D. All parking areas shall be set back a minimum of 3 metres from all lot lines.
 - E. Notwithstanding Section 5.21.2g) of By-law 3036, as amended, all parking areas shall be paved.

15.241 Exception Zone 241 (By-law 2045-85)

1. Definitions

- a) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of The Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- d) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- e) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- f) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area - Residential" shall mean the aggregate of the floor areas of all storeys of all buildings or structures, used for residential purposes, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S2-DN" Zone)

No person shall within the lands designated "S2-DN" use any lot or erect, alter or use any building or structure for any purposes except the following:

- i. single detached dwelling residential use
- ii. day nursery subject to the provisions of paragraph 2(b)(xi)C

b) Zone Requirements ("S2-DN" Zone)

No person shall within the lands designated "S2-DN", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS:
 - A. For the purpose of this clause, "parking space" shall mean a usable and accessible area of not less than 15.95 square metres, for the temporary parking of a vehicle, but shall not include any portion of parking aisle or driveway;
 - B. There shall be provided and maintained a minimum of two parking spaces for a single dwelling residential use;
 - C. There shall be provided and maintained a minimum of five parking spaces for each 93 square metres or part thereof of activity room area associated with the day nursery use;
- xi. SPECIAL REGULATIONS:
 - A. The horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres;
 - B. Subsection 5.21.2 b) of By-law 3036 shall not apply to the area subject to this exception;
 - C. Not more than ninety children at any one time may be permitted.

15.242 Exception Zone 242 (By-law 2118-85, as amended by By-law 5940-02)

1. Definitions

- a) "Dry Cleaning Establishment" shall mean a building or part of a building used for dry cleaning and related processes but does not include a laundromat.
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- d) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- e) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- f) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area Residential" shall mean the aggregate of the floor areas of all storeys of all buildings or structures, used for residential purposes, other than a private garage, an attic or a cellar;
- h) "Food Preparation Plant" shall mean a building or part of a building in which processed food products are cooked, baked, mixed, packaged or otherwise prepared for distribution to retail or institutional outlets.
- i) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- j) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- k) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- l) "Manufacturing Plant" shall mean a building or part of a building in which is carried on any activity or operation pertaining to the making of any article,

and which shall include altering, assembling, polishing, washing, packing, adapting for sale, breaking up or demolishing the said article.

- m) "Light Manufacturing Plant" shall mean a manufacturing plant used for:
 - i. the production of apparel and finished textile products other than the production of synthetic fibres;
 - ii. printing or duplicating;
 - iii. the manufacture of finished paper other than the processing of wood pulp;
 - iv. the production of cosmetics, drugs and other pharmaceutical supplies; or
 - v. the manufacture of finished lumber products, light metal products, electronic products, plasticware, porcelain, earthenware, glassware, or similar articles, including but not necessarily restricted to, furniture, housewares, toys, musical instruments, jewellery, watches, precision instruments, radios and electronic components.
- n) "Neighbourhood Park" shall mean a municipal public park;
- o) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- p) "Scientific, Research or Medical Laboratory" shall mean a building or part of a building wherein scientific, research or medical experiments or investigations are systematically conducted, and where drugs, chemicals, glassware or other substances or articles pertinent to such experiments or investigations may be manufactured or otherwise prepared for use on the premises.
- q) "Warehouse" shall mean a building or part of a building which is used primarily for the housing, storage, adapting for sale, packaging, or wholesale distribution of goods, wares, merchandise, foodstuffs, substances, articles or things, and includes the premises of a warehouseman but shall not include a fuel storage tank except as an accessory use.
- r) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- s) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- t) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- u) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- v) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- w) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- x) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- y) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- z) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum)

- A. on the lands designated "S2": 400 square metres
- B. on the lands designated "S3": 350 square metres

ii. LOT FRONTAGE (minimum):

- A. on the lands designated "S2": 13.5 metres

- B. on the lands designated "S3": 12.0 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side.
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street.
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres.
- c) Uses Permitted ("S4" Zone)
- No person shall within the lands designated "S4", use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. detached dwelling residential uses
- d) Zone Requirements ("S4" Zone)
- No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 250 square metres
 - ii. LOT FRONTAGE (minimum): 9 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:

- 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (MAXIMUM): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.2 metres.
- e) Uses Permitted ("NP" Zone)
- No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except:
- i. neighbourhood park
- f) Uses Permitted ("M1-4" Zone)
- No person shall within the lands designated "M1-4, use any lot or erect, alter or use any building or structure except in accordance with the following provision:
- i. dry cleaning establishment
 - ii. food preparation plant
 - iii. light manufacturing plant
 - iv. scientific, research or medical laboratory
 - v. warehouse

g) Zone Requirements ("M1-4" Zone)

No person shall within the lands designated "M1-4", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.15 hectares
- ii. LOT FRONTAGE (minimum): 30 metres
- iii. FRONT YARD DEPTH (minimum): 7.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 4.5 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 12 metres
- vi. REAR YARD DEPTH (minimum): 12 metres
- vii. LOT COVERAGE (maximum): 50 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. OPEN STORAGE: no open storage shall be permitted in any yard

15.243 Exception Zone 243 (By-law 2244-86, as amended by By-law 6836-08)

1. Definitions

- a) “Dwelling” shall mean a building or part of a building containing one more dwelling units, but does not include a mobile home or trailer;
- b) “Dwelling Unit” shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) “Dwelling, Single or Single Dwelling” shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) “Dwelling, Detached or Detached Dwelling” shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) “Floor Area-Residential” shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) “Gross Floor Area-Residential” shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) “Lot Coverage” shall mean the percentage of lot area covered by all buildings on the lot;
- i) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) “Private Garage” shall mean an enclosed or partially enclosed structure for the storage of one more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) “Public School” shall mean,
 - i. a school under the jurisdiction of a board of education which board is established pursuant to the Education Act, R.S.O. 1980, or any successor thereto;

- ii. a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto; and
 - iii. a university eligible to receive provincial funding from the Minister of Education, Colleges and Universities, pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto.
- l) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
 - m) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
 - n) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
 - o) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - p) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - q) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
 - r) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
 - s) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - t) “Interior Side Yard” shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted (“S2”, “S2-1”, “S2-3” and “S3” Zone)

No person shall within the lands designated “S2”, “S2-1”, “S2-3” and “S3” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements (“S2”, “S2-1”, “S2-3” and “S-3” Zone)

No person shall within the lands designated “S2”, “S2-1”, “S2-3” and “S3”, use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on lands designated “S2”, “S2-1” and “S2-3”: 400 square metres
- B. on lands designated “S3”: 350 square metres

ii. LOT FRONTAGE (minimum):

- A. on lands designated “S2”, “S2-1” and “S2-3”: 13.5 metres
- B. on lands designated “S3”: 12.0 metres

iii. FRONT YARD DEPTH (minimum): 12 metres

- A. on lands designated “S2”, “S2-3” and “S3”: 4.5 metre
- B. on lands designated “S2-1” 7.5 metres

iv. INTERIOR SIDE YARD WIDTH:

- A. minimum 1.2 metres each side, or
- B. minimum 1.8 metres one side and no minimum other side

v. FLANKAGE SIDE YARD WIDTH (minimum)

- A. on lands designated “S2” and “S3”: 2.7 metres
- B. on lands designated “S2-3”: 5.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

- A. on lands designated “S3”: 40 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres

x. PARKING REQUIREMENTS:

A. on lands designated “S2”, “S2-3” and “S-3”:

minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

B. on lands designated “S2-1” and “S2-3”:

minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 9.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres

c) Uses Permitted (“ES” Zone)

No person shall within the lands designated “ES”, use any lot or erect, alter or use any building or structure for any purpose except the following:

i. public school and uses accessory thereto

15.244 Exception Zone 244 (By-law 2261-86)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer:
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities:
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto:
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures:
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S3" Zone)

No person shall within the lands designated "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S3" Zone)

No person shall within the lands designated "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area- residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from any front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres.

c) Uses Permitted ("SD-A" Zone)

No person shall within the lands designated "SD-A", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use

d) Zone Requirements ("SD-A" Zone)

No person shall within the lands designated "SD-A", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH: 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot or,

- B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot;
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 40 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: minimum one dwelling unit per lot and minimum dwelling unit area of 100 square metres.
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street.
 - xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots, except where such buildings are attached in whole or in part, shall be not less than 1.2 metres
 - B. despite the definition of "Dwelling, Semi- Detached or Semi-Detached Dwelling" in Section 1(e), Semi-Detached Dwellings erected in an "SD-A" zone shall be attached above grade by a common wall which shall be not less than 3 metres in length and not less than 2.4 metres in height.
- e) Uses Permitted ("SD" Zone)
- No person shall within the lands designated "SD", use any lot or erect, alter or use and building or structure for any purpose except the following:
- i. semi-detached dwelling residential uses
- f) Zone Requirements ("SD" Zone)
- No person shall within the lands designated "SD", use any lot or erect, alter or use building or structure except in accordance with the following provisions:
- i. LOT AREA (minimum): 250 square metres
 - ii. LOT FRONTAGE (minimum): 9 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side, or

- B. no minimum one side so long as on the other side
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width provided to any other wall of the main dwelling
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: minimum one dwelling unit per lot and minimum dwelling unit area of 100 square metres.
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite of which is a street.
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots, except if such buildings are attached

15.245 Exception Zone 245 (By-law 3228-89)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest main wall of the nearest main building or structure on the lot;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S2" Zone)

No person shall within the lands designated "S2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres

- iv. SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum):

2.7 metres except that in the case of a lot flanking Brock Road the minimum flankage side yard width shall be 7.5 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres
 - B. Despite Section 2.46(c)(i) of By-law 3036, the boundary of the lot comprised of that Part of Lot 19, Concession 2, designated as Part 1, Plan 40R-12256 which abuts Regional Road No. 1 (Brock Road) shall be deemed to be the front lot line of that lot;
 - C. Despite the parking requirements of Section 2(b)(x), the minimum parking requirement for a detached dwelling located on that Part of Lot 19, Concession 2, designated Part 1, Plan 40R-12256 shall be one private garage erected in the rear or side yard no less than 1.0 metre from every lot line;
 - D. Despite the provision of Section 5.18 of By-law 3036 the minimum north side yard width for an accessory structure (frame shed) located on that Part of Lot 19, Concession 2, designated Part 1, Plan 40R-12256, shall be 0.4 metres;
 - E. Paragraphs C and D, above, shall not apply where a detached dwelling, private garage or accessory structure or extension thereof is constructed after August 8, 1989.

15.246 Exception Zone 246 (By-law 3306-89, as amended by By-law 3685-91)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Single Attached Dwelling" shall mean one of a group of not less than three single adjacent dwelling units, attached together horizontally by an above grade common wall;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S2" Zone)

No person shall within the lands designated "S2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S2" Zones)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 11.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.2 metres.

c) Uses Permitted ("SA-1" Zone)

No person shall within the lands designated "SA-1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single attached dwellings

d) Zone Requirements ("SA-1" Zones)

No person shall within the lands designated "SA-1", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 200 square metres
- ii. LOT FRONTAGE (minimum): 6.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 0.6 metres except that no interior side yard shall be provided on the side where dwellings are attached together;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 4.5 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum):
 - A. for the purpose of this paragraph lot coverage shall not include any uncovered decks or platforms
 - B. maximum 45 % coverage
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. no more than 75 residential units shall be permitted within the areas designated "SA-1"
 - B. minimum dwelling unit area 100 square metres
- x. PARKING REQUIREMENTS: minimum one parking space per dwelling unit located within a private garage attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS:
 - A. Uncovered steps and platforms exceeding 1.0 metres in height may project a maximum depth of 1.8 metres into the required 7.5 metre rear yard so long as no part thereof shall exceed 1.8 metres in depth or 3.0 metres in width
 - B. The horizontal distance between buildings on adjacent lots unless such buildings are attached together in whole or in part, shall be not less than 1.2 metres.
 - C. Section 5.7(a) and 5.7(b) of By-law 3036 shall not apply to the subject lands.

15.247 Exception Zone 247 (By-law 3456-90)

1. Definitions

- a) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- b) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- c) "Religious Retreat Facility" shall mean a place maintained and controlled by a religious order, where persons assemble for contemplative, counselling, educational or other purposes of a religious nature and which may include but not necessarily be limited to a chapel, meeting room, administrative office, retreat house and residential accommodation for members, staff or retired members of a religious order;
- d) "Retreat House" shall mean a building or part of a building for the temporary accommodation of persons taking part in a religious retreat and which may include associated dining and assembly facilities.
- e) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

2. Provisions

a) Uses Permitted ("I(R)" Zone)

No person shall within the lands designated "I(R)" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. religious retreat facility

b) Zone Requirements ("I(R)" Zone)

No person shall within the lands designated "I(R)", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. YARD SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- ii. LOT COVERAGE (maximum): 20 percent
- iii. BUILDING HEIGHT (maximum): 12 metres
- iv. FRONT YARD DEPTH (minimum): 4.5 metres

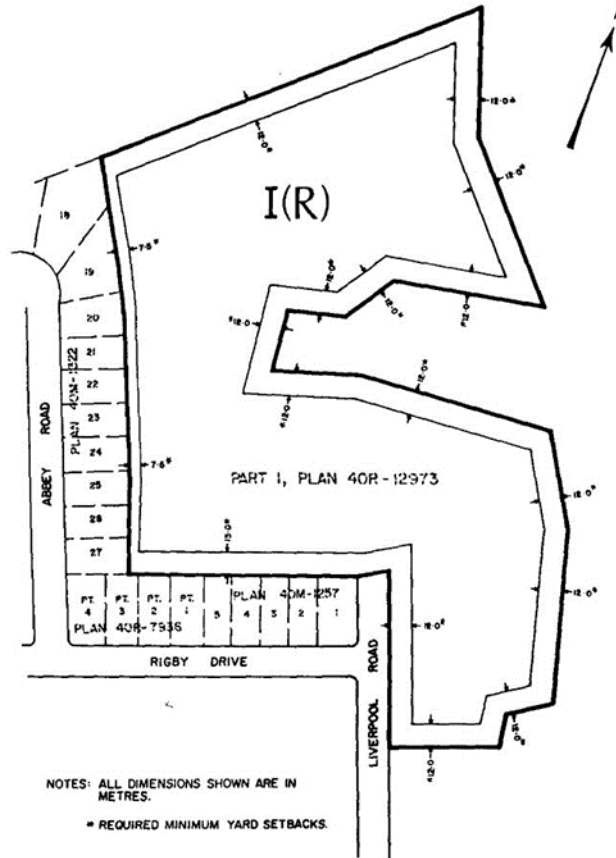
v. PARKING REQUIREMENTS:

- A. For the purpose of this clause “parking space” shall mean a usable and accessible area of not less than 13.78 square metres, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
- B. There shall be provided and maintained a minimum of one parking space per 80 square metres of Gross Floor Area or a minimum of one space per 2 bedrooms on the site, whichever is greater.

vi. SPECIAL REGULATIONS:

- A. Despite the provisions of 2(b)(i) any building or part of a building existing on the date of passage of this By-law on that Part of Lots 22 and 23, Concession 2, designated Part 1, Plan 40R-12973, and located within the minimum yard setback illustrated on Figure 1 attached hereto may remain and be maintained within that minimum yard setback.

3. Figure 1



SCHEDULE I TO BY-LAW 3456/90
PASSED THIS 7th
DAY OF May 1990

MAYOR (Wayne E. Arthurs)

CLERK (Bruce J. Taylor)

15.248 Exception Zone 248 (By-law 3474-90)

1. Definitions

- a) "Dwelling" shall mean building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Semi-Detached Dwelling – Attached Below Grade" shall mean one of a pair of single dwellings which are attached together horizontally in whole or in part below grade only and are separated from other main buildings by yards
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or services is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. PROVISIONS

a) Uses Permitted ("S1" Zone)

No person shall within the lands designated "S1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTRIOR SIDE YARD WIDTH (minimum): 1.2 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line;

c) Uses Permitted ("S2" Zone)

No person shall within the lands designated "S2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

d) Zone Requirements ("S2" Zone)

No person shall within the lands designated "S2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 11.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. 1.2 metres one side and 0.6 metres the other side, or
 - B. 1.8 metres one side and no minimum the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres

- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line;
- xi. SPECIAL REGULATIONS:
 - A. no windows from habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it;
 - B. the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.

15.249 Exception Zone 249 (By-law 3477-90)

1. Definitions

- a) "Dwelling" shall mean building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Neighbourhood Park" shall mean a municipal public park;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or services is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S1", "S1-7", "S2" and "S2-7" Zones)

No person shall within the lands designated "S1", "S1-7", "S2" and "S2-7" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S1", "S1-7", "S2" and "S2-7" Zones)

No person shall within the lands designated "S1", "S1-7", "S2" and "S2-7", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on lands designated "S1" and "S1-7": 450 square metres
 - B. on lands designated "S2" and "S2-7": 400 square metres
 - ii. LOT FRONTAGE (minimum):
 - A. on lands designated "S1" and "S1-7": 15.0 metres
 - B. on lands designated "S2" and "S2-7": 13.5 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum the other side
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum):
 - A. on lands designated "S1" and "S2": 7.5 metres
 - B. on lands designated "S1-7" and "S2-7": 18.0 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12.0 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.
- c) Uses Permitted ("S4-1" Zone)
- No person shall within the lands designated "S4-1" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. detached dwelling residential uses
- d) Zone Requirements ("S4-1" Zone)
- No person shall within the lands designated "S4-1", use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 250 square metres

- ii. LOT FRONTAGE (minimum): 10.5 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling;
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 18.0 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12.0 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.2 metres.
- e) Uses Permitted ("NP" Zones)
- No person shall within the lands designated "NP" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. neighbourhood park

15.250 Exception Zone 250 (By-law 3640-91)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- f) "Single Attached Dwelling" shall mean one of a group of not less than three single adjacent dwelling units, attached together horizontally by an above grade common wall;
- g) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- h) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- i) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- j) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- k) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- l) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;

- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- n) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- u) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- v) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted (“S1”, “S1-2”, “S1-3”, “S2”, “S2-2”, “S3” and “S3-2” Zones)

No person shall within the lands designated “S1”, “S1-2”, “S1-3”, “S2”, “S2-2”, “S3” and “S3-2” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements (“S1”, “S1-2”, “S1-3”, “S2”, “S2-2”, “S3” and “S3-2” Zones)

No person shall within the lands designated “S1”, “S1-2”, “S1-3”, “S2”, “S2-2”, “S3” and “S3-2”, use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on lands designated “S1”, “S1-2”, “S1-3”: 450 square metres
- B. on land designated “S2”, “S2-2”: 400 square metres
- C. on lands designated “S3” and “S3-2”: 350 square metres

ii. LOT FRONTAGE (minimum):

- A. on lands designated “S1”, “S1-2”, “S1-3”: 15.0 metres
- B. on land designated “S2”, “S2-2”: 13.5 metres
- C. on lands designated “S3” and “S3-2”: 12.0 metres

iii. FRONT YARD DEPTH (minimum):

- A. on lands designated “S1”, “S2”, “S3”: 4.5 metres
- B. on land designated “S1-2”,
- C. “S1-3”, “S2-2”, “S3-2”: 4.0 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

- A. minimum 1.2 metres each side, or
- B. minimum 1.8 metres one side and no minimum other side except that in the case of a lot abutting on a reserve on the opposite side of which is Valley Farm Road, the minimum interior side yard width shall be 7.5 metres;

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum):

- A. on lands designated “S1”, “S2” and “S3”: 7.5 metres
- B. on land designated “S1-2”, “S1-3”, “S2-2”, “S3-2”: 7.5 metres

C. for the purposes of this provision, despite section 2.46 c) ii) of By-law 3036, the term rear lot line, for any lot any part of which is located in the "OS-HL" designation shall be deemed to be the boundary on that lot between the "OSHL" zone designation and the abutting "S1-2", "S1-3", "S2-2" or "S3-2" designation;

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12.0 metres

ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres

x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres.

c) Uses Permitted ("S4" and "S5" Zones)

No person shall within the lands designated "S4" and "S5" use any lot or erect, alter or use any building or structure for any purpose except the following:

i. detached dwelling residential use

d) Zone Requirements ("S4" and "S5" Zones)

No person shall within the lands designated "S4" and "S5", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

A. on land designated "S4": 300 square metres

B. on lands designated "S5": 250 square metres

ii. LOT FRONTAGE (minimum):

A. on land designated "S4": 10.0 metres

B. on lands designated "S5": 9.0 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

A. minimum 1.2 metres one side, 0.6 metres other side, or

- B. no minimum one side as long as the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum):
 - A. on land designated "S4": 38 percent
 - B. on lands designated "S5": 40 percent
- viii. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- ix. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- x. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.2 metres
- e) Uses Permitted ("SD-A" Zone)

No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. semi-detached dwelling residential use
- f) Zone Requirements ("SD-A" Zone)

No person shall within the lands designated "SD-A", use any lot or erect, alter or use any building except in accordance with the following provisions:

 - i. LOT AREA (minimum): 225 square metres
 - ii. LOT FRONTAGE (minimum): 7.5 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the

side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:

- A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
- B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between building on adjacent lots, except where such buildings are attached in whole or on part, shall be not less than 1.2 metres;
 - B. despite the definition of " Dwelling, Semi-Detached or Semi-Detached Dwelling" in Section 1(e), Semi-Detached Dwellings erected in an "SD-A" zone shall be attached above grade by a common wall which shall be not less than 3.0 metres in length and not less than 2.4 metres in height.

g) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. semi-detached dwelling residential use

h) Zone Requirements ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres

- ii. LOT FRONTAGE (minimum): 7.5 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side as long as the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 40 percent
 - viii. BUILDING HEIGHT (maximum): 12.0 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
 - xi. SPECIAL REGULATIONS: the horizontal distance between building on adjacent lots, except where such buildings are attached in whole or on part, shall be not less than 1.2 metres;
- i) Uses Permitted (“SA-2” Zone)
- No person shall within the lands designated “SA-2” use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. semi-detached dwelling residential use
- j) Zone Requirements (“SA-2” Zone)
- No person shall within the lands designated “SA-2”, use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 180 square metres
 - ii. LOT FRONTAGE (minimum): 6.0 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot;
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 40 percent
 - viii. BUILDING HEIGHT (maximum): 12.0 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line
- k) Uses Permitted ("OS-HL" Zone)
- No person shall within the lands designated "OS-HL" use any lot or erect, alter or use any building or structure for any purpose except the preservation and conservation of the natural environment, soil and wildlife.
- l) Zone Requirements ("OS-HL" Zone)
- No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.

15.251 Exception Zone 251 (By-law 3624-90)

1. Definitions

- a) "Dwelling" shall mean building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or services is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

- a) Uses Permitted ("S1-5" and "S2" Zones)

No person shall within the lands designated "S1-5" and "S2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S1-5" and "S2" Zones)

No person shall within the lands designated "S1-5" and "S2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on lands designated "S1-5": 450 square metres
 - B. on lands designated "S2": 400 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated "S1-5": 15.0 metres
 - B. on lands designated "S2": 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum):

minimum 2.7 metres except that in the case of a corner lot flanking on Finch Avenue, the minimum flankage side yard shall be 4.5 metres
- vi. REAR YARD DEPTH (minimum):
 - A. on lands designated "S1-5": 10.0 metres
 - B. on lands designated "S2": 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.

B. despite the provisions of subclause (vi) above no main building shall be erected, altered or used in the area diagonally hatched on Figure 1 hereto.

c) Uses Permitted ("OS-HL" Zone)

No person shall within the lands designated "OS-HL" use any lot or erect, alter or use any building or structure for any purpose except the preservation and conservation of the natural environment, soil and wildlife.

d) Zone Requirements ("OS-HL" Zone)

No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.

15.252 Exception Zone 252 (By-law 3678-91)

1. Definitions

- a) "Dwelling" shall mean building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or services is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("R3-2" and "S1" Zones)

No person shall within the lands designated "R3-2" and "S1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("R3-2" and "S1" Zones)

No person shall within the lands designated "S3-2" and "S1", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):

- A. on lands designated "R3-2": 550 square metres

- B. on lands designated "S1": 450 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated "R3-2": 18 metres
 - B. on lands designated "S1": 15 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. on lands designated "R3-2": 1.8 metres
 - B. on lands designated "S1":
 - 1) minimum 1.2 metres each side, or
 - 2) minimum 1.8 metres one side and no minimum the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum):
 - A. on lands designated "R3-2" 10.0 metres
 - B. on lands designated "S1": 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.
 - B. despite the provisions of Section 2(a)(i) above, the area diagonally hatched on Figure 1 attached hereto shall only be used for tree preservation and conservation purposes, and no buildings or structures of any kind, including accessory buildings, but excluding fences along the lot lines, shall be erected; and no swimming pools, tennis courts or like recreational facilities shall be permitted;
 - C. despite the provision of subclause (vi) above, no building or structure shall be located closer than 6.0 metres to the nearest limit of the area diagonally hatched on Figure 1, or to the area designated "OS-HL".

c) Uses Permitted ("OS-HL" Zone)

No person shall within the lands designated "OS-HL" use any lot or erect, alter or use any building or structure for any purpose except the preservation and conservation of the natural environment, soil and wildlife.

d) Zone Requirements ("OS-HL" Zone)

No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.

15.253 Exception Zone 253 (By-law 3686-91)

1. Definitions

- a) "Dwelling" shall mean building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or services is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. PROVISIONS

- a) Uses Permitted ("S3" and "S3-2" Zones)

No person shall within the lands designated "S3" and "S3-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S3" and "S3-2" Zones)

No person shall within the lands designated "S3" and "S3-2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum):
 - A. A on lands designated "S3" 7.5 metres
 - B. B on lands designated "S3-2": 11 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.

c) Uses Permitted ("S-SD" Zone)

No person shall within the lands designated "S-SD" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses
- ii. semi-detached dwelling residential uses

d) Zone Requirements ("S-SD" Zone)

No person shall within the lands designated "S-SD", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 250 square metres
- ii. LOT FRONTAGE (minimum): 9.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. for single detached dwellings:
 - 1) minimum 1.2 metres one side, 0.6 metres other side, or
 - 2) no minimum one side so long as on the other side:
 - I. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - II. at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling
 - B. for semi-detached dwellings:

minimum 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line as follows:

 - 1) 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - 2) 0.6 metres measured perpendicular to such side lot line if an abutting side yard is provided on the abutting lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots, except if such buildings are attached together in whole or in part, shall be not less than 1.2 metres shall be not less than 1.8 metres.

- B. Despite the definition of "Dwelling, Semi-detached or Semi-detached Dwelling" in Section 1(e) Semi-detached dwellings erected in an "S-SD" zone shall be attached above grade only.

15.254 Exception Zone 254 (By-law 3892-91)

1. Definitions

- a) "Dwelling" shall mean building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or services is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S1" and "S1-8" Zones)

No person shall within the lands designated "S1" and "S1-8" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S1" and "S1-8" Zones)

No person shall within the lands designated "S1" and "S1-8", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. on lands designated “S1”: 1.2 metres
 - B. on lands designated “S1-8”:
 - 1) North side yard: 1.2 metres
 - 2) South side yard: 2.4 metres to the nearest wall of uninhabitable portion of main building and 7.0 metres to nearest wall of habitable portion of main building
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one uninhabitable private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street;

15.255 Exception Zone 255 (By-law 2864-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Neighbourhood Park" shall mean a municipal public park;
- l) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;

- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- n) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- u) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest main wall of the nearest main building or structure on the lot;
- v) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S" Zone)

No person shall within the lands designated "S" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S" Zone)

No person shall within the lands designated "S", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 11 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres on one side, 0.6 metres on the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

c) Uses Permitted ("S3" Zone)

No person shall within the lands designated "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

d) Zone Requirements ("S3" Zone)

No person shall within the lands designated "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side

- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres
- e) Uses Permitted ("S4" Zone)
- No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. detached dwelling residential use
- f) Zone Requirements ("S4" Zone)
- No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 250 square metres
 - ii. LOT FRONTAGE (minimum): 9 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres on one side, 0.6 metres on the other side
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be

located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres

g) Uses Permitted ("SD-A" Zone)

No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use

h) Zone Requirements ("SD-A" Zone)

- i) No person shall within the lands designated "SD-A", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the side lot line separating such lots, or that is not a direct extension thereof, shall be set back from the side lot line as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot or,
 - B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than

6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

xi. SPECIAL REGULATIONS:

xii. Despite Section 1(e), the pair of single dwellings comprising the semi-detached dwelling permitted within the lands designated “SD-A” shall be attached to each other by an above grade common private garage wall which shall be not less than 3.0 metres in length and not less than 2.4 metres in height.

j) Uses Permitted “NP” Zone

No person shall within the lands designated “NP” use any lot or erect, alter or use any building or structure for any purpose except the following;

i. neighbourhood park

15.256 Exception Zone 256 (By-law 2896-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Single, Attached Dwelling" shall mean one of a group of not less than three single adjacent dwelling units, attached together horizontally by an above grade common wall;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("SD-SA" Zone)

No person shall within the lands designated "SD-SA" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use
- ii. single attached dwelling residential use

b) Zone Requirements ("SD-SA" Zone)

No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 170 square metres
- ii. LOT FRONTAGE (minimum): 6.0 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):

Minimum 1.2 metres except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension there of shall be set back from the side lot line separating such lots as follows

 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 45 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line
- xi. SPECIAL REGULATIONS: no more than 34 dwelling units shall be permitted on the lands designated “SD-SA”

15.257 Exception Zone 257 (By-law 2911-88, as amended by By-law 3506-90)

1. Definitions

- a) “Activity Room Area” shall mean the floor area within a day nursery that is used by children for their day-to-day activities but shall exclude all floor area allocated to corridors, storage areas, washroom and kitchen facilities and offices;
- b) “Day Nursery” shall mean lands and premises duly licenced pursuant to the provisions of the Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children
- c) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- d) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- e) "Multiple Dwelling-Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- f) “Multiple Dwelling-Vertical” shall mean a building containing three or more dwelling units attached horizontally and vertically by above grade wall or walls or an above grade floor or floors or both;
- g) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- h) “Gross Floor Area-Residential” shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, and attic or a cellar;
- i) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- j) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- k) “Lot Frontage” shall mean the percentage of lot area covered by all buildings on the lot;

- l) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- m) "Senior Citizen Apartment Dwelling" shall mean a dwelling containing three or more dwelling units attached horizontally or vertically for occupation by elderly persons only;
- n) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

2. Provisions

a) Uses Permitted ("RM1-3/DN(3)" Zone)

No person shall within the lands designated "RM1-3/DN(3)" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. day nurseries
- ii. multiple dwellings - horizontal
- iii. multiple dwellings - vertical

b) Zone Requirements ("RM1-3/DN(3)" Zone)

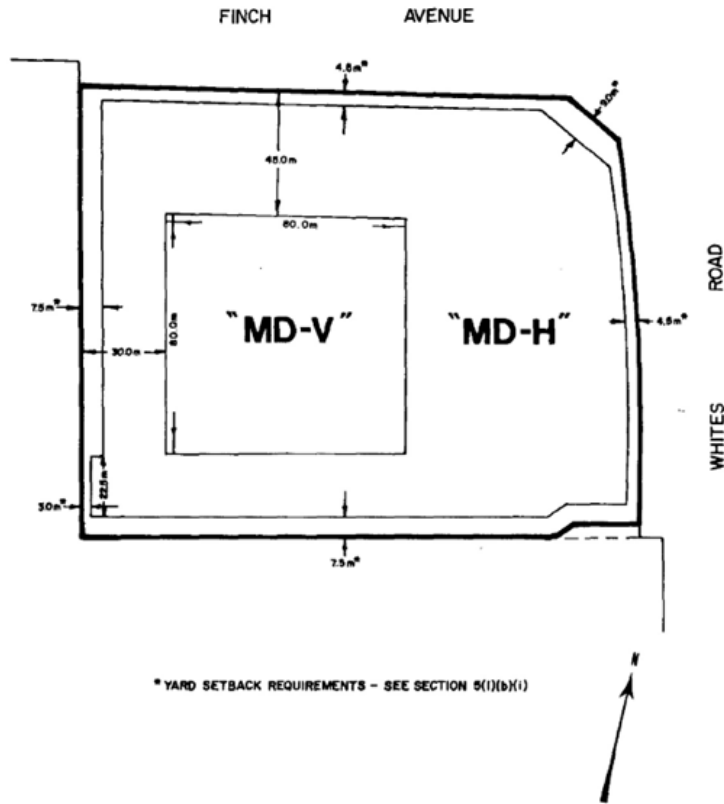
No person shall within the lands designated "RM1-3/DN(3)", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. YARD SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- ii. BUILDING HEIGHT (maximum):
 - A. on the lands designated "MD-H" on Figure 1 attached hereto:
2 storeys
 - B. on the lands designated "MD-V" on Figure 1 attached hereto:
3 storeys
- iii. DWELLING UNIT REQUIREMENTS:
 - A. No more than 141 dwelling units shall be permitted within the area designated "RMI-3/DN(3)";
 - B. Multiple dwellings-horizontal shall only be permitted on those lands designated "MD-H" on Figure 1 attached hereto;
 - C. Any multiple dwelling-horizontal shall have a minimum dwelling unit floor area of 84.0 square metres;

- D. Multiple dwellings-vertical shall only be permitted on those lands designated “MD-V” on Figure 1 attached hereto;
 - E. Any multiple dwelling-vertical shall have a minimum dwelling unit floor area of 56.0 square metres;
 - F. minimum of 30 multiple dwelling-vertical shall be provided and maintained for use as senior citizen apartment dwellings.
- iv. LOT COVERAGE (maximum): 40 percent
- v. PARKING REQUIREMENTS:
- A. “Parking Space” shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of vehicles, but shall not include any portion of a parking aisle or driveway;
 - B. The minimum perpendicular width of an aisle for two-way traffic, used to gain access to a parking space shall be 5.5 metres;
 - C. For each dwelling unit within a multiple dwelling-horizontal there shall be provided and maintained on the lot:
 - 1) a minimum 1.2 parking spaces which shall include one parking space located between the front wall of the dwelling unit and the nearest two-way traffic aisle;
 - 2) a minimum of 0.3 visitor parking spaces;
 - D. For each dwelling unit within a multiple dwelling-vertical there shall be provided and maintained on the lot:
 - 1) a minimum of 0.5 parking spaces;
 - 2) a minimum of 0.15 visitor parking spaces;
 - E. For any day nursery use, there shall be provided and maintained on the lot a minimum of 5.0 parking spaces for each 100 square metres of activity room floor area associated with the day nursery;
 - F. Section 5.21.2 and 6.5 (c) of By-law 3036, as amended, shall not apply to lands designated “RM1-3/DN(3)”;
- vi. SPECIAL REGULATIONS:
- A. the horizontal distance between multiple dwellings-horizontal shall be a minimum of 1.8 metres.
 - B. Any day nursery use shall be located on the lands designated “MD-V” on Figure 1 attached hereto;
 - C. The number of children attending at one time all day nurseries on the land designated “MD-V” on Figure 1 attached hereto, shall not exceed 40;

- D. One refuse storage building, ancillary to the permitted residential uses, shall be provided and maintained within the lands designated "RM1-3/DN(3)".

3. Figure 1



* YARD SETBACK REQUIREMENTS - SEE SECTION 5(i)(b)(i)

SCHEDULE II TO BY-LAW 2911/88
PASSED THIS 10th
DAY OF August 1989

Wayne E. Arthurs
MAYOR (Wayne E. Arthurs)

Bruce J. Taylor
CLERK (Bruce J. Taylor)

15.258 Exception Zone 258 (By-law 2917-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
 - n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
 - q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
 - r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
 - t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;
2. Provisions

a) Uses Permitted ("R3-2" and "R3-3" Zones)

No person shall within the lands designated "R3-2" and "R3-3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("R3-2" and "R3-3" Zones)

No person shall within the lands designated "R3-2" and "R3-3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 550 square metres
- ii. LOT FRONTAGE (minimum): 18.0 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. SIDE YARD WIDTH (minimum): 1.8 metres
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum):
 - A. on lands designated "R3-2": 10 metres
 - B. on lands designated "R3-3": 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
 - xi. SPECIAL REGULATIONS: where a lot is comprised of lands designate both "R3-3" and "OS-HL", any main building erected, altered or used on that lot must, in addition to complying with the zone requirements of each of those zones, also be located a minimum of 6.0 metres from the boundary between the "R3-3" and "OS-HL" designations.
- c) Uses Permitted ("OS-HL" Zone)
- No person shall within the lands designated "OS-HL" use any lot or erect, or alter or use any building or structure for any purpose except the preservation and conservation of the natural environment, soil and wildlife.
- d) Zone Requirements ("OS-HL" Zone)
- No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used for purposes of flood and erosion control.

15.259 Exception Zone 259 (By-law 2921-88, as amended by By-law 3475-90 and By-law 5352-98)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwelling being attached together horizontally in whole or part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

- a) Uses Permitted ("S1", S2", and "S3" Zones)

No person shall within the lands designated "S1", S2", and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S1", S2", and "S3" Zone)

No person shall within the lands designated "S1", S2", and "S3", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on lands designated "S1": 450 square metres
- B. on lands designated "S2": 400 square metres
- C. on land designated "S3": 350 square metres

ii. LOT FRONTAGE (minimum):

- A. on lands designated "S1": 15.0 metres
- B. on lands designated "S2": 13.5 metres
- C. on land designated "S3": 12.0 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

- A. minimum 1.2 metres each side, or
- B. minimum 1.8 metres one side and no minimum other side

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres

x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres.

c) Uses Permitted ("S4" Zone)

No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except the following:

i. detached dwelling residential uses

d) Zone Requirements ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 250 square metres
- ii. LOT FRONTAGE (minimum): 9.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side as long as the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.2 metres.

e) Uses Permitted ("SD" Zone)

f) No person shall within the lands designated "SD" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached residential uses

g) Zone Requirements ("SD" Zone)

No person shall within the lands designated "SD", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 250 square metres
- ii. LOT FRONTAGE (minimum): 9.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side as long as the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS:

The horizontal distance between buildings on adjacent lots except if such buildings are attached together in whole or in part, shall be not than 1.2 metres.

15.260 Exception Zone 260 (By-law 4997-97)

1. DEFINITIONS

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- j) "Neighbourhood Park" shall mean a municipal public park.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure with a minimum accessible interior dimension of 2.6 metres wide by 5.3 metres long devoted to the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("R4-9" and "S3-7" Zones)

No person shall within the lands designated "R4-9" and "S3-7" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

b) Zone Requirements ("R4-9" and "S3-7" Zones)

No person shall within the lands designated "R4-9" and "S3-7" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on lands designated “R4-9”: 460 square metres
 - B. on lands designated “S3-7”: 350 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated “R4-9”: 15.0 metres
 - B. on lands designated “S3-7”: 12.0 metres
- iii. FRONT YARD DEPTH (minimum):
 - A. for lots fronting on Fairport Road: 7.5 metres
 - B. for all other lots: 4.5 metres
 - C. despite clauses A and B above, a single storey covered and unenclosed porch or veranda with no habitable space above, may project a maximum of 1.5 metres into a required front yard.
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. on lands designated “R4-9”: 1.2 metres
 - B. on lands designated “S3-7”:
1.2 metres on one side and 0.6 metres on the other side
 - C. despite clauses A and B above, where a detached garage is located in the rear yard, the minimum interior side yard widths shall be 3.0 metres on one side and 0.0 metres on the other side.
- v. BUILDING SEPARATION (minimum):
 - A. on lands designated “R4-9”: 3.0 metres
 - B. on lands designated “S3-7”: 1.2 metres
- vi. FLANKAGE SIDE YARD WIDTH (minimum):
 - A. for lots flanking on Fairport Road: 4.5 metres
 - B. for all other lots: 2.7 metres
- vii. REAR YARD DEPTH (minimum): 7.5 metres
- viii. LOT COVERAGE (maximum):
 - A. 38 percent for all buildings and structures on a lot.
 - B. despite clause A above, where a single storey covered and unenclosed porch or veranda having no habitable space above it is attached to the wall containing the main entrance to the dwelling unit, such porch or veranda shall be excluded from the calculation of lot coverage.
 - C. despite clause A above, where a one-storey detached dwelling with an attached private garage is constructed on a lot, the attached

- private garage shall be excluded from the calculation of lot coverage.
- D. the total lot coverage of all accessory buildings, excluding detached private garages shall not exceed five percent.
 - E. despite clauses A and C above, where a detached private garage not exceeding 38 square metres in area is constructed in the rear yard of a lot with an area of 350 square metres or greater, such detached private garage shall be excluded from the calculation of lot coverage.
- ix. BUILDING HEIGHT (maximum):
- A. for a dwelling with or without an attached private garage: 9.0 metres
 - B. for all accessory buildings which are not part of the main building: 3.5 metres
- x. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- xi. PARKING AND PRIVATE GARAGE REQUIREMENTS:
- A. minimum one private garage per lot.
 - B. a detached private garage shall be located in the rear yard or the side yard, but no part of a private detached garage shall be located in the front yard.
 - C. minimum driveway width of 5.0 metres.
 - D. despite the minimum driveway width requirement of clause C above, where a private detached garage is located entirely in the rear yard, clause C above shall not apply.
 - E. despite the front yard depth, interior side yard width and flankage side yard width requirements of this by-law, the vehicular entrance to a private garage shall be located not less than 6 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street, except that for lots fronting on Fairport Road, the vehicular entrance to garages shall be located not less than 7.5 metres from the front lot line.
 - F. on lands designated “R4-9” and “S3-7”, no part of any attached private garage shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch or veranda extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit.

- G. despite the minimum rear yard depth and minimum interior side yard width requirements of this by-law, if a detached garage is located entirely within a rear yard, it may be located a minimum of 1.0 metres from any interior side lot line or rear lot line provided that the provisions of clause E above and the minimum flankage side yard width requirements of this by-law are adhered to.
- H. the maximum building height of any detached private garage shall be 3.5 metres.

xii. ACCESSORY BUILDING LOCATION REQUIREMENTS:

- A. all accessory buildings which are not part of the main dwelling, with the exception of a detached private garage, shall be located entirely within in the rear yard, and not less than 1.0 metre from any lot line other than a flankage lot line.
- B. accessory structures shall adhere to the minimum flankage side yard width requirements of this by-law.
- C. despite clauses A and B above, an accessory building not exceeding 1.8 metres in height and/or not exceeding 10.0 square metres in area may be located in the rear yard not less than 0.6 metres from any lot line.

c) Uses Permitted ("OS-HL" Zone)

No person shall within the lands designated "OS-HL" use any lot or erect, alter or use any building or structure for any purpose except the preservation and conservation of the natural environment, soil and wildlife.

d) Zone Requirements ("OS-HL" Zone)

No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.

e) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. neighbourhood park

15.261 Exception Zone 261 (By-law 4973-97)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- j) "Private Garage" shall mean an enclosed or partially enclosed structure with a minimum accessible interior dimension of 2.6 metres wide by 5.3 metres long devoted to the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("R4-9" Zone)

No person shall within the lands designated "R4-9" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

b) Zone Requirements ("R4-9" Zone)

No person shall within the lands designated "R4-9" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum): 460 square metres
- ii. LOT FRONTAGE (minimum): 15.0 metres
- iii. FRONT YARD DEPTH (minimum):
 - A. for lots fronting on Fairport Road: 7.5 metres
 - B. for all other lots: 4.5 metres
 - C. despite clauses A and B above, a single storey covered and unenclosed porch or veranda with no habitable space above, may project a maximum of 1.5 metres into a required front yard.
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres, except where a detached garage is located in the rear yard, the minimum interior side yard widths shall be 3.0 metres on one side and 0.0 metres on the other side.
- v. BUILDING SEPARATION (minimum): 3.0 metres
- vi. FLANKAGE SIDE YARD WIDTH (minimum):
 - A. for lots flanking on Fairport Road: 4.5 metres
 - B. for all other lots: 2.7 metres
- vii. REAR YARD DEPTH (minimum): 7.5 metres
- viii. LOT COVERAGE (maximum):
 - A. 38 percent for all buildings and structures on a lot.
 - B. despite clause A above, where a single storey covered and unenclosed porch or veranda having no habitable space above it is attached to the wall containing the main entrance to the dwelling unit, such porch or veranda shall be excluded from the calculation of lot coverage.
 - C. despite clause A above, where a one-storey detached dwelling with an attached private garage is constructed on a lot, the attached private garage shall be excluded from the calculation of lot coverage.
 - D. the total lot coverage of all accessory buildings, excluding detached private garages shall not exceed five percent.
 - E. despite clauses A and C above, where a detached private garage not exceeding 38 square metres in area is constructed in the rear yard of a lot with an area of 350 square metres or greater, such detached private garage shall be excluded from the calculation of lot coverage.

- ix. BUILDING HEIGHT (maximum):
 - A. for a dwelling with or without an attached private garage: 9.0 metres
 - B. for all accessory buildings which are not part of the main building: 3.5 metres
- x. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- xi. PARKING AND PRIVATE GARAGE REQUIREMENTS:
 - A. minimum one private garage per lot.
 - B. a detached private garage shall be located in the rear yard or the side yard, but no part of a private detached garage shall be located in the front yard.
 - C. minimum driveway width of 5.0 metres.
 - D. despite the minimum driveway width requirement of clause C above, where a private detached garage is located entirely in the rear yard, clause C above shall not apply.
 - E. despite the front yard depth, interior side yard width and flankage side yard width requirements of this by-law, the vehicular entrance to a private garage shall be located not less than 6 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street, except that for lots fronting on Fairport Road, the vehicular entrance to garages shall be located not less than 7.5 metres from the front lot line.
 - F. no part of any attached private garage shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch or veranda extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit.
 - G. despite the minimum rear yard depth and minimum interior side yard width requirements of this by-law, if a detached garage is located entirely within a rear yard, it may be located a minimum of 1.0 metres from any interior side lot line or rear lot line provided that the provisions of clause E above and the minimum flankage side yard width requirements of this by-law are adhered to.
 - H. the maximum building height of any detached private garage shall be 3.5 metres.

xii. ACCESSORY BUILDING LOCATION REQUIREMENTS:

- A. all accessory buildings which are not part of the main dwelling, with the exception of a detached private garage, shall be located entirely within in the rear yard, and not less than 1.0 metre from any lot line other than a flankage lot line.
- B. accessory structures shall adhere to the minimum flankage side yard width requirements of this by-law.
- C. despite clauses A and B above, an accessory building not exceeding 1.8 metres in height and/or not exceeding 10.0 square metres in area may be located in the rear yard not less than 0.6 metres from any lot line.

15.262 Exception Zone 262 (By-law 4963-97, as amended by By-law 5338-98)

1. Definitions

- a) "Build-to-zone" shall mean an area of land in which all or part of a building or buildings is located;
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- d) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- e) "Multiple Dwelling - Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure providing a parking space for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("RMM-1" Zone)

No person shall within the lands designated "RMM-1" use any lot or erect, alter or use any building or structure for any purpose except the following residential uses:

- i. semi-detached dwelling
- ii. multiple dwelling - horizontal

b) Zone Requirements ("RMM-1" Zone)

No person shall within the lands designated "RMM-1" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. semi-detached dwelling: 225 square metres

- B. multiple dwelling - horizontal: 180 square metres
- ii. LOT FRONTAGE (minimum):
 - A. semi-detached dwelling: 7.5 metres
 - B. multiple dwelling - horizontal: 6.0 metres
- iii. FRONT YARD DEPTH (minimum):
 - A. semi-detached dwelling: 4.5 metres
 - B. multiple dwelling - horizontal: 4.5 metres
- iv. REAR YARD DEPTH (minimum):
 - A. semi-detached dwelling: 7.5 metres
 - B. multiple dwelling - horizontal: 7.5 metres
- v. SIDE YARD WIDTH (minimum):
 - A. semi-detached dwelling: 1.2 metres
 - B. multiple dwelling - horizontal: 1.2 metres
- vi. INTERIOR SIDE YARD WIDTH (minimum):
 - A. semi-detached dwelling, multiple dwelling - horizontal, 1.2 metres, except
 - 1) where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
 - 2) where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall on the lot upon which that dwelling is located;
 - 3) where dwellings on abutting lots share a common wall and one of those dwellings has a wall extension, other than a common wall, that is not along the common interior side lot line:
 - I. a minimum 1.2-metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is not provided on the other lot, or
 - II. a minimum 0.6-metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard not less than 0.6-metre is provided on the other lot;
- vii. LOT COVERAGE (maximum):
 - A. semi-detached dwelling: 38 per cent

- B. multiple dwelling - horizontal: 38 per cent
- viii. BUILDING HEIGHT (maximum):
 - A. semi-detached dwelling: 12 metres
 - B. multiple dwelling - horizontal: 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. semi-detached dwelling, and multiple dwelling - horizontal:
 - 1) minimum gross floor area-residential of 100 square metres;
 - 2) maximum one dwelling unit per lot;
- x. PARKING REQUIREMENTS:
 - A. semi-detached dwelling:

there shall be provided and maintained on the lot a minimum of one private garage attached to the dwelling unit, and having a vehicular entrance which shall be located not less than 6.0 metres from the front lot line.
 - B. multiple dwelling - horizontal:

there shall be provided and maintained on the lot a minimum of one private garage attached to the dwelling unit, and having a vehicular entrance which shall be located not less than 6.0 metres from the front lot line.
- xi. SPECIAL REGULATIONS:
 - A. despite the provisions of section 2(b)(iv)A above, for lots within the shaded area illustrated on Figure 1 attached hereto, no building or structure shall be located closer than 10.0 metres from the boundary with the "OS-HL" zone designation within the shaded area;
 - B. despite the provisions of section 2(b)(iv)B above, for lots abutting Brock Road containing a build-to-zone as illustrated on Figure 2 attached hereto, a minimum of 60% of the length of the build-to-zone within the lot shall contain a building or part of a building containing dwellings units;
 - C. despite the provisions of section 2(b)(iv)B above, for lots abutting Brock Road containing a build-to-line as illustrated on Figure 2 attached hereto, a minimum of 60% of the length of the build-to-line within the lot shall have located on it, a building or part of a building containing dwelling units;
 - D. no part of any private garage shall extend more than 2.2 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch or verandah extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached

private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit;

- E. despite the provisions of section 5.7 of By-law 3036, as amended, decks or balconies, whether covered or uncovered, shall be permitted to project a maximum of 1.5 metres into the required rear yard;
- F. despite the provisions of section 5.18 of By-law 3036, as amended, no accessory structure or building shall be permitted on lots containing a build-to-zone or build-to-line, as illustrated on Figure 1 attached hereto;
- G. despite the definition of "Dwelling, Semi-Detached or Semi Detached Dwelling" in Section 1(d), semi-detached dwellings erected in an "RMM-1" zone shall be attached above grade by a common wall which extends from the base of the foundation to the roof line and for a horizontal distance of not less than 75 per cent of the horizontal depth of the building.

3. PROVISIONS

a) Uses Permitted ("RMM-1(A)" Zone)

No person shall within the lands designated "RMM-1(A)" use any lot or erect, alter or use any building or structure for any purpose except the following residential uses:

- i. multiple dwelling - horizontal

b) Zone Requirements ("RMM-1(A)" Zone)

No person shall within the lands designated "RMM-1(A)" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the multiple dwelling - horizontal provisions as set out in Section 2(b) of this By-law.

4. PROVISIONS ("OS-HL" Zone)

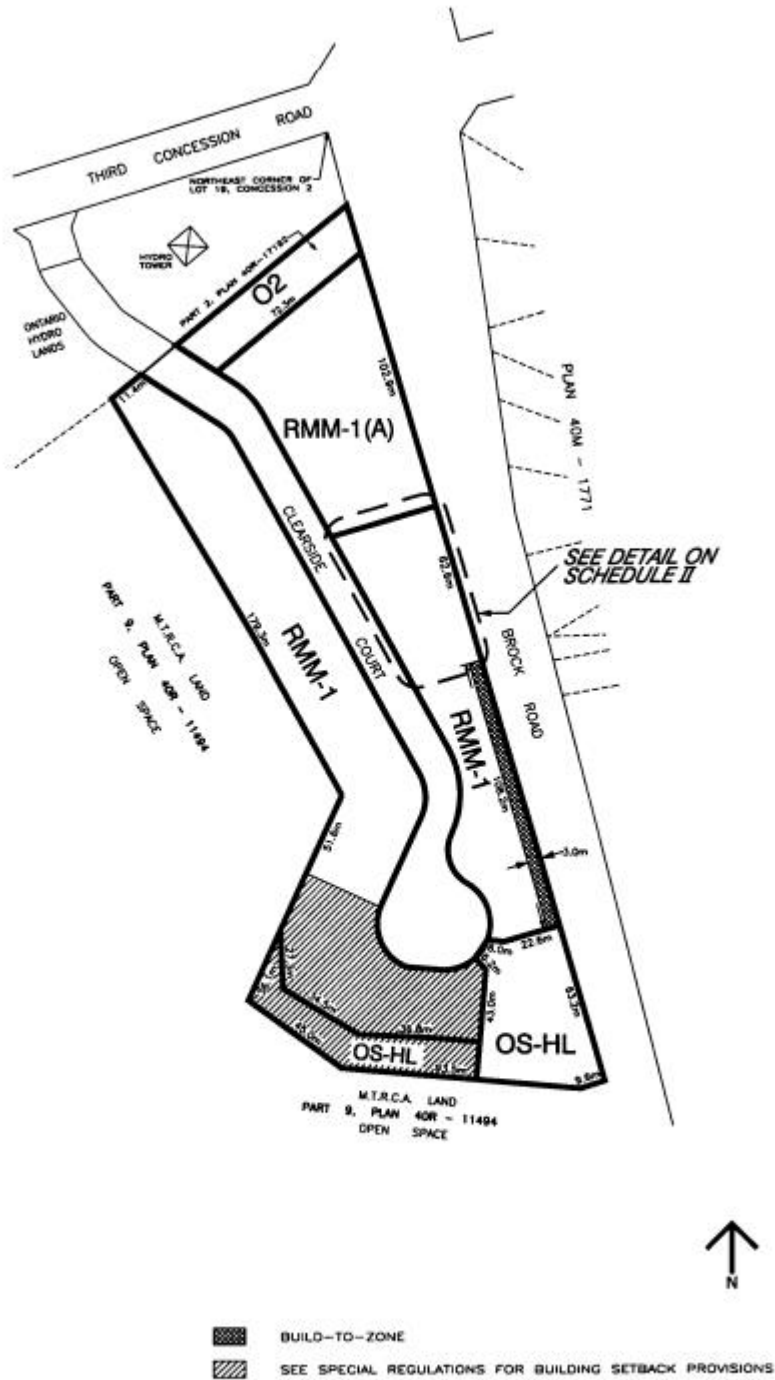
a) Uses Permitted ("OS-HL" Zone)

- i. No person shall within the lands designated "OS-HL use any land for any purpose, or erect, alter or use any building or structure for any purpose except for the preservation and conservation of the natural environment, soil and wildlife.

b) Zone Requirements ("OS-HL" Zone)

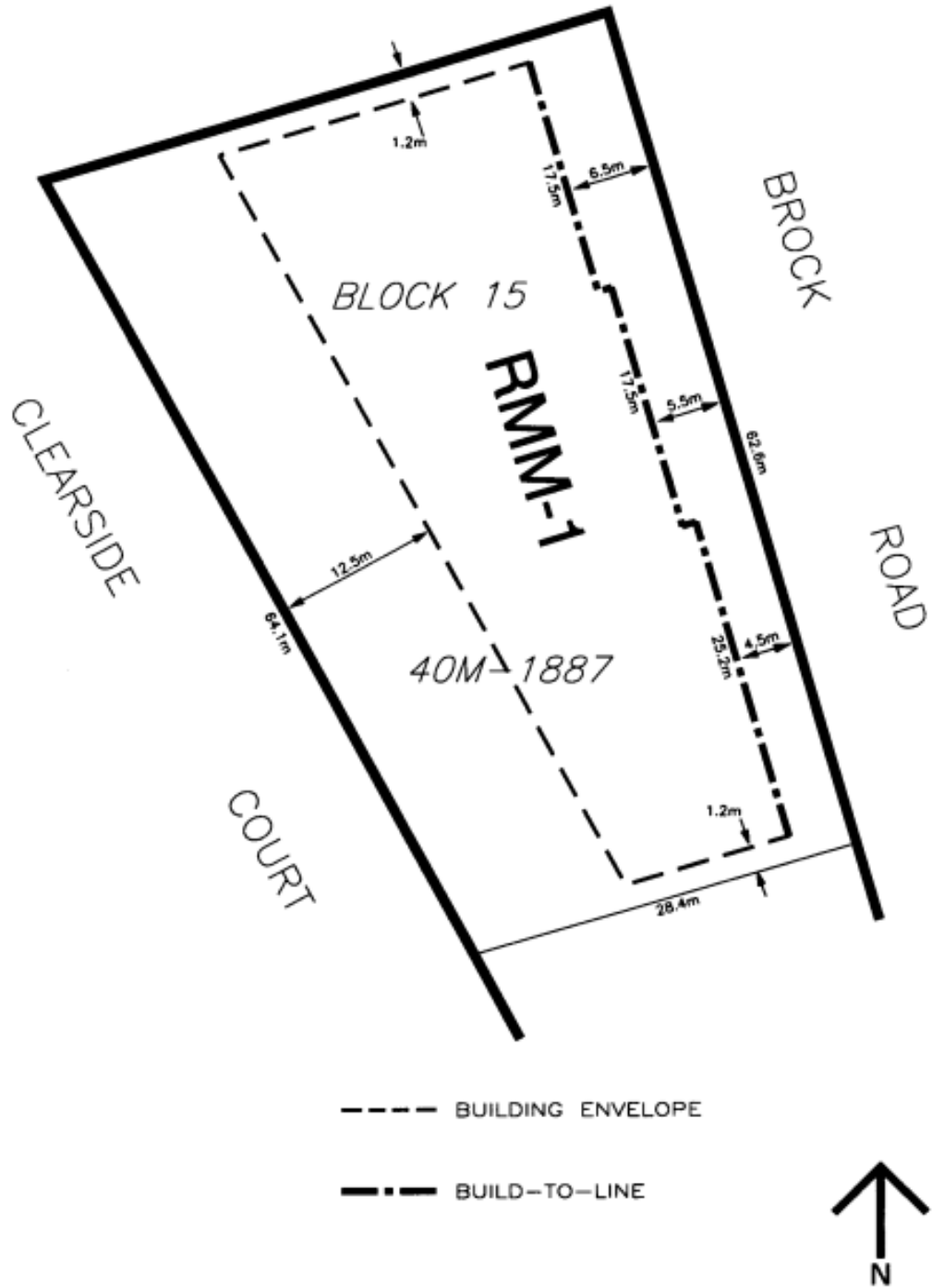
- i. No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used for the purposes of flood and erosion control.

5. Figure 1



SCHEDULE I TO BY-LAW 5338/98
PASSED THIS 22nd
DAY OF June 1998

6. Figure 2



15.263 Exception Zone 263 (By-law 4912-97)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure with a minimum accessible interior dimension of 2.6 metres wide by 5.3 metres long devoted to the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

- a) Uses Permitted ("S2-12", "S3-7" and "S4-5" Zones)

No person shall within the lands designated "S2-12", "S3-7" and "S4-5" hereto use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

- b) Zone Requirements ("S2-12", "S3-7" and "S4-5" Zones)

No person shall within the lands designated "S2-12", "S3-7" and "S4-5" hereto use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on lands designated "S2-12" 400 square metres
 - B. on lands designated "S3-7" 350 square metres
 - C. on lands designated "S4-5" 300 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated "S2-12" 13.5 metres
 - B. on lands designated "S3-7" 12.0 metres
 - C. on lands designated "S4-5" 10.0 metres
- iii. FRONT YARD DEPTH (minimum):
 - A. 4.5 metres, except that
 - B. a single storey covered and unenclosed porch or verandah with no habitable space above, may project a maximum of 1.5 metres into a required front yard;
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. 1.2 metres on one side and 0.6 metres on the other side, except that
 - B. where a detached garage is located in the rear yard, the minimum interior side yard widths shall be 3.0 metres on one side and 0.0 metres on the other side.
- v. BUILDING SEPARATION (minimum):
 - A. on lands designated "S2-12" 1.8 metres
 - B. on lands designated "S3-7" 1.2 metres
 - C. on lands designated "S4-5" 1.2 metres
- vi. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vii. REAR YARD DEPTH (minimum): 7.5 metres
- viii. LOT COVERAGE (maximum):
 - A. 38 percent for all buildings and structures on a lot;
 - B. despite clause A above, where a single storey covered and unenclosed porch or verandah having no habitable space above it is attached to the wall containing the main entrance to the dwelling unit, such porch or verandah shall be excluded from the calculation of lot coverage;
 - C. despite clause A above, where a one-storey detached dwelling with an attached private garage is constructed on a lot, the attached private garage shall be excluded from the calculation of lot coverage;

- D. the total lot coverage of all accessory buildings, excluding detached private garages shall not exceed five percent;
 - E. despite clauses A and C above, where a detached private garage not exceeding 38 square metres in area is constructed in the rear yard of a lot with an area of 350 square metres or greater, such detached private garage shall be excluded from the calculation of lot coverage;
- ix. BUILDING HEIGHT (maximum):
- A. for a dwelling with or without an attached private garage: 9.0 metres
 - B. for all accessory buildings, which are not part of the main building: 3.5 metres
- x. DWELLING UNIT REQUIREMENTS:
- maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- xi. PARKING AND PRIVATE GARAGE REQUIREMENTS:
- A. minimum one private garage per lot;
 - B. a detached private garage shall be located in the rear yard or the side yard, but no part of a private detached garage shall be located in the front yard;
 - C. minimum driveway width of 5.0 metres;
 - D. despite the minimum driveway width requirement of clause C above, where a private detached garage is located entirely in the rear yard, clause C above shall not apply;
 - E. despite the front yard depth, interior side yard width and flankage side yard width requirements of this by-law, the vehicular entrance to a private garage shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - F. no part of any attached private garage shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch or verandah extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit;
 - G. despite the minimum rear yard depth and minimum interior side yard width requirements of this by-law, if a detached garage is located entirely within a rear yard, it may be located a minimum of

1.0 metres from any interior side lot line or rear lot line provided that the provisions of clause E above and the minimum flankage side yard width requirements of this by-law are adhered to;

H. the maximum building height of any detached private garage shall be 3.5 metres;

xii. ACCESSORY BUILDING LOCATION REQUIREMENTS:

A. all accessory buildings which are not part of the main dwelling, with the exception of a detached private garage, shall be located entirely within the rear yard, and not less than 1.0 metre from any lot line other than a flankage lot line;

B. accessory structures shall adhere to the minimum flankage side yard width requirements of this by-law;

C. despite clauses A and B above, an accessory building not exceeding 1.8 metres in height and not exceeding 10.0 square metres in area may be located in the rear yard not less than 0.6 metres from any lot line;

15.264 Exception Zone 264 (By-law 4911-97)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure with a minimum accessible interior dimension of 2.6 metres wide by 5.3 metres long devoted to the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("S2-12" and "S3-7" Zones)

No person shall within the lands designated "S2-12" and "S3-7" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

b) Zone Requirements ("S2-12" and "S3-7" Zones)

No person shall within the lands designated "S2-12" and "S3-7" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on lands designated "S2-12" 400 square metres
 - B. on lands designated "S3-7" 350 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated "S2-12" 13.5 metres
 - B. on lands designated "S3-7" 12.0 metres
- iii. FRONT YARD DEPTH (minimum):
 - A. 4.5 metres, except that
 - B. a single storey covered and unenclosed porch or verandah with no habitable space above, may project a maximum of 1.5 metres into a required front yard;
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. 1.2 metres on one side and 0.6 metres on the other side, except that
 - B. where a detached garage is located in the rear yard, the minimum interior side yard widths shall be 3.0 metres on one side and 0.0 metres on the other side;
- v. BUILDING SEPARATION (minimum):
 - A. on lands designated "S2-12" 1.8 metres
 - B. on lands designated "S3-7" 1.2 metres
- vi. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vii. REAR YARD DEPTH (minimum): 7.5 metres
- viii. LOT COVERAGE (maximum):
 - A. 38 percent for all buildings and structures on a lot;
 - B. despite clause A above, where a single storey covered and unenclosed porch or verandah having no habitable space above it is attached to the wall containing the main entrance to the dwelling unit, such porch or verandah shall be excluded from the calculation of lot coverage;
 - C. despite clause A above, where a one-storey detached dwelling with an attached private garage is constructed on a lot, the attached private garage shall be excluded from the calculation of lot coverage;
 - D. the total lot coverage of all accessory buildings, excluding detached private garages shall not exceed five percent;

- E. despite clauses A and C above, where a detached private garage not exceeding 38 square metres in area is constructed in the rear yard of a lot with an area of 350 square metres or greater, such detached private garage shall be excluded from the calculation of lot coverage;
- ix. BUILDING HEIGHT (maximum):
 - A. for a dwelling with or without an attached private garage: 9.0 metres
 - B. for all accessory buildings which are not part of the main building: 3.5 metres
- x. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- xi. PARKING AND PRIVATE GARAGE REQUIREMENTS:
 - A. minimum one private garage per lot;
 - B. a detached private garage shall be located in the rear yard or the side yard, but no part of a private detached garage shall be located in the front yard;
 - C. minimum driveway width of 5.0 metres;
 - D. despite the minimum driveway width requirement of clause C above, where a private detached garage is located entirely in the rear yard, clause C above shall not apply;
 - E. despite the front yard depth, interior side yard width and flankage side yard width requirements of this by-law, the vehicular entrance to a private garage shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - F. no part of any attached private garage shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch or verandah extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit;
 - G. despite the minimum rear yard depth and minimum interior side yard width requirements of this by-law, if a detached garage is located entirely within a rear yard, it may be located a minimum of 1.0 metres from any interior side lot line or rear lot line provided that the provisions of clause E above and the minimum flankage side yard width requirements of this by-law are adhered to;

- H. the maximum building height of any detached private garage shall be 3.5 metres;
- xii. ACCESSORY BUILDING LOCATION REQUIREMENTS:
 - A. all accessory buildings which are not part of the main dwelling, with the exception of a detached private garage, shall be located entirely within the rear yard, and not less than 1.0 metre from any lot line other than a flankage lot line;
 - B. accessory structures shall adhere to the minimum flankage side yard width requirements of this by-law;
 - C. despite clauses A and B above, an accessory building not exceeding 1.8 metres in height and not exceeding 10.0 square metres in area may be located in the rear yard not less than 0.6 metres from any lot line;

15.265 Exception Zone 265 (By-law 4896-97)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- j) "Private Garage" shall mean an enclosed or partially enclosed structure with a minimum accessible interior dimension of 2.6 metres wide by 5.3 metres long devoted to the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("R4-8" Zone)

No person shall within the lands designated "R4-8" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

b) Zone Requirements ("R4-8" Zone)

No person shall within the lands designated "R4-8" any lot or erect, alter or use any building or structure for any purpose except in accordance with "R4" - Residential Detached Dwelling - Fourth Density Zone provisions of Section 10 of By-law 3036, except that the minimum side yard and

maximum lot coverage provisions of that Section shall not apply and the following provisions shall apply:

- i. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres
- ii. LOT COVERAGE (maximum): 38 percent

15.266 Exception Zone 266 (By-law 4873-96, as amended by By-law 6618-06)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- j) "Private Garage" shall mean an enclosed or partially enclosed structure with a minimum accessible interior dimension of 2.6 metres wide by 5.3 metres long devoted to the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

- a) Uses Permitted ("R4-9", "S3-7" and "S4-5" Zones)

No person shall within the lands designated "R4-9", "S3-7" and "S4-5" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

- b) Zone Requirements ("R4-9", "S3-7" and "S4-5" Zones)

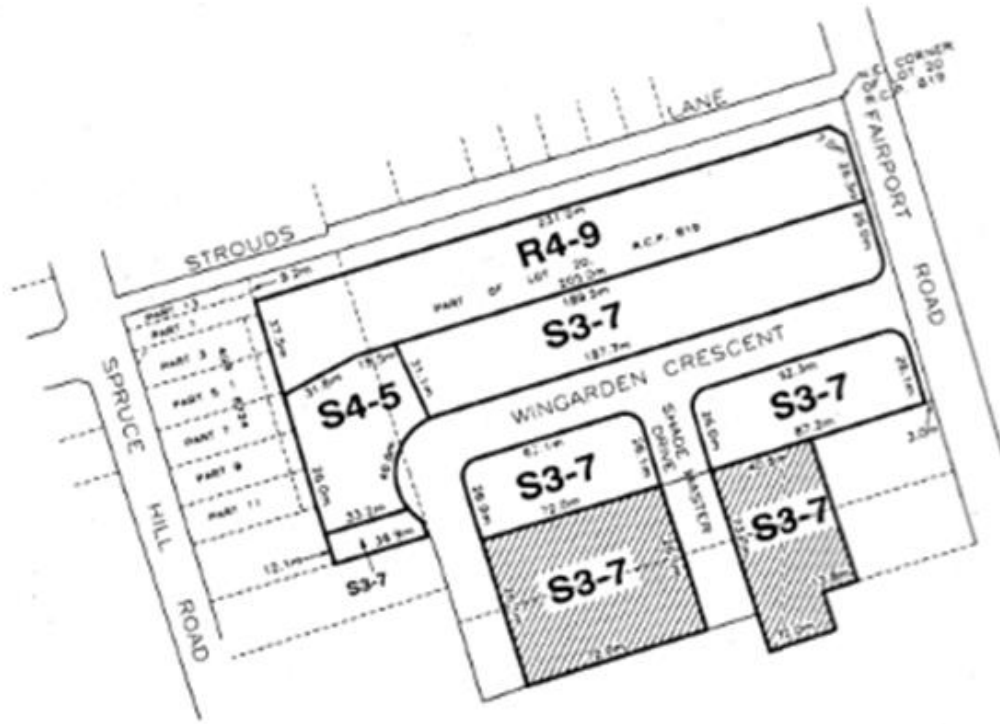
No person shall within the lands designated "R4-9", "S3-7" and "S4-5" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on lands designated “R4-9”: 460 square metres
 - B. on lands designated “S3-7”:350 square metres
 - C. on lands designated “S4-5”:300 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated “R4-9”: 15.0 metres
 - B. on lands designated “S3-7”:12.0 metres
 - C. on lands designated “S4-5”:10.0 metres
- iii. FRONT YARD DEPTH (minimum):
 - A. for lots fronting on Fairport Road: 7.5 metres
 - B. for all other lots: 4.5 metres
 - C. despite clauses A and B above, a single storey covered and unenclosed porch or veranda with no habitable space above, may project a maximum of 1.5 metres into a required front yard.
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. on lands designated “R4-9”: 1.2 metres
 - B. on lands designated “S3-7”:1.2 metres on one side and 0.6 metres on the other side
 - C. on lands designated “S4-5”:1.2 metres on one side and 0.6 metres on the other side
 - D. despite clauses A, B and C above, where a detached garage is located in the rear yard, the minimum interior side yard widths shall be 3.0 metres on one side and 0.0 metres on the other side.
- v. BUILDING SEPARATION (minimum):
 - A. on lands designated “R4-9”: 3.0 metres
 - B. on lands designated “S3-7”:1.2 metres
 - C. despite paragraph B above, for the lots hatched on Figure 1 attached, the minimum building separation distance shall be 1.8 metres
- vi. FLANKAGE SIDE YARD WIDTH (minimum):
 - A. for lots flanking on Fairport Road: 4.5 metres
 - B. for all other lots: 2.7 metres
- vii. REAR YARD DEPTH (minimum): 7.5 metres
- viii. LOT COVERAGE (maximum):
 - A. 38 percent for all buildings and structures on a lot.

- B. despite clause A above, where a single storey covered and unenclosed porch or veranda having no habitable space above it is attached to the wall containing the main entrance to the dwelling unit, such porch or veranda shall be excluded from the calculation of lot coverage.
 - C. despite clause A above, where a one-storey detached dwelling with an attached private garage is constructed on a lot, the attached private garage shall be excluded from the calculation of lot coverage.
 - D. the total lot coverage of all accessory buildings, excluding detached private garages shall not exceed five percent.
 - E. despite clauses A and C above, where a detached private garage not exceeding 38 square metres in area is constructed in the rear yard of a lot with an area of 350 square metres or greater, such detached private garage shall be excluded from the calculation of lot coverage.
- ix. BUILDING HEIGHT (maximum):
- A. for a dwelling with or without an attached private garage: 9.0 metres
 - B. for all accessory buildings which are not part of the main building: 3.5 metres
- x. DWELLING UNIT REQUIREMENTS:
- maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- xi. PARKING AND PRIVATE GARAGE REQUIREMENTS:
- A. minimum one private garage per lot.
 - B. a detached private garage shall be located in the rear yard or the side yard, but no part of a private detached garage shall be located in the front yard.
 - C. minimum driveway width of 5.0 metres.
 - D. despite the minimum driveway width requirement of clause C above, where a private detached garage is located entirely in the rear yard, clause C above shall not apply.
 - E. despite the front yard depth, interior side yard width and flankage side yard width requirements of this by-law, the vehicular entrance to a private garage shall be located not less than 6 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street, except that for lots fronting on Fairport Road, the vehicular entrance to garages shall be located not less than 7.5 metres from the front lot line.

- F. on lands designated “R4-9” and “S3-7”, no part of any attached private garage shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch or veranda extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit.
 - G. on lands designated “S4-5”, no part of any attached private garage shall extend more than 4.0 metres beyond the wall containing the main entrance to the dwelling unit.
 - H. despite the minimum rear yard depth and minimum interior side yard width requirements of this by-law, if a detached garage is located entirely within a rear yard, it may be located a minimum of 1.0 metres from any interior side lot line or rear lot line provided that the provisions of clause E above and the minimum flankage side yard width requirements of this by-law are adhered to.
 - I. the maximum building height of any detached private garage shall be 3.5 metres.
- xii. ACCESSORY BUILDING LOCATION REQUIREMENTS:
- A. all accessory buildings which are not part of the main dwelling, with the exception of a detached private garage, shall be located entirely within in the rear yard, and not less than 1.0 metre from any lot line other than a flankage lot line.
 - B. accessory structures shall adhere to the minimum flankage side yard width requirements of this by-law.
 - C. despite clauses A and B above, an accessory building not exceeding 1.8 metres in height and/or not exceeding 10.0 square metres in area may be located in the rear yard not less than 0.6 metres from any lot line.

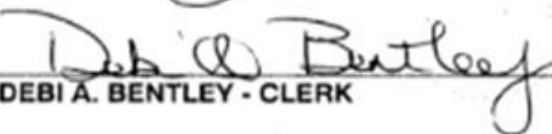
3. Figure 1



SCHEDULE I TO BY-LAW 4873/96
AS AMENDED BY BY-LAW 6618/06
PASSED THIS 6th
DAY OF February 2006



DAVID RYAN - MAYOR



DEBI A. BENTLEY - CLERK

15.267 Exception Zone 267 (By-law 4806-96)

1. DEFINITIONS

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- d) "Dwelling, Semi Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- e) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area - Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line, or where there is no rear lot line the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.

2. PROVISIONS ("SD-3" Zone)

a) Uses Permitted ("SD-3" Zone)

No person shall, within the lands designated "SD-3", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use;

b) Zone Requirements ("SD-3" Zone)

No person shall, within the lands designated "SD-3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 205 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum):
 - A. 1.2 metres; and
 - B. on the side where dwellings on adjacent lots are attached, no side yard is required, provided any wall other than the common wall that

is on the side of the lot upon which the dwellings are attached, shall be set back from the lot line separating such lots as follows:

- 1) 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
- 2) 0.6 metres measured perpendicularly to such side lot line if a side yard is provided on the abutting lot.

v. REAR YARD DEPTH (minimum): 7.5 metres

vi. LOT COVERAGE (maximum): 40 percent

vii. BUILDING HEIGHT (maximum): 12.0 metres

viii. DWELLING UNIT REQUIREMENTS:

maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres;

ix. PARKING REQUIREMENT:

minimum one private garage per lot, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street;

x. SPECIAL REGULATION:

despite the definition of "Dwelling, Semi-Detached" in Section 1(d), semi-detached dwellings erected in the "SD-3" Zone shall be attached above grade by a common wall which extends from the base of the foundation to the roof line and for a horizontal distance of not less than 75 percent of the horizontal depth of the building.

3. PROVISIONS ("S3" Zone)

a) Uses Permitted ("S3" Zone)

No person shall, within the lands designated "S3", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use;

b) Zone Requirements ("S3" Zone)

No person shall, within the lands designated "S3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12.0 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum): 1.2 metres
- v. REAR YARD DEPTH (minimum): 7.5 metres
- vi. LOT COVERAGE (maximum): 38 percent
- vii. BUILDING HEIGHT (maximum): 12.0 metres
- viii. DWELLING UNIT REQUIREMENTS:

maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres;

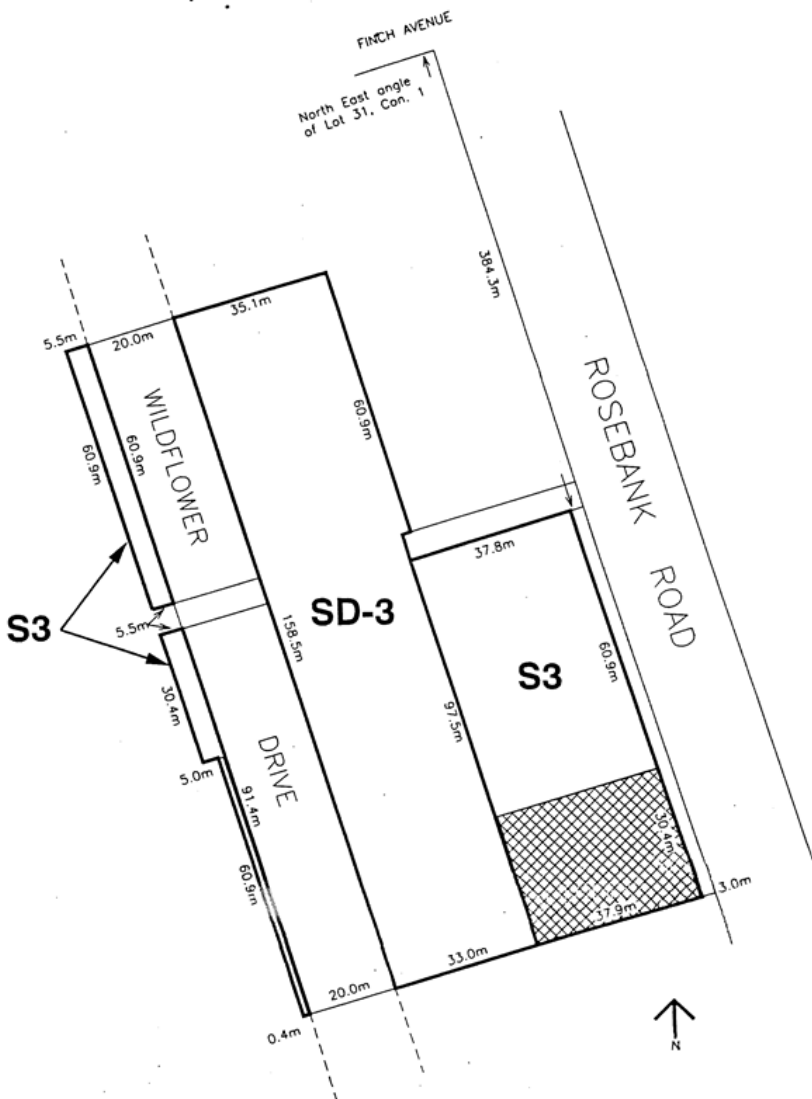
- ix. PARKING REQUIREMENT:

minimum one private garage per lot, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street;

- x. SPECIAL REGULATION:

notwithstanding the provisions of Section 3(b)(v), on the lands cross hatched on Figure 1 attached hereto, a minimum 4.0 metre rear yard depth shall be permitted for the dwelling existing on such lands on the date of the passing of this by-law.

4. Figure 1



SCHEDULE I TO BY-LAW 4806/96
PASSED THIS 24th
DAY OF June 1996

MAYOR
CLERK

15.268 Exception Zone 268 (By-law 4767-96)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar.
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line.
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("S3-7" Zone)

No person shall within the lands designated "S3-7" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling use.

b) Zone Requirements ("S3-7" Zone)

No person shall within the lands designated "S3-7" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres
- ii. LOT FRONTAGE (minimum): 12.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum): 1.2 metres

- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres;
- x. PARKING REQUIREMENTS:
 - A. minimum one private garage per lot, any vehicular entrance of which shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - B. where a garage is attached to a dwelling unit, there shall be provided a minimum driveway width of 5.0 metres.
- xi. SPECIAL REGULATIONS:
 - A. all accessory buildings which are not part of the main dwelling shall be erected in the rear yard and shall not be less than 1.0 metre from any lot line , save and except that a private garage detached from the main dwelling may be located in any yard not less than 0.6 metres from any side lot line, not less than 0.6 metre from any rear lot line, and not less than 2.7 metres from any flankage lot line;
 - B. despite the provisions of Section 2(b)(x) above, where the vehicular entrance of a private garage is perpendicular to the front lot line, the nearest wall of that private garage may be located not less than 4.5 metres from the front lot line and the vehicular entrance shall be located not less than 6.0 metres from the side lot line immediately adjoining a street;
 - C. despite the provisions of Section 2(b)(viii) above, the maximum building height of any detached garage shall be 4.0 metres.

15.269 Exception Zone 269 (By-law 4723-96)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("R4-7" Zone)

No person shall within the lands designated "R4-7" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements ("R4-7" Zone)

No person shall within the lands designated "R4-7" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 460 square metres
- ii. LOT FRONTAGE (minimum): 15.0 metres.
- iii. FRONT YARD DEPTH (minimum): 7.5 metres.
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. 1.5 metres on one side and
 - B. 2.4 metres on the other side
- v. REAR YARD DEPTH (minimum): 7.5 metres.

- vi. LOT COVERAGE (maximum): 38 per cent.
- vii. BUILDING HEIGHT (maximum): 9.0 metres.
- viii. DWELLING UNIT REQUIREMENTS:
 - A. maximum number of dwelling units per lot: one
 - B. minimum gross floor area-residential: 100 square metres
- ix. SPECIAL REGULATIONS:
 - A. when a private garage is attached to the main building, the vehicular entrance to the garage shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - B. no part of any attached garage shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit.
 - C. notwithstanding sub-section 2(b)(iv) above, when a private garage is attached to the main building, the minimum interior side yard width shall be 1.5 metres on both sides.

15.270 Exception Zone 270 (By-law 4673-95)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single Attached or Single Attached Dwelling" shall mean one of a group of not less than 3 adjacent dwellings attached together horizontally by an above grade common wall;
- d) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- e) "Gross Floor Area - Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- f) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- g) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- h) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- i) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- j) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- k) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- l) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- m) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line, or where there is no rear lot line the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;

2. PROVISIONS ("SA-6" Zone)

a) Uses Permitted ("SA-6" Zone)

No person shall, within the lands designated "SA-6", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single attached dwelling residential use;

b) Zone Requirements ("SA-6" Zone)

No person shall, within the lands designated "SA-6", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 180 square metres
- ii. LOT FRONTAGE (minimum): 5.6 metres
- iii. FRONT YARD DEPTH (minimum): 6.0 metres
- iv. SIDE YARD WIDTH (minimum):
 - A. 1.2 metres; and
 - B. on the side where dwellings on adjacent lots are attached, no side yard is required, provided any wall other than the common wall that is on the side of the lot upon which the dwellings are attached, shall be set back from the lot line separating such lots as follows:

- 1) 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
 - 2) 0.6 metres measured perpendicularly to such side lot line if a side yard is provided on the abutting lot.
- v. REAR YARD DEPTH (minimum): 6.0 metres
 - vi. LOT COVERAGE (maximum): 40 percent
 - vii. BUILDING HEIGHT (maximum): 12.0 metres
 - viii. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres;
 - ix. PARKING REQUIREMENT: minimum one private garage per lot, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street;
 - x. SPECIAL REGULATIONS:
 - A. despite the definition of "Single Attached Dwelling" in Section 1(c), Single Attached Dwellings shall be restricted to no more than 3 adjacent dwellings attached together horizontally by an above grade common wall;
 - B. Single Attached Dwellings in an "SA-6" zone shall be attached above grade by a common wall which extends from the base of the foundation to the roof line and for a horizontal distance of not less than 75 percent of the horizontal depth of the building;
 - C. no more than 6 dwelling units shall be permitted within the area designated "SA-6";

15.271 Exception Zone 271 (By-law 4657-95, as amended by By-law 4974-97)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade.
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar.
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line.
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- l) "Neighbourhood Park" shall mean a municipal public park.

- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- n) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines;
- r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- u) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- v) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("S2")

No person shall within the lands designated "S2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S2")

No person shall within the lands designated "S2" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum) 400 square metres
- ii. LOT FRONTAGE (minimum) 13.5 metres
- iii. FRONT YARD DEPTH (minimum) 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres each side; or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres
- vi. REAR YARD DEPTH (minimum) 7.5 metres
- vii. LOT COVERAGE (maximum) 38 percent
- viii. BUILDING HEIGHT (maximum) 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- x. PARKING REQUIREMENTS (minimum): one private garage per lot
- xi. SPECIAL REGULATIONS:
 - A. the vehicular entrance to garages shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - B. notwithstanding clause A above, where the vehicular entrance of a private garage is perpendicular to the front lot line, the nearest wall of that private garage shall be located a minimum of 4.5 metres from the front lot line, and vehicular entrance shall be located not less than 6.0 metres from the side lot line immediately adjoining a street.
 - C. all accessory buildings which are not part of the main dwelling shall be erected in the rear yard and shall not be less than 1.0 metre from any lot line, save and except that a private detached garage may be located in any yard not less than 0.6 metres from any side lot line and 0.6 metres from any rear lot line.
 - D. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 1.2 metres beyond the wall containing the main entrance to the dwelling unit.

- E. despite the garage extension requirement of clause D above, where a covered and unenclosed porch or veranda is attached to the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than:
 - 1) 1.4 metres beyond the front portion of that covered and unenclosed porch or veranda, and,
 - 2) no more than 2.6 metres beyond the wall containing the main entrance to the dwelling unit.
- F. on lands zoned "S2", the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres.
- G. notwithstanding the provisions of Section 2(b)(viii) above, the maximum building height of any detached garage shall be 3.6 metres.
- H. covered porches, stairs and platforms not exceeding 1.0 metre in height above grade may project a maximum of 1.5 metres into a required front yard or flankage yard.

c) Uses Permitted ("S4")

No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

d) Zone Requirements ("S4")

No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum) 300 square metres
- ii. LOT FRONTAGE (minimum) 11 metres
- iii. FRONT YARD DEPTH (minimum) 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side; or
 - B. no minimum one side, provided on the other side;
 - 1) a minimum 1.2 metre interior side yard is provided to the nearest wall of a private garage; and
 - 2) a minimum 1.8 metre interior side yard is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres
- vi. REAR YARD DEPTH (minimum) 7.5 metres

- vii. LOT COVERAGE (maximum) 38 percent
- viii. BUILDING HEIGHT (maximum) 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- x. PARKING REQUIREMENTS (minimum): one private garage per lot
- xi. SPECIAL REGULATIONS:
 - A. the vehicular entrance to detached garages shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - B. notwithstanding clause A above, where the vehicular entrance of a private garage is perpendicular to the front lot line, the nearest wall of that private garage shall be located a minimum of 4.5 metres from the front lot line, and vehicular entrance shall be located not less than 6.0 metres from the side lot line immediately adjoining a street.
 - C. all accessory buildings which are not part of the main dwelling shall be erected in the rear yard and shall not be less than 1.0 metre from any lot line, save and except that a private detached garage may be located in any yard not less than 0.6 metres from any side lot line and 0.6 metres from any rear lot line.
 - D. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 1.2 metres beyond the wall containing the main entrance to the dwelling unit.
 - E. notwithstanding the provisions of Section 2(d)(viii) above, the maximum building height of any detached garage shall be 3.6 metres.
 - F. covered porches, stairs and platforms not exceeding 1.0 metre in height above grade may project a maximum of 1.5 metres into a required front yard or flankage yard.
 - G. on lands zoned "S4", the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres.
- e) Uses Permitted ("S4-3")

No person shall within the lands designated "S4-3" use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. detached dwelling residential use;
- f) Zone Requirements ("S4-3")

No person shall within the lands designated “S4-3” use any lot or erect, alter or use any building or structure for any purpose except in accordance with the “S4” detached dwelling residential use provisions set out in Section 2(d) of this By-law, except that the following additional provision shall apply:

- i. despite the garage extension requirement of section 2(d)(xi)(D) of this By-law, where a covered and unenclosed porch or veranda is attached to the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than:
 - A. 1.4 metres beyond the front portion of that covered and unenclosed porch or veranda, and,
 - B. no more than 2.6 metres beyond the wall containing the main entrance to the dwelling unit.

g) Uses Permitted (“SD-A” Zone)

No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. semi-detached residential uses

h) Zone Requirements (“SD-A” Zone)

- i. LOT AREA (minimum) 225 square metres
- ii. LOT FRONTAGE (minimum) 7.5 metres
- iii. FRONT YARD DEPTH (minimum) 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. 1.2 metres; and
 - B. on the side where dwellings on adjacent lots are attached, no interior side yard is required, provided any wall other than the common wall that is on the side of the lot upon which the dwellings are attached, shall be set back from the lot line separating such lots as follows:
 - 1) 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
 - 2) 0.6 metres measured perpendicularly to such side lot line if a side yard is provided on the abutting lot.
- v. FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres
- vi. REAR YARD DEPTH (minimum):
 - A. 7.5 metres

- B. 16.5 metres when the lot also includes an “OS-HL-1” zone
- vii. LOT COVERAGE (maximum) 45 percent
- viii. BUILDING HEIGHT (maximum) 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- x. PARKING REQUIREMENTS (minimum): one private garage per lot (attached or detached)
- xi. SPECIAL REGULATIONS:
 - A. the vehicular entrance to a garage shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - B. notwithstanding Section 5.18 (a) of By-law 3036, a detached garage shall be located not less than 0.6 metres from both the side lot line and rear lot line, except where a mutual garage is erected on the common lot line, no setback is required from such lot line.
 - C. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 1.2 metres beyond the wall containing the main entrance to the dwelling.
 - D. despite the garage extension requirement of clause C above, where a covered and unenclosed porch or veranda is attached to the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than:
 - 1) 1.4 metres beyond the front portion of that covered and unenclosed porch or veranda, and,
 - 2) no more than 2.6 metres beyond the wall containing the main entrance to the dwelling unit.
 - E. notwithstanding the provisions of Section 2(h)(viii) above, the maximum building height of any detached garage shall be 3.6 metres.
 - F. covered porches, stairs and platforms not exceeding 1.0 metre in height above grade may project a maximum of 1.5 metres into a required front yard or flankage yard.
 - G. notwithstanding the definition of “Dwelling, Semi-Detached or Semi-Detached Dwelling” in Section 1(e) of this by-law, Semi Detached Dwellings erected in an “SD-A” zone shall be attached above grade by a common wall which shall not be less than 3.0 metres in length and not less than 2.4 metres in height.

i) Uses Permitted (“S-SD-A-2” Zone)

No person shall within the lands designated "S-SD-A-2" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. single detached or semi-detached residential uses

j) Zone Requirements (“S-SD-A-2” Zone)

i. LOT AREA (minimum):

- A. 225 square metres for semi-detached dwellings
- B. 250 square metres for detached dwellings

ii. LOT FRONTAGE (minimum):

- A. 9 metres for detached dwellings
- B. 7.5 metres for semi-detached dwellings

iii. FRONT YARD DEPTH (minimum) 4.5 metres

iv. INTERIOR SIDE YARD WIDTH:

A. Detached Dwellings:

- 1) minimum 1.2 metres one side, 0.6 metres other side; or
- 2) no minimum one side, provided on the other side;
 - I. a minimum 1.2 metre interior side yard is provided to the nearest wall of a private garage, and
 - II. a minimum 1.8 metre interior side yard is provided to any other wall of the main dwelling

B. Semi-detached Dwellings:

- 1) 1.2 metres; and
- 2) on the side where dwellings on adjacent lots are attached, no interior side yard is required, provided any wall other than the common wall that is on the side of the lot upon which the dwellings are attached, shall be set back from the lot line separating such lots as follows:
 - I. 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
 - II. 0.6 metres measured perpendicularly to such side lot line if a side yard is provided on the abutting lot.

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum):

- A. 38 percent for detached dwellings
- B. 45 percent for semi-detached dwellings
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- x. PARKING REQUIREMENTS (minimum): one private garage per lot
- xi. SPECIAL REGULATIONS:
 - A. the vehicular entrance to a garage shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - B. notwithstanding Section 5.18 (a) of this By-law, a detached garage shall be located not less than 0.6 metres from both the side lot line and rear lot line, except where a mutual garage is erected on the common lot line, no setback is required from such lot line.
 - C. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 1.2 metres beyond the wall containing the main entrance to the dwelling unit.
 - D. despite the garage extension requirement of clause C above, where a covered and unenclosed porch or veranda is attached to the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than:
 - 1) 1.4 metres beyond the front portion of that covered and unenclosed porch or veranda, and,
 - 2) no more than 2.6 metres beyond the wall containing the main entrance to the dwelling unit.
 - E. notwithstanding the provisions of Section 2(j)(viii) above, the maximum building height of any detached garage shall be 3.6 metres.
 - F. covered porches, stairs and platforms not exceeding 1.0 metre in height above grade may project a maximum of 1.5 metres into a required front yard or flankage yard.
 - G. notwithstanding the definition of “Dwelling, Semi-Detached or Semi-Detached Dwelling” in Section 1(e) of this by-law, Semi Detached Dwellings erected in an “S-SD-A-2” zone shall be attached above grade by a common wall which shall not be less than 3.0 metres in length and not less than 2.4 metres in height.

k) Uses Permitted ("OS-HL-1" Zone)

No person shall within the lands designated "OS-HL-1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. conservation of the natural environment, soil, and wildlife;
- ii. resource management.

l) Zone Requirements ("OS-HL-1" Zone)

No buildings or structures shall be erected, nor any existing buildings or structures be enlarged, modified or changed, nor shall fill be placed or removed except for purposes of flood and erosion control or resource management.

m) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. neighbourhood park

15.272 Exception Zone 272 (By-law 4596-95)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("SD-A" Zone)

No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use

b) Zone Requirements ("SD-A" Zone)

No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 225 square metres
- ii. LOT FRONTAGE (minimum): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - A. 1.2 metres measured perpendicular to such side lot line if no abutting side yard is provided on the abutting lot, or
 - B. 0.6 metres measured perpendicular to such side lot line if an abutting side yard is provided on the abutting lot.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street;
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots, except where such buildings are attached in whole or in part, shall be not less than 1.2 metres;
 - B. despite the definition of "Dwelling, Semi-Detached or Semi-Detached Dwelling" in Section 1(e), Semi-Detached Dwellings erected in an "SD-A" Zone shall be attached above grade by a common wall which shall not be less than 3.0 metres in length and not less than 2.4 metres in height;
 - C. on lands zoned "SD-A" no part of any attached private garage shall extend more than 2.4 metres beyond any part of the front wall of the dwelling to which it is attached.

15.273 Exception Zone 273 (By-law 4583-95)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot; and
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("S1" Zone)

No person shall within the lands designated "S1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S1" Zone)

- i. No person shall within the lands designated "S1" use any lot or erect, alter or use any building except in accordance with the following provisions:
- ii. LOT AREA (minimum): 450 square metres

- iii. LOT FRONTAGE (minimum): 15 metres
 - iv. FRONT YARD DEPTH (minimum): 4.5 metres
 - v. SIDE YARD WIDTH (minimum):
 - A. 1.2 metres each side; or
 - B. 1.8 metres one side and no minimum other side
 - vi. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vii. REAR YARD DEPTH (minimum): 7.5 metres
 - viii. LOT COVERAGE (maximum): 38 percent
 - ix. BUILDING HEIGHT (maximum): 12 metres
 - x. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
 - xi. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - xii. SPECIAL REGULATIONS: on lands zoned "S1" the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres.
- c) Uses Permitted ("S4" Zone)
- No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. detached dwelling residential use
- d) Zone Requirements ("S4" Zone)
- No person shall within the lands designated "S4" use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 300 square metres
 - ii. LOT FRONTAGE (minimum): 10 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH:
 - A. minimum 1.2 metres one side, 0.6 metres other side; or
 - B. no minimum one side so long as on the other side:

- 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REARYARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - xi. SPECIAL REGULATIONS: on lands zoned "S4" the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres.
- e) Uses Permitted ("SD-A" Zone)
- No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. semi-detached dwelling residential use
- f) Zone Requirements ("SD-A" Zone)
- i. No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building except in accordance with the following provisions:
 - ii. LOT AREA (minimum): 225 square metres
 - iii. LOT FRONTAGE (minimum): 7.5 metres
 - iv. (FRONT YARD DEPTH (minimum): 4.5 metres
 - v. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:

- A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
- B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.
- vi. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vii. REAR YARD DEPTH (minimum): 7.5 metres
- viii. LOT COVERAGE (maximum): 40 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- xi. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street.
- xii. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots, except where such buildings are attached in whole or in part, shall be not less than 1.2 metres.
 - B. despite the definition of "Dwelling, Semi-Detached or Semi-Detached Dwelling" in Section 1(e), Semi-Detached Dwellings erected in an "SD-A" Zone shall be attached above grade by a common wall which shall not be less than 3.0 metres in length and not less than 2.4 metres in height.
 - C. on lands zoned "SD-A" no part of any attached private garage shall extend more than 2.4 metres beyond any part of the front wall of the dwelling to which it is attached.

15.274 Exception Zone 274 (By-law 4582-95, as amended by By-law 4716-95 and By-law 5124-97)

1. Definitions

- a) "Build-to-Zone" shall mean an area of land in which all or part of a building or buildings is to be located;
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- d) "Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Multiple Dwelling " shall mean a building containing three or more dwelling units attached horizontally, or vertically, or both, by an above grade wall or walls;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- i) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- j) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- k) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- l) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;

- m) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line, or where there is no rear lot line the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- n) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- o) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;

2. PROVISIONS

a) Uses Permitted ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum): 450 square metres.
- ii. LOT FRONTAGE (minimum): 15.0 metres.
- iii. FRONT YARD DEPTH (minimum): 4.5 metres.
- iv. SIDE YARD WIDTH (minimum): 1.2 metres on one side and 0.6 metres on the other side.
- v. REAR YARD DEPTH (minimum): 7.5 metres.
- vi. PARKING (minimum): there shall be provided on each lot one private garage that is attached to the detached dwelling, and having a vehicular entrance which shall be located not less than 6.0 metres from the front lot line.
- vii. BUILDING HEIGHT (maximum): 12.0 metres.
- viii. LOT COVERAGE (maximum): 38 percent.
- ix. DWELLINGS (maximum): no more than one detached dwelling having a minimum gross floor area residential of 100 square metres shall be permitted on a lot.

x. SPECIAL REGULATION: no part of any attached garage shall extend more than 3.0 metres beyond the front wall of the dwelling to which it is attached.

c) Uses Permitted ("MD-H1" Zone)

No person shall within the lands designated "MD-H1", use any lot or erect, alter or use any building or structure for any purpose except the following:

i. multiple dwelling

d) Zone Requirements ("MD-H1" Zone)

No person shall within the lands designated "MD-H1" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. DWELLING REQUIREMENTS:

No less than 72 and no more than 103 dwelling units shall be permitted within the area designated "MD-H1".

ii. BUILDING RESTRICTIONS:

A. Building Location and Setbacks

- 1) A minimum of 60% of the length of the build-to-zone illustrated on Figure 1 attached hereto shall contain a building or part of a building or buildings containing dwelling units;
- 2) A minimum of 50% of the length of the build-to-line illustrated on Figure 1 attached hereto shall have located on it, a building or part of a building or buildings containing dwelling units;
- 3) Notwithstanding clause (2) above, any structure, or part of a structure required for below-grade parking can be set back a minimum of 0.5 metre from the property line with Southview Drive;
- 4) Buildings and structures not located along the Kingston Road and Southview Drive frontages shall comply with the minimum setbacks illustrated on Figure 1 attached hereto;
- 5) Notwithstanding clause (4) above, when the end-wall of a multiple dwelling building is parallel to the property line with the lands that front Notion Road, the multiple dwelling building shall be set back a minimum of 3.0 metres from the property line;
- 6) Notwithstanding clause (4) above, when the end-wall of a multiple dwelling building is parallel to the property line with the lands that front Southview Drive, the multiple dwelling building shall be set back a minimum of 5.0 metres from the property line;

- 7) For the purpose of this subsection, a wall is deemed to be “parallel” if it does not exceed a 15 degree angle of divergence. In this clause, the angle of divergence means the acute angle formed by and lying between the wall or its projection and the property line;
- 8) The horizontal distance between multiple dwelling buildings shall be a minimum of 1.8 metres;
- 9) Section 5.22 of By-law 3036, as amended, shall not apply to lands designated "MD-H1".

B. Building Height

- 1) Minimum: 12.0 metres and 3 - storeys of habitable space for buildings located within the Build-to-Zone or along the Build-to-Line illustrated on Figure 1 attached hereto. Buildings located elsewhere on the lands designated "MD-H1" shall have a minimum height of 9.0 metres.
- 2) Maximum: 18.0 metres and 4 - storeys of habitable space for buildings located within the Build-to-Zone or along the Build-to-Line illustrated on Figure 1 attached hereto. Buildings located elsewhere on the lands designated "MD-H1" shall have a maximum height of 12.0 metres.
- 3) For the purpose of this subsection, building height shall mean the vertical distance between the established grade and the highest point of the roof surface or parapet. A penthouse tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house mechanical equipment of any building shall be disregarded in calculating building height.

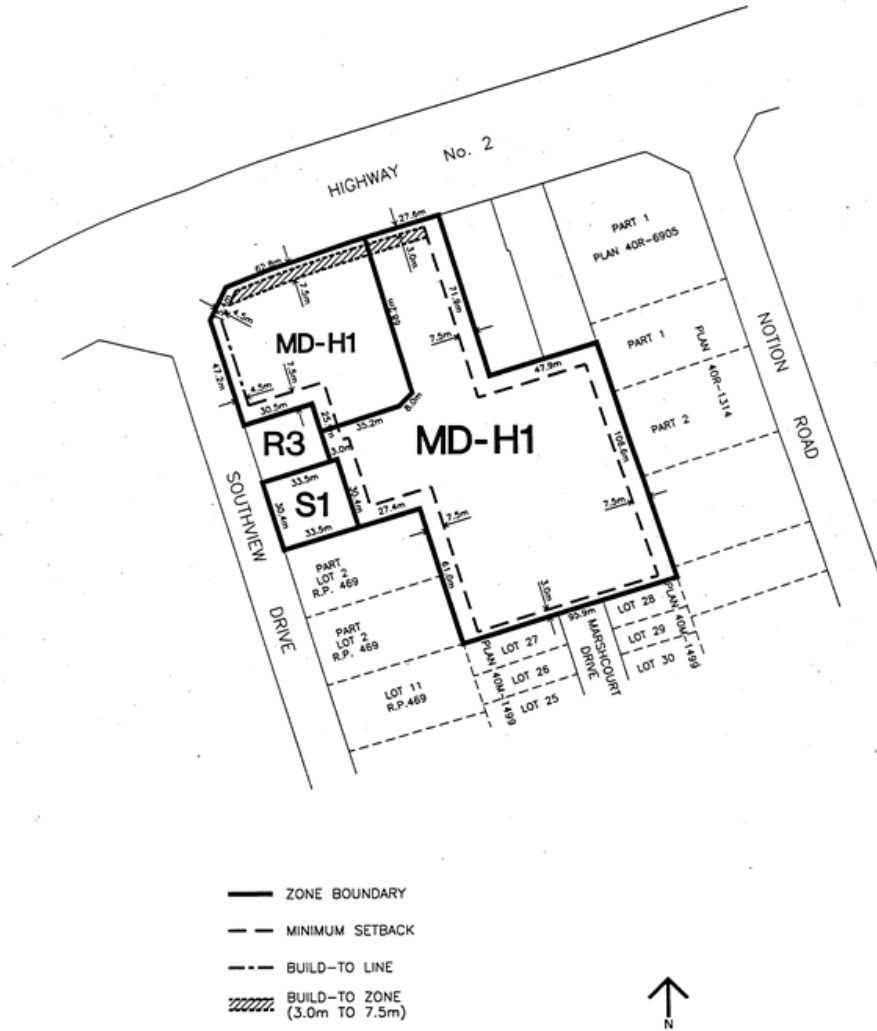
iii. PARKING REQUIREMENTS:

- 1) For the purpose of this subsection "parking space" shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of vehicles, but shall not include any portion of a parking aisle or driveway;
- 2) Notwithstanding clauses 6.5 b) and 6.5 c) of By-law 3036, as amended, for development that provides resident parking below grade, there shall be provided and maintained on the lands, a minimum of 1.2 parking spaces per dwelling, and 0.3 parking space per dwelling for visitors;
- 3) Notwithstanding clauses 6.5 b) and 6.5 c) of By-law 3036, as amended, for development that provides resident parking in a private garage, there shall be provided and maintained on the lands one private garage attached to the dwelling, one parking space located between the vehicular entrance of the private

garage and the nearest traffic aisle, and a minimum of 0.3 visitor parking spaces for each dwelling unit;

- 4) Clauses 5.21.2a), 5.21.2b), 5.21.2c), 5.21.2d), 5.21.2e), and 5.21.2i) of By law 3036, as amended, shall not apply to lands designated "MD-H1";
- 5) Notwithstanding clauses 5.21.2g) and 5.21.2k) of By-law 3036, as amended, all entrances and exits to parking areas and all parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof.

3. Figure 1



SCHEDULE I TO BY-LAW 4582/95
AS MADE BY Amended by By-Law 4716/95
Amended by By-Law 5124/97
ONTARIO MUNICIPAL BOARD
ORDER DATED February 20, 1995
(O.M.B. FILES: R920388, O930112)

15.275 Exception Zone 275 (By-law 1895-84, as amended by By-law 4468-94)

1. Definitions

- a) "Assembly Hall" shall mean a building or part of a building in which facilities are provided for purposes such as civic, educational, political, religious or social meetings and which may include an auditorium or a banquet hall;
- b) "Bakery" shall mean a building or part of a building in which food products are baked, prepared and offered for retail sale, or in which food products baked and prepared elsewhere are offered for retail sale;
- c) "Business Office" shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres; but shall not include a retail store.
- d) "Commercial Club" shall mean an athletic, recreational or social club operated for gain or profit and having public or private membership;
- e) "Commercial-Recreational Establishment" shall mean a commercial establishment in which indoor recreational facilities such as bowling alleys, miniature golf courses, roller skating rinks, squash courts, swimming pools and other similar indoor recreational facilities are provided and operated for gain or profit, and which may include an arena or a stadium but shall not include a place of amusement or entertainment as defined herein;
- f) "Commercial School" shall mean a school which is operated for gain or profit and which may include the studio of a dancing teacher or music teacher, or an art school, a golf school or any other such school operated for gain or profit;
- g) "Dry Cleaning Depot" shall mean a building or part of a building used for the purpose of receiving articles, goods, or fabrics to be subjected to dry cleaning and related processes elsewhere, and of distributing articles, goods or fabrics which have been subjected to any such processes;
- h) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged, and which includes a chartered bank or a branch thereof;
- i) "Food Store" shall mean a building or part of a building in which food, produce and other items or merchandise of day-to-day household necessity are stored, offered and kept for retail sale to the public;

- j) "Gross Leasable Floor Area" shall mean the aggregate of the floor areas of all storeys above or below established grade, designed for owner or tenant occupancy or exclusive use only, but excluding storage areas below established grade.
- k) "Gross Retail and Personal Service Floor Area" shall mean the gross retail and personal service floor area contained in all buildings and structures on the lot, as such space is defined in section 8.2.2 of the Official Plan of the Regional Municipality of Durham, as amended from time to time, or any successor thereto;
- l) "Laundromat" shall mean a self-serve clothes washing establishment containing washing, drying, ironing, finishing or other incidental equipment;
- m) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- n) "Personal Service Shop" shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a bodyrub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;
- o) "Private Club" shall mean an athletic, recreational or social club not operated for gain or profit and having private membership;
- p) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;
- q) "Public Club" shall mean an athletic, recreational or social club not operated for gain or profit and having public membership;
- r) "Restaurant-Type A-1" shall mean a building or part of a building where food is prepared and offered or kept for retail sale to the public for immediate consumption on the premises or off the premises, or both on and off the premises and where, if liquor is to be served therein, it shall be served only pursuant to a dining lounge licence or a dining room licence issued by the Liquor Licence Board of Ontario.
- s) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, kept and offered for retail sale to the public;

- t) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- u) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- v) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- w) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- x) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- y) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- z) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- aa) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- bb) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

No person shall within the lands designated "LCA-1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- a) assembly hall
- b) bakery
- c) business office
- d) commercial club
- e) commercial-recreational establishment
- f) commercial school

- g) dry cleaning depot
- h) financial institution
- i) food store
- j) laundromat
- k) personal service shop
- l) private club
- m) professional office
- n) public club
- o) restaurants-type A-1
- p) retail store

3. Zone Requirements ("LCA-1" Zone)

No person shall within the lands designated "LCA-1" any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- a) FRONT YARD DEPTH (minimum): 15 metres
- b) INTERIOR SIDE YARD WIDTH (minimum): 15 metres
- c) FLANKAGE SIDE YARD WIDTH (minimum): 15 metres
- d) REAR YARD DEPTH (minimum): 15 metres
- e) LOT COVERAGE (maximum): 33 percent
- f) BUILDING HEIGHT (maximum): 12 metres
- g) GROSS RETAIL AND PERSONAL SERVICE FLOOR AREA (maximum):
The maximum gross leasable floor area permitted on the site shall not exceed 7,000 square metres.
- h) PARKING REQUIREMENTS:
 - i. For the purpose of this clause "parking space" shall mean a usable and accessible area of not less than 15.95 square metres, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
 - ii. parking shall be provided on the subject lands at a ratio of a minimum of 5.0 parking spaces for each 93 square metres or part thereof of gross leasable area on the subject lands.

- i) By-law 3036
 - i. Definitions and subject matters not specifically dealt with in this By-law shall be governed by the relevant provisions of By-law 3036, as amended, except that sub- section 5.21.2 b) shall not apply to the area subject to this exception.

15.276 Exception Zone 276 (By-law 4487-94)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line;
- j) "Neighbourhood Park" shall mean a municipal public park;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. PROVISIONS

a) Uses Permitted ("S1-E" Zone)

No person shall within the lands designated "S1-E" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S1-E" Zone)

No person shall within the lands designated "S1-E" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres

- ii. LOT FRONTAGE (minimum): 12 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots to which the section applies shall not be less than 1.2 metres.
 - B. for lots fronting Rosebank Road the maximum projection of the vehicular entrance to any garage from the main front wall of the dwelling to which it is attached shall be 3.0 metres.
- c) Uses Permitted ("S2-E" Zone)
- No person shall within the lands designated "S2-E" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. detached dwelling residential use
- d) Zone Requirements ("S2-E" Zone)
- No person shall within the lands designated "S2-E" use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 300 square metres
 - ii. LOT FRONTAGE (minimum): 10 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH:

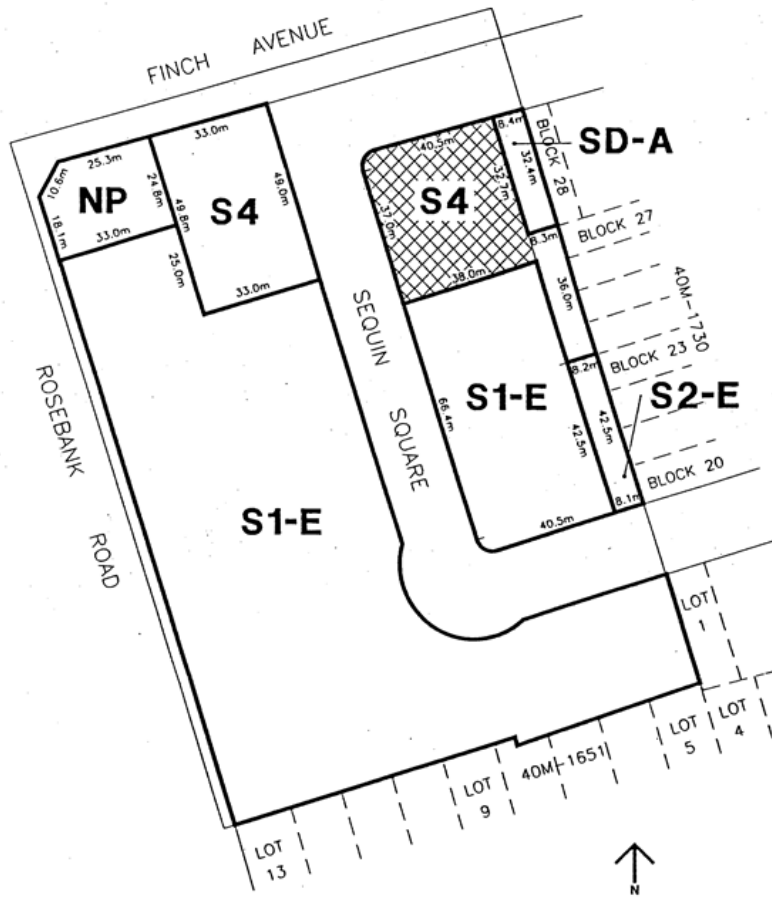
- A. minimum 1.2 metres one side, 0.6 of a metre other side, or
 - B. no minimum one side so long as on the other side,
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - x. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which the section applies shall not be less than 1.2 metres.
- e) Uses Permitted ("S4" Zone)
- No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. detached dwelling residential use
- f) Zone Requirements ("S4" Zone)
- No person shall within the lands designated "S4" use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 250 square metres
 - ii. LOT FRONTAGE (minimum): 9 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. SIDE YARD WIDTH (minimum):
 - A. for lots abutting Finch Avenue or a reserve on the opposite side of which is Finch Avenue, minimum 4.5 metres
 - B. for all other lots minimum 1.2 metres one side and 0.6 of a metre other side, or no minimum one side so long as on the other side,
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and

- 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 40 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which the section applies shall not be less than 1.2 metres.
- g) EXEMPTION:
- Despite Section 2(f)(vi) of this By-law and Section 5.7(b) of By Law 3036, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres into a required rear yard on those lands cross hatched on Figure 1 attached hereto as long as no part thereof exceeds 2.5 metres in depth or 6.0 metres in width.
- h) Uses Permitted ("SD-A" Zone)
- No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. semi-detached dwelling residential use
- i) Zone Requirements ("SD-A" Zone)
- No person shall within the lands designated "SD-A" use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 225 square metres
 - ii. LOT FRONTAGE (minimum): 7.5 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH: 1.2 metres except that no interior side yard shall be provided on the side where dwellings are attached together, so long as every common wall extending along the

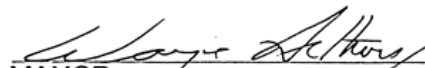
side lot line separating such lots, or that is not a direct extension thereof, shall be set back from the side lot line as follows:


- A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
 - B. 0.6 of a metre measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 40 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6 metres from the front lot line and not less than 6 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
 - x. SPECIAL REGULATION:
 - A. the horizontal distance between buildings on adjacent lots, except where such buildings are attached in whole or in part, shall be not less than 1.2 metres
 - B. despite the definition of "Dwelling, Semi-Detached or Semi-Detached Dwelling" in Section 1(e), Semi-Detached Dwellings erected in an "SD A" zone shall be attached above grade by a private garage common wall which shall be not less than 3 metres in length and not less than 2.4 metres in height.

3. Figure 1



SCHEDULE I TO BY-LAW 4487/94
PASSED THIS 19th
DAY OF SEPTEMBER 1994


MAYOR


CLERK

15.277 Exception Zone 277 (By-law 4508-94, as amended by By-law 5024-97 and By-law 5494-99)

1. Definitions

- a) "Business Office" shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on, and which may include a telegraph office, a data processing establishment, a newspaper publishing office, and the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres, but shall not include a retail store;
- b) "Neighbourhood Park" shall mean a municipal public park;
- c) "Day Nursery" shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, and for the use of a facility for the day-time care of children;
- d) "Dry Cleaning Establishment - Type B" shall mean a building or part of a building where articles, goods or fabric to be subjected to dry-cleaning and related processes are received or distributed, or where a dry-cleaning plant is operated, or both! where a dry-cleaning plant does not exceed a dry weight capacity of 27 kilograms, does not vent or emit noxious gases, odours or fumes, and is not a source of noise or vibration that cause a nuisance to neighbouring premises, and which may include the laundering, pressing or incidental tailoring or repair of articles, goods or fabric;
- e) "Dwelling" shall mean a building containing one or more dwelling units, but does not include a mobile home or trailer;
- f) "Dwelling unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- g) "Dwelling, Single Attached or Single Attached Dwelling" shall mean one of a group of not less than 3 adjacent dwellings attached together horizontally by an above grade common wall;
- h) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- i) "Multiple Dwelling-Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically by an above-grade wall or walls;

- j) "Multiple Dwelling-Vertical" shall mean a building containing three or more dwelling units attached horizontally and vertically by an above-grade wall or walls, or an above-grade floor or floors, or both;
- k) "Dwelling Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above-grade, below-grade or both above- and below-grade;
- l) "Single Attached Dwelling" shall mean one of a group of not less than three single adjacent dwelling units, attached together horizontally by an above-grade common wall;
- m) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- n) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- o) "Gross Floor Area Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, attic or cellar;
- p) ("Floor Area Non-Residential" shall mean the aggregate of the floor areas of all storeys above or below established grade, but shall exclude the floor area of any parts of the building used for mechanical equipment, stairwells or elevators;
- q) "Gross Leasable Floor Area - Non-Residential" shall mean the aggregate of the floor areas of all storeys above or below established grade designed for owner or tenant occupancy or exclusive use only, but excluding storage areas below established grade;
- r) "Laundromat" shall mean a self-serve, clothes-washing establishment containing washing, drying, ironing, finishing or incidental equipment;
- s) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision, and where a semi-detached dwelling or single attached dwelling is to be constructed on a lot on a registered plan of subdivision, lot shall mean that portion of the lot on which the semi-detached dwelling or single attached dwelling is to be constructed;
- t) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;

- u) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- v) "Personal Service Shop" shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or photographic studio, but shall, not include a body-rub parlour as defined in the Municipal Act, R.S.S. 1990, Chapter M.45, as amended from time to time or any successor thereto;
- w) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- x) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in The Municipal Act, R.S.O. 1990, Chapter M.45, as amended from time to time, or any successor thereto;
- y) "Public School" shall mean,
 - i. a school under the jurisdiction of a Board of Education which Board is continued or established pursuant to the Education Act, R.S.O. 1990, Chapter E.2, or any successor thereto;
 - ii. a college of applied arts and technology continued or established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, Chapter M.19, or any successor thereto; and,
 - iii. a university eligible to receive Provincial funding pursuant to the Ministry of College and Universities Act, or any successor thereto;
- z) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, kept or offered for retail sale to the public;
- aa) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- bb) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- cc) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- dd) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- ee) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- ff) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- gg) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- hh) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- ii) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- jj) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. PROVISIONS

a) Uses Permitted ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on the lands designated "S2", 400 square metres

- B. on the lands designated "S3", 350 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on the lands designated "S2": 13.5 metres
 - B. on the lands designated "S3": 12.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres each side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: - maximum one dwelling unit per lot and minimum residential gross floor area per dwelling unit of 100 square metres.
- x. PARKING REQUIREMENTS: - minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting a reserve on the opposite side of which is a street.

c) Uses Permitted ("S4" and "S5" Zones)

No person shall within the lands designated "S 4" and "S5" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

d) Zone Requirements ("S4" and "S5" Zones)

No person shall within the lands designated "S4" and "S5" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):
 - A. on the lands designated "S4": 330 square metres
 - B. on the lands designated "S5": 250 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on the lands designated "S4": 11.0 metres
 - B. on the lands designated "S5": 9.0 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH - minimum 1.2 metres one side, 0.6 metres on the other side, or no minimum one side so long as, on the other side:
 - A. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and,
 - B. at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum) 12 metres
- ix. DWELLING UNIT REQUIREMENTS - Maximum one dwelling unit per lot and minimum gross floor area residential per dwelling unit of 100 square metres
- x. PARKING REQUIREMENTS minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATION:
 - The horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres

e) Uses Permitted ("S-SD-SA-2" Zone)

No person shall within the lands designated "S-SD-SA-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. semi-detached dwelling residential use
- iii. single attached dwelling residential use

f) Zone Requirements ("S-SD-SA-2" Zone)

No person shall within the lands designated "S-SD-SA-2" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum):

- A. for detached dwellings: 250 square metres
- B. for semi-detached dwellings: 205 square metres
- C. for single attached dwellings: 180 square metres.
- ii. LOT FRONTAGE (minimum):
 - A. for detached dwellings: 9.0 metres
 - B. for semi-detached dwellings: 6.8 metres
 - C. for single attached dwellings: 6.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. for detached dwellings:
 - 1) 1.2 metres one side, 0.6 metres other side, or,
 - 2) 1.8 metres one side with no minimum other side
 - B. For semi-detached or single-attached dwellings: minimum 1.2 metres, except that,
 - 1) where dwellings on abutting share lots a common wall, no interior yard side shall be required adjacent that to wall on either lot
 - 2) where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that extends along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall upon which that dwelling is located, or,
 - 3) where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that does not extend along the common interior side lot line, the following shall apply:
 - I. minimum 1.2 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting side yard is not provided on the other lot, or,
 - II. minimum 0.6 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is provided on the other lot.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum):

- A. for detached dwellings, 38 per cent
- B. for semi-detached dwellings and single attached dwellings, 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- x. PARKING REQUIREMENTS: - minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting a reserve on the other side of which is a street.
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots, except where such buildings are attached in whole or in part, shall not be less than 1.2 metres
 - B. despite the definition of "Dwelling, Semi- Detached or Semi-Detached Dwelling" in Section 1(k), Semi-Detached Dwellings erected in an "S-SD-SA-2" Zone shall be attached above grade by a common wall which extends from the base of the foundation to the roofline and for a horizontal distance of not less than 75 per cent of the horizontal depth of the building.
- g) Uses Permitted ("S4-C4-3" Zone)

No person shall within the lands designated "S4-C4-3" use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. detached dwelling residential use
 - ii. business office subject to the provisions of Section 2(h)E
 - iii. dry cleaning depot
 - iv. financial institution subject to the provisions of section 2(h)E
 - v. laundromat
 - vi. personal service shop
 - vii. professional office subject to the provisions of Section 2(h)E
 - viii. retail store subject to the provisions of Section 2(h)E
- h) Zone Requirements ("S4-C4-3" Zone)

No person shall within the lands designated "S4-C4-3" use any lot or erect, alter or use any building or structure except in accordance with:

- i. For detached dwelling residential uses, the provisions of Section 2(d);
- ii. for all other permitted uses:
 - A. YARD SETBACKS (minimum): 4.5 metres
 - B. LOT COVERAGE (maximum): 33 per cent
 - C. BUILDING HEIGHT (maximum): 12 metres
 - D. PARKING REQUIREMENTS:
 - 1) "Parking Space" shall mean a usable and accessible area of not less than 2.6 metres in width and 5.3 metres in length, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway.
 - 2) There shall be provided and maintained on the lands zoned "S4-C4-3" a minimum 4.5 parking spaces for each 93 square metres or part thereof gross leasable floor area - non-residential.
 - 3) Section 5.21.2b) of By-law 3036, as amended, shall not apply to the lands designated "S4-C4-3".
 - 4) All parking areas shall be set back a minimum of 3 metres from all zone lines.
 - 5) Notwithstanding Sections 5.21.2(g) and 5.21.2(k) of By-law 3036, all entrances and exits to parking areas and all parking - areas shall be surfaced with brick, asphalt, concrete or any combination thereof
 - E. SPECIAL REGULATIONS:
 - 1) The gross leasable floor area non- residential of all buildings on the lot shall not exceed 930 square metres.
 - 2) The gross leasable floor area - non-residential of all professional and business offices on the lot shall not exceed 450 square metres.
 - 3) The gross leasable floor area non- residential of any retail store or financial institution shall not exceed 400 square metres.

i) Uses Permitted ("RM2-1" Zone)

No person shall within the lands designated "RM2-1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. semi-detached dwelling residential use
- iii. single attached dwelling residential use
- iv. multiple dwelling-horizontal

v. multiple dwelling-vertical

j) Zone Requirements ("RM2-1" Zone)

No person shall within the lands designated "RM2-1", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. YARD SETBACKS (minimum):

A. for semi-detached dwelling residential and single attached dwelling residential use:

1) in accordance with the building envelopes as set out on Figure 1 attached

B. for detached dwelling residential, multiple dwelling-horizontal or multiple dwelling-vertical uses:

1) 4.5 metres from any lot line immediately adjoining a street or abutting a reserve on the opposite side of which is a street.

2) 7.5 metres from any zone line.

ii. BUILDING HEIGHT (maximum): 12.0 metres

iii. DWELLING UNIT REQUIREMENTS:

A. minimum residential gross floor area of 56 square metres.

B. the density of dwelling units permitted within the lands designated "RM2-1" shall range between a minimum of 22.5 units per hectare and a maximum of 82.5 units per hectare of net site area; for the purposes of this section, "net site area" shall mean the sum of the site areas for residential dwellings only, exclusive of any site area required for dedication of public roads.

iv. LOT COVERAGE (maximum): 40 percent

v. PARKING REQUIREMENTS:

A. "Parking Space" shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway.

B. The minimum perpendicular width of an aisle for two-way traffic, used to gain access to a parking space, shall be 6.5 metres.

C. For each dwelling unit within a multiple dwelling-horizontal or multiple-dwelling-vertical there shall be provided and maintained on the lot:

1) a minimum of 1.5 resident parking spaces; and,

2) a minimum of 0.3 visitor parking spaces.

vi. SPECIAL REGULATIONS:

- A. the horizontal distance between semi-detached dwellings, multiple dwellings-horizontal and/or single attached dwelling shall be a minimum of 1.8 metres, except where such dwellings are attached in whole or in part;
- B. the interior side yard between abutting semi-detached dwellings and/or single attached dwellings shall be a minimum of 0.9 metres;
- C. where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot.

k) Uses Permitted ("NP" Zone)

No person within the lands designated "NP" use any lot or erect, alter or use, any building or structure for any purpose except the following:

- i. neighbourhood park

l) Uses Permitted ("OS-HL-1" Zone)

No person shall within the land designated "OS-HL-1" use any land for any purpose except the following:

- i. conservation of the natural environment, soil and wildlife; and,
- ii. resource management

m) Zone Requirements ("OS-HL-1" Zone)

No buildings or structures shall be permitted to be erected nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control, or resource management.

n) Uses Permitted ("OS-HL-SWM" Zone)

No person shall within the land designated "OS-HL- SWM", use any land for any purpose except for storm water management, and for the preservation and conservation of the natural environment, soil and wildlife uses.

o) Zone Requirements ("OS-HL-SWM" Zone)

No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except for purposes of storm water management and flood and erosion control.

p) Uses Permitted ("ES-DN-NP-S5" Zone)

No person shall within the lands designated "ES-DN- NP-S5", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. public school and uses accessory thereto
- ii. day nursery
- iii. neighbourhood park
- iv. detached dwelling residential use

q) Zone Requirements ("ES-DN-NP-S5" Zone)

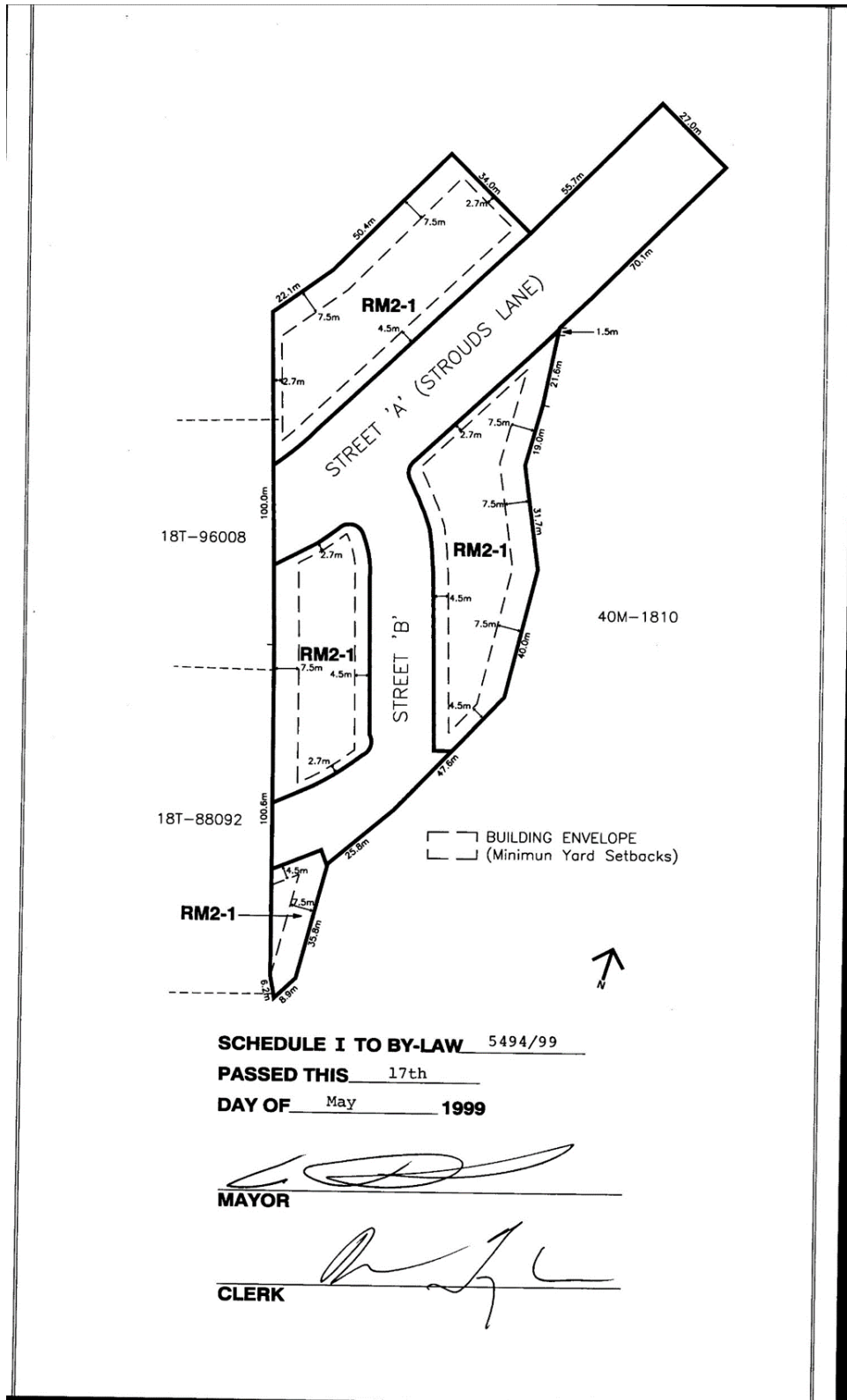
No person shall within the lands designated "ES-DN- NP-S5", use any lot or erect, alter or use any building or structure except in accordance with the following:

- i. for public school, day nursery and uses accessory thereto:
 - A. minimum building setbacks as illustrated on Figure 2;
 - B. parking requirements based upon the greater of:
 - 1) 25 parking spaces or 1.5 parking spaces for each classroom (including special purpose spaces such as kindergarten, music, art, science, and special education rooms, as well as libraries, gymnasiums, and portables),
 - AND,
 - 2) 5 parking spaces for every 93 square metres, or part thereof, of activity room floor area in the day nursery.
- ii. for detached dwelling residential uses, the provisions of Section 2(d).

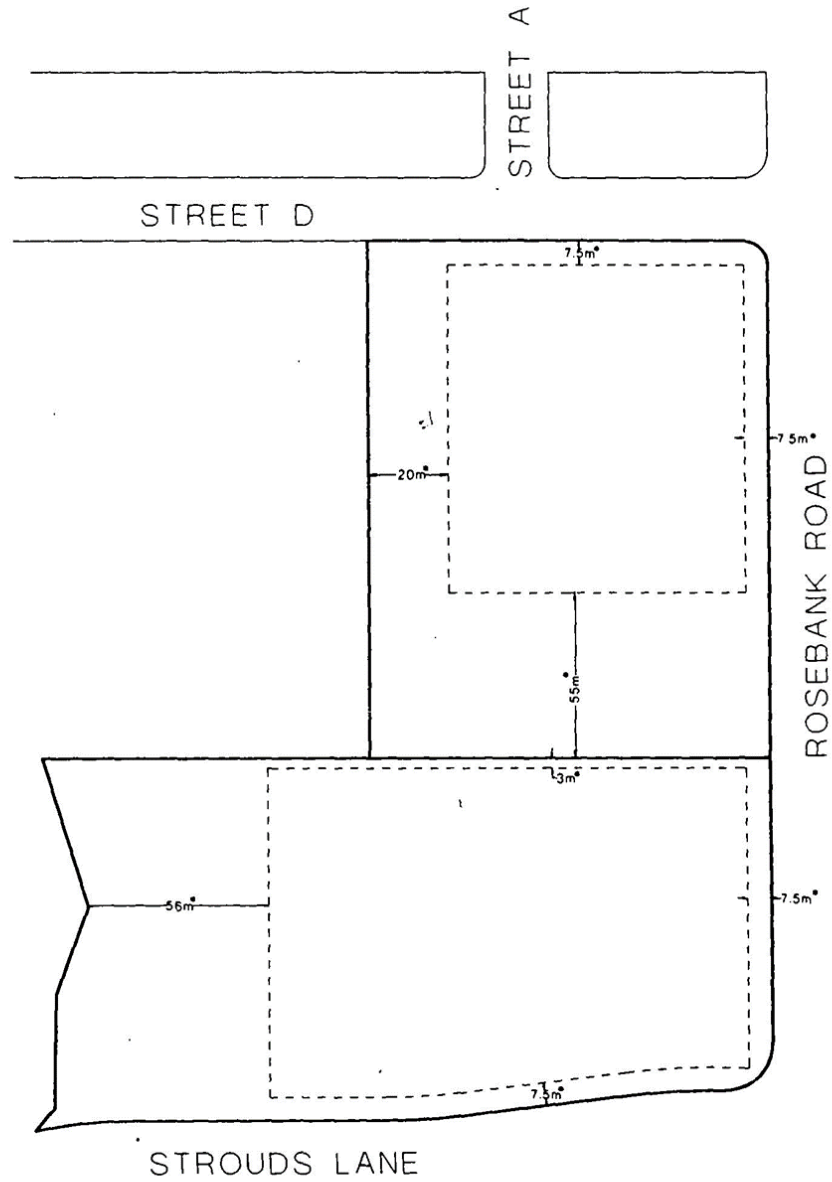
3. Model Homes

- a) Notwithstanding any provision in By-law 3036 to the contrary, one or more Model Homes may be constructed and used on any lot prior to the registration of a plan of subdivision, within any residential zone on the subject lands.
- b) For the purposes of this by-law, "Model Home" shall mean a residential dwelling unit, not occupied for residential purposes, constructed prior to the registration of the plan of subdivision creating the lot on which such Model Home is to be situated, pursuant to an agreement with the Town of Pickering. Such Model home is to be used exclusively for sales display and marketing purposes, for a maximum period of 36 months after the date of construction, regardless of whether registration of the plan of subdivision occurs at any time during that period.

4. Figure 1



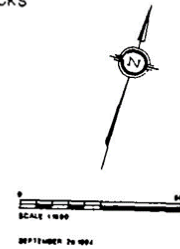
5. Figure 2



• MINIMUM BUILDING SETBACKS
-SEE SECTION 5(9)(b)(i)

SCHEDULE II TO BY-LAW 4508/94
AS ORDERED BY ONTARIO
MUNICIPAL BOARD ORDER
DATED THE 5TH DAY OF APRIL, 1994

O.M.B. FILE Z910005



15.278 Exception Zone 278 (By-law 2285-86)

1. Definitions

- a) "Church" shall mean a building dedicated to religious worship and may include a Sunday School or Parish hall as an accessory use;
- b) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of the Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- c) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- d) "Gross Floor Area" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- e) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- f) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- g) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- h) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- i) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- j) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- k) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;

- l) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- m) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- n) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- o) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- p) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("I(C)-DN" Zone)

No person shall within the lands designated "I(C)-DN" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. church
- ii. day nursery

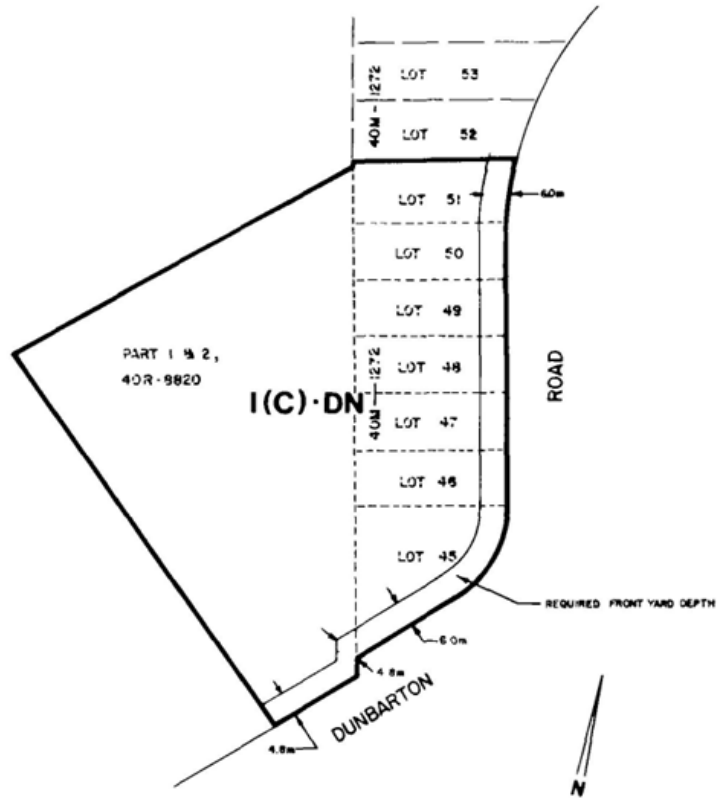
b) Zone Requirements ("I(C)-DN" Zone)

No person shall within the lands designated "I(C)-DN" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.5 hectares
- ii. LOT FRONTAGE (minimum): 50 metres
- iii. FRONT YARD DEPTH (minimum): as illustrated on Figure 1 attached hereto
- iv. OBSTRUCTION OF YARDS: Despite the provisions of Section 5.7 of By-law 3036, where a front yard depth of 4.8 metres or less is required by this By-law one set of uncovered steps and platform of up to 2.0 metres in height above grade and projecting not more than 3.0 metres into that required front yard shall be permitted
- v. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 33 percent

- viii. PARKING REQUIREMENTS (minimum): there shall be provided and maintained one parking space per four persons church capacity
- ix. SUPPLEMENTARY PARKING REGULATIONS:
 - A. Despite Section 2.57 of By-law 3036, as amended, a parking space shall mean a usable and accessible area of not less than 15.95 square metres, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway
 - B. Section 5.21.2 a) and Section 5.21.1 b) of By-law 3036, as amended, shall not apply.
 - C. Despite Section 5.21,2 g) of By-law 3036, as amended, all parking areas shall be paved.
- x. SPECIAL REGULATIONS: the number of children enrolled in all day nurseries on the lands designated "I(C)-DN" shall not exceed sixty at any one time

3. Figure 1



SCHEDULE "I" TO BY-LAW 2285/86
PASSED THIS 5th
DAY OF August 1986

John E. Anderson
MAYOR (JOHN E. ANDERSON)

Bruce J. Taylor
CLERK (BRUCE J. TAYLOR)

15.279 Exception Zone 279 (By-law 2287-86)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("R1-1", "R1-2" and "R1-3" Zone)

No person shall within the lands designated "R1-1", "R1-2" and "R1-3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("R1-1", "R1-2" and "R1-3" Zone)

No person shall within the lands designated "R1-1", "R1-2" and "R1-3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 740 square metres
- ii. LOT FRONTAGE (minimum): 21 metres
- iii. FRONT YARD DEPTH (minimum): 7.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.8 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum):

- A. on lands designated "R1-1": 3.0 metres
- B. on lands designated "R1-3": 6.0 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 33 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area - residential of 139 square metres
- x. PARKING REQUIREMENTS:
 - A. on lands designated "R1-1" and "R1-3":

minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
 - B. on lands designated "R1-2":

minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 9.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

15.280 Exception Zone 280 (By-law 2311-86, as amended by 5633-00)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of all buildings or structures, used for residential purposes, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Neighbourhood Park" shall mean a municipal public park;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Public School" shall mean,
 - i. a school under the jurisdiction of a board of education which board is established pursuant to the Education Act, R.S.O. 1980, or any successor thereto;

- ii. a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto; and
 - iii. a university eligible to receive provincial funding from the Minister of Education, Colleges and Universities, pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1980, or any successor thereto.
- m) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
 - n) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
 - o) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
 - p) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - q) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - r) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
 - s) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest main wall of the nearest main building or structure on the lot;
 - t) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - u) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest main wall of the nearest main building or structure on the lot;
 - v) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S1" Zone)

No person shall within the lands designated "S1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("S1" Zone)

No person shall within the lands designated "S1", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 400 square metres
- ii. LOT FRONTAGE (minimum): 13.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres

c) Uses Permitted ("S2" and "S4" Zones)

No person shall within the lands designated "S2" and "S4", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

d) Zone Requirements ("S2" and "S4" Zones)

No person shall within the lands designated "S2" and "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on the lands designated S2: 300 square metres
- B. on the lands designated S4: 250 square metres

ii. LOT FRONTAGE (minimum):

- A. on the lands designated S2: 11 metres
- B. on the lands designated S4: 9 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH:

- A. minimum 1.2 metres one side, 0.6 metres other side, or
- B. no minimum one side so long as on the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.

x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots, shall be not less than 1.2 metres

e) Uses Permitted ("ES" Zone)

No person shall within the lands designated "ES", use any lot or erect, alter or use and building or structure for any purpose except the following:

i. public school and uses accessory thereto

f) Special Provision ("ES" Zone)

Despite the provision of Section 5.15 of By-law 3036, for the purposes of the area zoned "ES", two (2) portable classrooms may be located with a minimum front yard depth of 8.0 metres until December 31, 2001.

g) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except:

i. neighbourhood park

15.281 Exception Zone 281 (By-law 2399-87)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and

unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("R3-2" Zone)

No person shall within the lands designated "R3-2" hereto use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("R3-2" Zone)

No person shall within the lands designated "R3-2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 550 square metres
- ii. LOT FRONTAGE (minimum): 18 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum): 1.8 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 10 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling per lot and minimum gross floor area - residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

c) Uses Permitted ("OS-HL" Zone)

No person shall within the lands designated "OS-HL", use any land for any purpose except the preservation and conservation of the natural environment, soil and wildlife.

d) Zone Requirements ("OS-HL" Zone)

No buildings or structures shall be permitted to be erected, nor any existing building or structures be modified or changed nor shall the placing or removal of fill be permitted except where buildings or structures are used only for purposes of flood and erosion control.

15.282 Exception Zone 282 (By-law 2454-87, as amended by By-law 2757-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Multiple Dwelling-Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- d) "Multiple Dwelling-Vertical" shall mean a building containing three or more dwelling units attached horizontally and vertically by an above grade wall or walls, or an above grade floor or floors, or both;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey.
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

2. Provisions

a) Uses Permitted ("OS-HL" Zone)

No person shall within the lands designated "OS-HL" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. the preservation and conservation of the natural environment soil and wildlife;
- ii. parking area

b) Zone Requirements ("OS-HL" Zone)

No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.

c) Special Restrictions ("OS-HL" Zone)

- i. Any parking area shall be set back a minimum distance of 3 metres from all lot lines.

d) Uses Permitted ("RL2" Zone)

i. No person shall within the lands designated "RL2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- A. multiple dwelling – horizontal
- B. multiple dwelling - vertical

e) Zone Requirements ("RL2" Zone)

No person shall within the lands designated "RL2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. YARD SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- ii. BUILDING HEIGHT (maximum): 12.0 metres
- iii. DWELLING UNIT REQUIREMENTS:
 - A. minimum dwelling unit area 84 square metres
 - B. no less than 30 and no more than 75 dwelling units shall be permitted within the area designated "OS-HL" and "RL2"
- iv. LOT COVERAGE (maximum): 40 percent

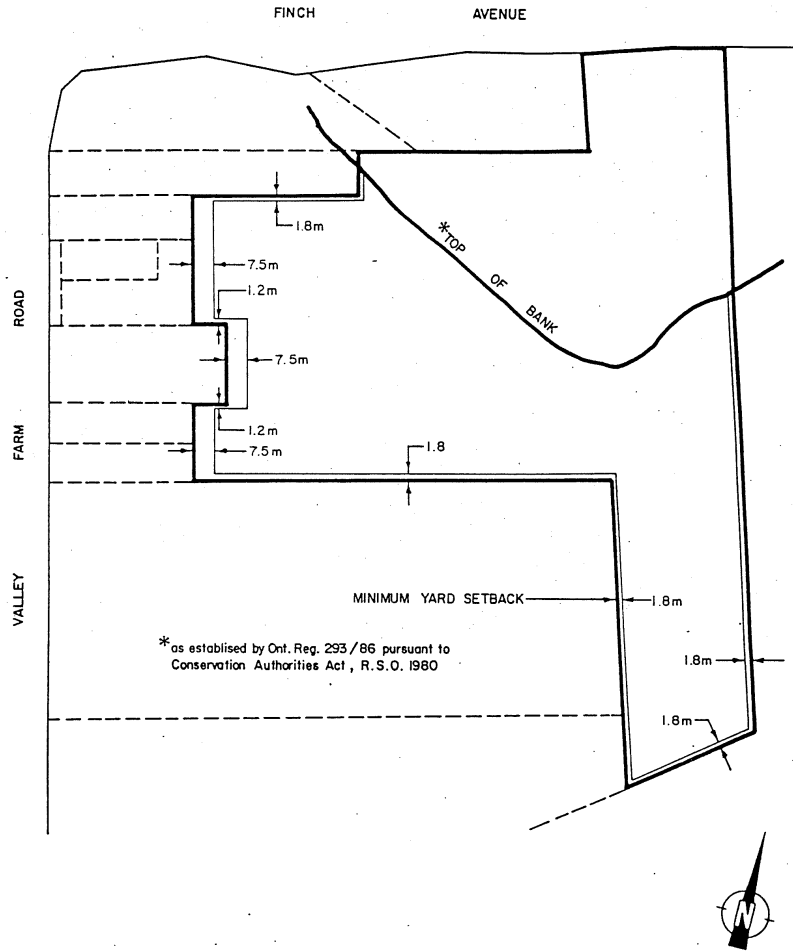
v. PARKING REQUIREMENTS:

- A. For the purpose of this clause, "parking space" shall mean a useable and accessible area of not less than 15.95 square metres for the temporary parking of vehicles, but shall not include any portion of a parking aisle or driveway; a "tandem parking space" shall mean a parking space that does not have direct access to a parking aisle or driveway but that abuts end to end with a parking space having direct access to a parking aisle or driveway;
- B. Sections 5.21.2 and 6.5c) of By-law 3036, as amended, shall not apply to lands designated "RL2";
- C. For each dwelling unit having its own private garage on the lot, there shall be provided and maintained on the lot a minimum 0.3 visitor parking spaces;
- D. For each dwelling unit not having its own private garage on the lot, there shall be provided and maintained on the lot:
 - 1) where the dwelling unit is within a multiple dwelling-horizontal, 1.5 parking spaces if the dwelling unit contains less than three bedrooms, 1.7 parking spaces if the dwelling unit contains three bedrooms, and 1.9 parking spaces if the dwelling unit contains more than three bedrooms;
 - 2) where the dwelling unit is within a multiple dwelling-vertical, 1.4 parking spaces if the dwelling unit contains less than two bedrooms, 1.5 parking spaces if the dwelling unit contains two bedrooms, and 1.6 parking spaces if the dwelling unit contains more than two bedrooms.

vi. SPECIAL REGULATIONS:

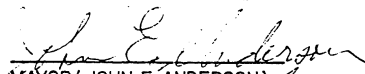
- A. The horizontal distance between multiple dwellings shall be not less than 1.8 metres

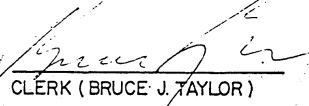
3. Figure 1



SCHEDULE "II" TO BY-LAW 2454/87

PASSED THIS 19th
DAY OF May 1987


MAYOR (JOHN E. ANDERSON)


CLERK (BRUCE J. TAYLOR)

15.283 Exception Zone 283 (By-law 2780-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("R3-2" Zone)

No person shall within the lands designated "R3-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("R3-2" Zone)

No person shall within the lands designated "R3-2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 550 square metres
- ii. LOT FRONTAGE (minimum): 18 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.8 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 10 metres

- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. maximum number of dwelling units per lot: one
 - B. minimum gross floor area-residential: 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

c) Uses Permitted ("R4-2", "R4-3" and R4-4" Zone)

No person shall within the lands designated "R4-2", "R4-3" and R4-4" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

d) Zone Requirements ("R4-2", "R4-3" and R4-4" Zone)

No person shall within the lands designated "R4-2", "R4-3" and R4-4", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 460 square metres
- ii. LOT FRONTAGE (minimum): 15 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.5 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum):
 - A. on lands designated "R4-2": 7.5 metres
 - B. on lands designated "R4-3": 10 metres
 - C. on lands designated "R4-4": 15 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. maximum number of dwelling units per lot: one
 - B. minimum gross floor area-residential: 100 square metres

- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

15.284 Exception Zone 284 (By-law 2922-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- t) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("S2" and "S3" Zones)

No person shall within the lands designated "S2" and "S3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S2" and "S3" Zone)

No person shall within the lands designated "S2" and "S3" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum):

- A. on lands designated "S2": 400 square metres

- B. on land designated "S3": 350 square metres
- ii. LOT FRONTAGE (minimum):
 - A. on lands designated "S2": 13.5 metres
 - B. on land designated "S3": 12.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres.
 - B. no building openings shall be permitted below the geodetic elevation of 84.5 metres.
- c) Uses Permitted ("S4" Zone)

No person shall within the lands designated "S4" use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. detached dwelling residential uses
- d) Zone Requirements ("S4" Zone)

No person shall within the lands designated "S4", use any lot or erect, alter or use any building except in accordance with the following provisions:

 - i. LOT AREA (minimum): 250 square metres
 - ii. LOT FRONTAGE (minimum): 9 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
 - A. minimum 1.2 metres one side, 0.6 metres other side, or
 - B. no minimum one side as long as the other side:
 - 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling.
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- ix. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street
- x. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.2 metres.
 - B. no building openings shall be permitted below the geodetic elevation of 84.5 metres.

15.285 Exception Zone 285 (By-law 2781-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- l) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- m) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- r) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("R3-2" Zone)

No person shall within the lands designated "R3-2" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use

b) Zone Requirements ("R3-2" Zone)

No person shall within the lands designated "R3-2", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 550 square metres
- ii. LOT FRONTAGE (minimum): 18 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.8 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 10 metres

- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
 - A. maximum number of dwelling units per lot: one
 - B. minimum gross floor area-residential: 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting on a reserve on the opposite side of which is a street

15.286 Exception Zone 286 (By-law 2787-88, as amended by By-law 2863-88)

1. Definitions

- a) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provision of The Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- b) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- c) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- d) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- e) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- f) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;
- g) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- h) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- i) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- j) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;

- k) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- l) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- m) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. PROVISIONS

a) Uses Permitted ("DN" Zone)

No person shall within the lands designated "DN" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. Day nursery

b) Zone Requirements ("DN Zone)

No person shall within the lands designated "DN", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.17 hectares
- ii. LOT FRONTAGE (minimum): 27 metres
- iii. FRONT YARD DEPTH (minimum): 21 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 2.4 metres
- v. REAR YARD DEPTH (minimum): 7.5 metres
- vi. LOT COVERAGE (maximum): 33%
- vii. BUILDING HEIGHT (maximum): 12 metres
- viii. PARKING REQUIREMENTS:

- A. for the purpose of this clause "parking space" shall mean a useable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of vehicles, but shall not include any portion of a parking aisle or driveway;
- B. There shall be provided and maintained a minimum of 5 parking spaces for each 93 square metres or part thereof of activity room area associated with the day nursery use;
- C. Sections 5.21.2(a) and 5.21.2(b) of By-law 3036 shall not apply to lands designated "DN";

ix. SPECIAL REGULATIONS:

The number of children attending at any one time, all day nurseries on lands designated "DN", shall not exceed 45.

15.287 Exception Zone 287 (By-law 2834-88)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Multiple Dwelling-Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- d) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- e) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, and attic or a cellar;
- f) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- g) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- h) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- i) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

2. Provisions

a) Uses Permitted ("RM1-1" Zone)

No person shall within the lands designated "RM1-1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. multiple dwelling-horizontal

b) Zone Requirements ("RM1-1" Zone)

No person shall within the lands designated "RM1-1", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. YARD SETBACKS (minimum): 7.5 metres from any lot line
- ii. BUILDING HEIGHT (maximum): 12.0 metres
- iii. DWELLING UNIT REQUIREMENTS:
 - A. minimum dwelling unit area 84 square metres
 - B. no less than 35 and no more than 46 dwelling units shall be permitted within the area designated "RM1-1"
- iv. LOT COVERAGE (maximum): 40 percent
- v. PARKING REQUIREMENTS:
 - A. "Parking Space" shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of vehicles, but shall not include any portion of a parking aisle or driveway;
 - B. For each dwelling unit, there shall be provided and maintained on the lot one private garage attached to the dwelling unit, which shall provide one parking space;
 - C. For each dwelling unit there shall be provided and maintained on the lot one parking space with a minimum horizontal length of 6.0 metres located between the vehicular entrance of the garage and the nearest traffic aisle;
 - D. For each dwelling unit there shall be provided and maintained on the lot a minimum of 0.3 visitor parking spaces;
 - E. Section 5.21.2 and 6.5 (c) of By-law 3036, as amended, shall not apply to lands designated "RM1-1"
- vi. SPECIAL REGULATIONS:
 - A. the horizontal distance between multiple dwellings-horizontal shall be a minimum of 1.8 metres.

15.288 Exception Zone 288 (By-law 2971-88)

1. Definitions

- a) "Activity Room Area" shall mean the floor area within a day nursery that is used by children for their day-to-day activities but shall exclude all floor area allocated to corridors, storage areas, washroom and kitchen facilities, and offices;
- b) "Church" shall mean a building dedicated to religious worship and may include a Sunday School or Parish hall as an accessory use;
- c) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provision of The Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- d) "Day Nursery Office" shall mean a building or part of a building in which the management or direction of all day nursery and other related day care services operated on or from the premises is carried on;
- e) "Floor Area" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- g) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- h) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- i) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- j) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- k) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;

- l) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- m) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- n) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- o) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- p) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- q) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- r) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("I(C)-DN(2)" Zone)

No person shall within the lands designated "I(C)-DN(2)" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. church
- ii. day nursery
- iii. day nursery office

b) Zone Requirements ("I(C)-DN(2)" Zone)

No person shall within the lands designated "I(C)-DN(2)", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.4 hectares
- ii. LOT FRONTAGE (minimum): 45 metres
- iii. FRONT YARD DEPTH (minimum): 7.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum): 7.5 metres
- v. REAR YARD DEPTH (minimum): 7.5 metres
- vi. LOT COVERAGE (maximum): 33 percent
- vii. BUILDING HEIGHT (maximum): 12 metres
- viii. PARKING REQUIREMENTS: there shall be provided and maintained on the lands designated "I(C)-DN(2)" one parking space per four persons church capacity
- ix. SUPPLEMENTARY PARKING REGULATIONS: Section 5.21.2(a) and Section 5.21.2(b) of By-law 3036, as amended, shall not apply
- x. SPECIAL REGULATIONS:
 - A. A day nursery and day nursery office may be permitted only in a church building on the site
 - B. The gross floor area of all day nursery office uses shall not exceed 84.0 square metres
 - C. A day nursery office shall be permitted only in association with at day nursery operating on the lands

15.289 Exception Zone 289 (By-law 4356-73)

1. Definitions

- a) “Building Height” shall mean the vertical distance measured from the average elevation of the finished grade at the front wall of the building to the base of the eaves of the said building.
- b) “Coverage” shall mean the percentage of the lot area covered by all buildings.
- c) “Dwelling” shall mean one or more rooms, occupied or capable of being occupied as an independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- d) “Dwelling Types”
 - i. Bungalow shall mean a one-storey dwelling.
 - ii. Split level dwelling shall mean a dwelling in which the first floor above finished grade is so constructed as to create two or more different levels, the vertical distance between such levels always being less than a full storey.
 - iii. Storey and a half dwelling shall mean a dwelling containing a half storey wholly or in part within the roof having a floor area equal to at least 50% of the area of the first storey.
 - iv. Two storey dwelling shall mean a dwelling containing two storeys.
- e) “Dwelling Zones”
 - i. Single-detached zone is an area where each dwelling is free standing and separated from other uses by yards.
 - ii. Semi-detached zone is an area where two dwellings may be joined horizontally and the two dwellings are separated from other uses by yards.
 - iii. Single attached zone is an area where up to 6 dwellings may be joined horizontally and the group of dwellings is separated from other uses by yards.
- f) “Elementary School” is a school including educational, recreational and community uses, buildings and uses accessory thereto.
- g) “Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel and 20’ from the street line.
- h) “Ground Floor Area” shall mean the area of a building based on the exterior dimensions of the said building or buildings.

- i) “Neighbourhood Park” is a public park including recreation uses buildings and uses accessory thereto.
- j) “Private Garage” means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business occupation or service is conducted for profit.
- k) “Yards”
 - i. Front Yard shall mean the space between the main front wall of a building and a street extending the full width of the lot.
 - ii. Side Yard shall mean the space between a main side wall of a building and a side lot line, extending from the front yard to the rear yard.
 - iii. Rear Yard shall mean the space between a main rear wall of a building and the rear lot line, and extending the full width of the lot.
 - iv. Flankage Yard shall mean the space between a main wall of the building and a side lot line bounding on a public street and extending from front lot line to rear lot line.

2. PROVISIONS

The performance standards and provisions as set out on Figure 1 hereto shall apply to the area restricted by this by-law.

3. Figure 1

Zone	Symbol	Maximum Density		Minimum Yards			Minimum Ground Floor Area/Dwelling (Sq. m.)			Minimum Parking Space per Dwelling
		Minimum Frontage	Minimum Lot Area/Dwelling	Front	Side and Flankage	Rear	Bung.	Split or 1 ½	2 Storey	
Single Detached Dwelling	S	1 dwelling per Registered Lot 13.4 metres 15 metres corner lot	418 sq.m	4.5 metres	1.2 metres 2.7 metres	7.5 metres	110	74	65	Each dwelling shall have at least one private garage set back no less than 6 metres from a street in addition to the minimum ground floor area requirement
Semi-detached Dwellings	SD	2 dwellings per Registered Lot 18 metres 21 metres corner lot	275 sq.m		1.0 metres 2.4 metres					
Single-Attached Dwellings	SA	Up to 6 dwellings/ Registered lot 6.5 metres	200 sq.m							

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		7.5 metres end lot 9 metres corner lot								
Neighbourhood Park	NP	Public Park, recreation uses, buildings and uses accessory thereto								
Elementary School	ES	School including educational, recreational & community uses, buildings & uses accessory thereto								

2. Additional Provisions

- a) Maximum building height 10.5 metres
- b) Maximum building coverage 33%
- c) Where semi-detached dwellings are attached in part below grade and separated above grade, such separation shall be a minimum of 1.2 metres

15.290 Exception Zone 290 (By-law 4362-93)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Multiple Dwelling-Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- d) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwelling being attached together horizontally in whole or part above grade, below grade, or both above and below grade;
- e) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- f) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, and attic or a cellar;
- g) "Landscaped Open Space" shall mean space on a lot which is open and unoccupied and is suitable for growing grass, flowers, bushes, shrubs or other landscaping plants and includes a waterway, walk, patio or similar space but does not include any portion of a parking aisle, parking space, ramp or driveway;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- k) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

2. Provisions

a) Uses Permitted ("RM1-4" Zone)

No person shall within the lands designated "RM1-4" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. multiple dwellings – horizontal residential use
- ii. semi-detached dwelling residential use

b) Zone Requirements ("RM1-4" Zone)

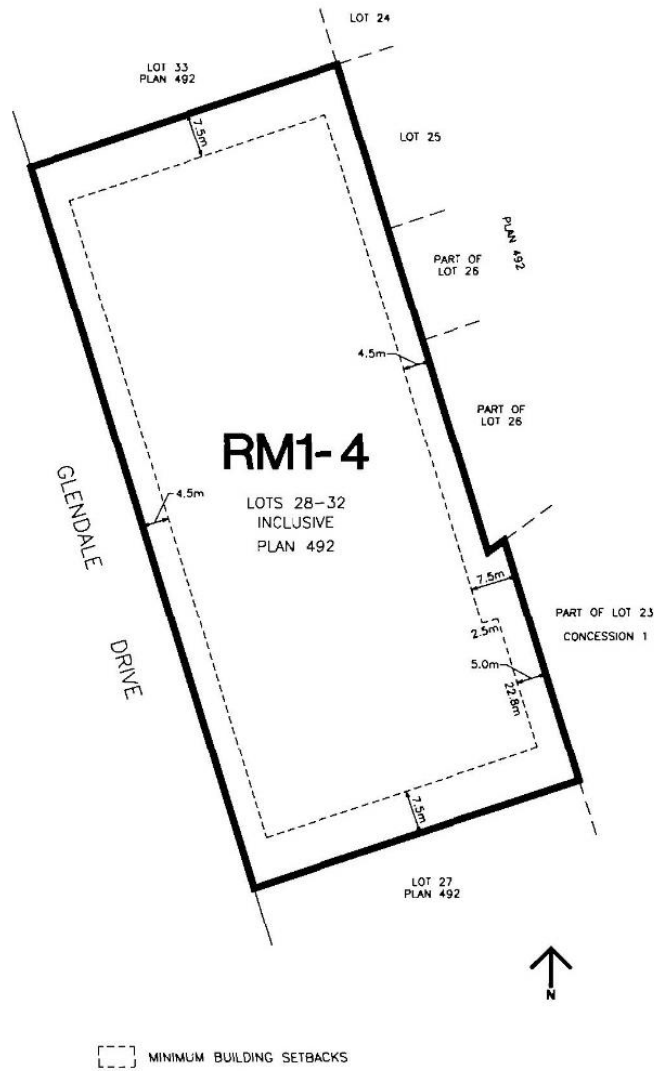
No person shall within the lands designated "RM1-4", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. BUILDING SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- ii. BUILDING HEIGHT (maximum): 12.0 metres
- iii. DWELLING UNIT REQUIREMENTS:
 - A. minimum gross floor area-residential 100 square metres
 - B. No more than 19 dwelling units shall be permitted within the area designated "RM1-4";
- iv. LOT COVERAGE (maximum): 40 per cent
- v. LANDSCAPED OPEN SPACE REQUIREMENTS (minimum): 10 per cent of lot area
- vi. PARKING REQUIREMENTS:
 - A. "Parking Space" shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of vehicles, but shall not include any portion of a parking aisle or driveway;
 - B. For each dwelling unit, there shall be provided and maintained:
 - 1) minimum one private garage attached to the dwelling unit, the vehicular entrance of which shall be located not less than 6.0 metres from the nearest traffic aisle
 - 2) a minimum 0.3 visitor parking space
 - C. Section 5.21.2 and 6.5 (c) of By-law 3036, as amended, shall not apply to lands designated "RM1-4";

vii. SPECIAL REGULATIONS:

- A. the horizontal distance between semi-detached dwelling or between multiple dwellings-horizontal and semi-detached dwellings shall be a minimum of 1.8 metres.
- B. A minimum of 6 semi-detached dwellings shall be erected within the lands designated “RM1-4”;
- C. Despite Section 2(b)(i), a refuse storage structure, ancillary to a multiple dwelling-horizontal use, with a maximum enclosed area of 50 square metres shall be provided and maintained within the lands designated “RM1-4”;
- D. Despite the definition of “Dwelling, Semi-detached or Semi-detached Dwelling” in Section 1(d), Semi-detached Dwellings erected in an “RM1-4” zone shall be attached above grade by a common wall which extends from the base of the foundation to the roof line and for a horizontal distance of not less than 75 percent of the horizontal depth of the building.


3. Figure 1



SCHEDULE I TO BY-LAW 4362/93
PASSED THIS 6th
DAY OF December **1993**



MAYOR



CLERK

15.291 Exception Zone 291 (By-law 4365-93)

1. Definitions

- a) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of the Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- b) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- c) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- d) "Dwelling Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- e) "Dwelling Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- f) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey
- g) "Gross Floor Area- Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Neighbourhood Park" shall mean a municipal public park;
- l) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- m) "Public School" shall mean,

- i. a school under the jurisdiction of a Board of Education which Board is continued or established pursuant to the Education Act, R.S.O. 1990, chapter E.2, or any successor thereto;
- ii. a college of applied arts and technology continued or established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, chapter M.19, or any successor thereto; and
- iii. a university eligible to receive provincial funding pursuant to the Ministry of Colleges and Universities Act, or any successor thereto;
- n) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- o) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- p) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- q) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- r) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line, or where there is no rear lot line the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- s) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- t) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- u) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- v) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;

w) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions ("R1-5", "R3-7" and "R7" Zones)

a) Uses Permitted ("R1-5", "R3-7" and "R7" Zones)

No person shall, within the lands designated "R1-5", "R3-7" and "R7", use any lot or erect, alter or use any building or structure for any purpose except the following:

i. detached dwelling use

b) Zone Requirements ("R1-5", "R3-7" and "R7" Zones)

No person shall, within the lands designated "R1-5", "R3-7" and "R7", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. LOT AREA (minimum):

A. on the lands designated "R1-5": 700 square metres

B. on the lands designated "R3-7": 550 square metres

C. on the lands designated "R7": 500 square metres

ii. LOT FRONTAGE (minimum):

A. on the lands designated "R1-5": 20 metres

B. on the lands designated "R3-7": 18 metres

C. on the lands designated "R7": 16.5 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

A. on the lands designated "R1-5": 1.8 metres each side

B. on the lands designated "R3-7":

1) 1.2 metres provided to the nearest wall of a private garage attached to the main dwelling, and

2) 1.8 metres provided to any other wall of the main dwelling

C. on the lands designated "R7":

1) minimum 1.2 metres each side, or

2) minimum 1.8 metres one side and no minimum other side

v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres

vi. REAR YARD DEPTH (minimum): 7.5 metres

vii. LOT COVERAGE (maximum): 38 percent

viii. BUILDING HEIGHT (maximum): 12 metres

- ix. DWELLING UNIT REQUIREMENT: maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres
- x. PARKING REQUIREMENT: minimum one private garage per lot, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street
- xi. SPECIAL REGULATION: the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres

3. Provisions ("S1" and "S2" Zones)

a) Uses Permitted ("S1" and "S2" Zones)

No person shall, within the lands designated "S1" and "S2", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling use

b) Zone Requirements ("S1" and "S2" Zones)

c) No person shall, within the lands designated "S1" and "S2", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. LOT AREA (minimum):

- A. on the lands designated "S1": 450 square metres
- B. on the lands designated "S2": 400 square metres

ii. LOT FRONTAGE (minimum):

- A. on the lands designated "S1": 15.0 metres
- B. on the lands designated "S2": 13.5 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

iv. SIDE YARD WIDTH (minimum):

- A. on the lands designated and "S1":
 - 1) minimum 1.2 metres each side, or
 - 2) minimum 1.8 metres one side and no minimum other side
- B. on the lands designated "S2":
 - 1) minimum 1.2 metres one side, 0.6 metres other side, or
 - 2) no minimum one side so long as on the other side:

- I. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
 - II. at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REARYARD DEPTH (minimum): 7.5 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENT: maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres
 - x. PARKING REQUIREMENT: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street
 - xi. SPECIAL REGULATIONS:
 - A. the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres
 - B. despite the side yard width provisions of Section 6(2)(d) above, the minimum side yard width adjacent to a walkway shall be 1.2 metres.
4. Provisions ("ER-1" Zone)
- a) Uses Permitted ("ER-1" Zone)

No person shall, within the lands designated "ER-1", use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. detached dwelling use
 - b) Zone Requirements ("ER-1" Zone)

No person shall, within the lands designated "ER-1", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

 - i. LOT AREA (minimum): 4,000 square metres
 - ii. LOT FRONTAGE (minimum): 35 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum): 7.5 metres

- v. REARYARD DEPTH (minimum): 10 metres
- vi. LOT COVERAGE (maximum): 20 percent
- vii. BUILDING HEIGHT (maximum): 12 metres
- viii. DWELLING UNIT REQUIREMENTS:
 - A. maximum one dwelling unit per lot
 - B. minimum gross floor area - residential of 140 square metres
- ix. PARKING REQUIREMENTS:
 - A. minimum two parking spaces
 - B. minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street
- x. ACCESSORY STRUCTURE REQUIREMENT: all accessory structures, except a detached private garage, which are not part of the main building shall be erected in the rear yard and shall be not less than one metre from any side lot line

5. Provisions ("ES-DN" Zone)

a) Uses Permitted ("ES-DN" Zone)

No person shall, within the lands designated "ES-DN", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. public school and uses accessory thereto
- ii. day nursery

b) Zone Requirements ("ES-DN" Zone)

No person shall, within the lands designated "ES-DN", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. FRONT YARD DEPTH (minimum): 20 metres
- ii. SIDE YARD WIDTH (minimum): 20 metres
- iii. REAR YARD DEPTH (minimum): 15 metres
- iv. PARKING REQUIREMENTS: the greater of
 - A. 25 parking spaces, or

- B. 1.33 parking spaces for each classroom (including special purpose spaces such as kindergarten, music, art, science, and special education rooms, as well as libraries, gymnasiums, and portables) and
5 parking spaces for every 93 square metres, or part thereof, of activity room floor area in the day nursery
 - v. SPECIAL REGULATION: despite the rear yard depth provisions of Section 5(b)(iii) above, portable classrooms may be located a minimum of 4 metres from the rear lot line
6. Provisions ("OS-HL-SWM" Zone)
- a) Uses Permitted ("OS-HL-SWM" Zone)
No person shall, within the lands designated "OS-HL-SWM", use any lot or erect, alter or use any building or structure for any purpose except for the purposes of stormwater management, and for the preservation and conservation of the natural environment, soil and wildlife.
 - b) Zone Requirements ("OS-HL-SWM" Zone)
No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except for the purposes of stormwater management and flood and erosion control.
7. Provisions ("NP" Zone)
- a) Uses Permitted ("NP" Zone)
No person shall, within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except the following:
 - i. neighbourhood park and uses accessory thereto

15.292 Exception Zone 292 (By-law 4366-93, as amended by By-law 5537-99)

1. Definitions

- a) "Bakery" shall mean a building or part of a building in which food products are baked, prepared and offered for retail sale, or in which food products baked and prepared elsewhere are offered for retail sale;
- b) "Business Office" shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio or television broadcasting station and related studios or theatres, but shall not include a retail store;
- c) "Commercial Club" shall mean an athletic, recreational or social club operated for gain or profit and having public or private membership;
- d) "Commercial School" shall mean a school which is operated for gain or profit and may include the studio of a dancing teacher or music teacher, or an art school, a golf school or any other such school operated for gain or profit;
- e) "Commercial-Recreational Establishment" shall mean a commercial establishment in which indoor recreational facilities such as bowling alleys, miniature golf courses, roller skating rinks, squash courts, swimming pools and other similar indoor recreation facilities are provided and operated for gain or profit, and which may include an arena or stadium but shall not include a place of amusement or entertainment as defined herein;
- f) "Day Nursery" shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, and for the use as a facility for the daytime care of children;
- g) "Dry-Cleaning Establishment - Type B" shall mean a building or part of a building where articles, goods or fabric to be subjected to dry-cleaning and related processes are received or distributed, or where a dry-cleaning plant is operated, or both, where a dry-cleaning plant does not exceed a dry weight capacity of 27 kilograms, does not vent or emit noxious gases, odors or fumes, and is not a source of noise or vibration that causes a nuisance to neighbouring premises, and which may include the laundering, pressing or incidental tailoring or repair of articles, goods or fabric;
- h) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;

- i) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- j) "Multiple Dwelling - Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- k) "Multiple Dwelling - Vertical" shall mean a building containing four or more dwelling units attached horizontally or vertically, each unit having access from an internal corridor system connecting with at least one common entrance from outside the building;
- l) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- m) "Floor Area" shall mean the aggregate of the floor areas of all storeys above or below established grade, but shall exclude the floor area of any parts of the building used for mechanical equipment, stairwells, elevators;
- n) "Gross Leasable Floor Area" shall mean the aggregate of the floor areas of all storeys above or below established grade designed for owner or tenant occupancy or exclusive use only, but excluding storage areas below established grade;
- o) "Laundromat" shall mean a self-serve clothes washing establishment containing washing, drying, ironing, finishing or other incidental equipment;
- p) "Personal Service Shop" shall mean an establishment in which a personal service is performed and which may include a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop or a photographic studio, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1990, Chapter M.45, as amended from time to time, or any successor thereto;
- q) "Place of Amusement or Entertainment" shall mean a building or part of a building in which facilities are provided for amusement or entertainment purposes, and which may include a billiard or pool room, a dance hall, a music hall, or a theatre, but shall not include a games arcade or an adult entertainment parlour as defined in the Municipal Act, R.S.O. 1980, Chapter 302, as amended from time to time, or any successor thereto;
- r) "Place of Assembly" shall mean a building or part of a building in which facilities are provided for civic, educational, political, recreational, religious or social meeting purposes and may include facilities for entertainment purposes such as musical and theatrical performances, but shall not include a place of amusement or entertainment;

- s) "Private Club" shall mean an athletic, recreational or social club not operated for gain or profit and having private membership;
- t) "Private Non-Residential School" shall mean a school which is maintained for educational or religious purposes but shall not include any other school defined herein;
- u) "Private Residential School" shall mean a school which is maintained for educational or religious purposes and which includes accessory residential facilities but shall not include any other school defined herein;
- v) "Public School" shall mean,
 - i. a school under the jurisdiction of a Board of Education which Board is continued or established pursuant to the Education Act, R.S.O. 1990, c. E.2, or any successor thereto;
 - ii. a college of applied arts and technology continued or established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19, or any successor thereto; and
 - iii. a university eligible to receive provincial funding pursuant to the Ministry of Colleges and Universities Act, or any successor thereto;
- w) "Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in the Municipal Act, R.S.O. 1990, Chapter M.45, as amended from time to time, or any successor thereto;
- x) "Public Club" shall mean an athletic, recreational or social club not operated for gain or profit and having public membership;
- y) "Restaurant - Type A" shall mean a building or part of a building where food is prepared and offered or kept for retail sale to the public for immediate consumption on the premises or off the premises, or both on and off the premises;
- z) "Retail Store" shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are stored, kept and offered for retail sale to the public.

2. Provisions

a) Uses Permitted ("LCA-6" Zone)

No person shall within the lands designated "LCA-6" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. bakery

- ii. business office
- iii. commercial club
- iv. commercial-recreational establishment
- v. commercial school
- vi. day nursery
- vii. dry-cleaning establishment - type B
- viii. financial institution
- ix. laundromat
- x. multiple dwelling - horizontal
- xi. multiple dwelling - vertical
- xii. personal service shop
- xiii. place of amusement or entertainment
- xiv. place of assembly
- xv. private club
- xvi. private non-residential school
- xvii. professional office
- xviii. public club
- xix. restaurant - type A
- xx. retail store

b) Zone Requirements ("LCA-6" Zone)

No person shall within the lands designated "LCA-6" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. NUMBER OF DWELLING UNITS:
 - A. No less than 50 and no more than 138 dwelling units shall be permitted.
- ii. BUILDING RESTRICTIONS:
 - A. No building, part of a building, or structure shall be erected unless it is located wholly within the building envelope illustrated on Figure 1 attached hereto;
 - B. No building, part of a building, or structure that exceeds a height of 12.0 metres shall be erected except that

- 1) in the area cross-hatched on Figure 1 attached to this By-law, the minimum building height shall be 12.0 metres, and the maximum building height shall be 18.0 metres; and
 - 2) in the area hatched on Figure 1 attached to this By-law, the minimum building height shall be 9.0 metres, and the maximum building height shall be 18.0 metres;
- C. There shall be a minimum horizontal distance of 1.8 metres between blocks of multiple dwellings - horizontal;
 - D. The aggregate of the gross leasable floor areas of all buildings on the lands, except multiple dwellings - horizontal and multiple dwellings - vertical, shall be a minimum of 940 square metres;
 - E. Notwithstanding Section 5.7 of By-law 3036, as amended, and clause A above, bay windows, balconies, decks, and porches, whether covered or uncovered, shall be permitted to project a maximum of 1.5 metres beyond the limits of the building envelope illustrated on Figure 1 attached hereto, except for where the building envelope is immediately abutting the Altona Road frontage;
- iii. PARKING REQUIREMENTS:
- A. For the purpose of this clause "parking space" shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length, for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
 - B. There shall be provided and maintained on the lands a minimum of 5.0 parking spaces per 100 square metres of gross leasable floor area for all uses listed in Section 2(a) of this By-law, except multiple dwelling - horizontal and multiple dwelling - vertical;
 - C. For each multiple dwelling - horizontal unit there shall be provided and maintained on the lands one private garage attached to the dwelling unit;
 - D. For each multiple dwelling - horizontal unit there shall be provided on the lands one parking space located between the vehicular entrance of the private garage and the nearest traffic aisle, or public road;
 - E. For each multiple dwelling - vertical unit there shall be provided and maintained on the lands 1.2 parking spaces per unit for residents, and 0.3 of a parking space per dwelling unit for visitors. All resident parking shall be provided below grade. Visitor parking shall be provided at grade or below grade, or both;
 - F. Clauses 5.21.2a), 5.21.2b), 5.21.2c), 5.21.2d), 5.21.2e), and 5.21.2i) of By law 3036, as amended, shall not apply to the lands designated "LCA-6";

G. Notwithstanding clauses 5.21.2g) and 5.21.2k) of By-law 3036, as amended, all entrances and exits to parking areas, and all parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof.

iv. SPECIAL REGULATIONS

A. Notwithstanding Section 5.7 of By-law 3036, as amended, and clause 2(b)(ii)(A) of this by-law, buildings, structures, and fences associated with permitted mechanical, recreational, security, parking and other ancillary residential facilities may be permitted outside the limits of the building envelope illustrated on Figure 1 attached hereto;

B. Prior to the issuance of a building permit to allow development to occur within the lands designated "LCA-6", Site Plan Approval must be granted by the Town.

c) Uses Permitted ("OS-A" Zone)

No person shall within the lands designated "OS-A" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. conservation of the natural environment, soil, and wildlife;
- ii. resource management;
- iii. landscape open space;
- iv. outdoor patio;
- v. a maximum of 15 parking spaces.

d) Zone Requirements ("OS-A" Zone)

No person shall within the lands designated "OS-A" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

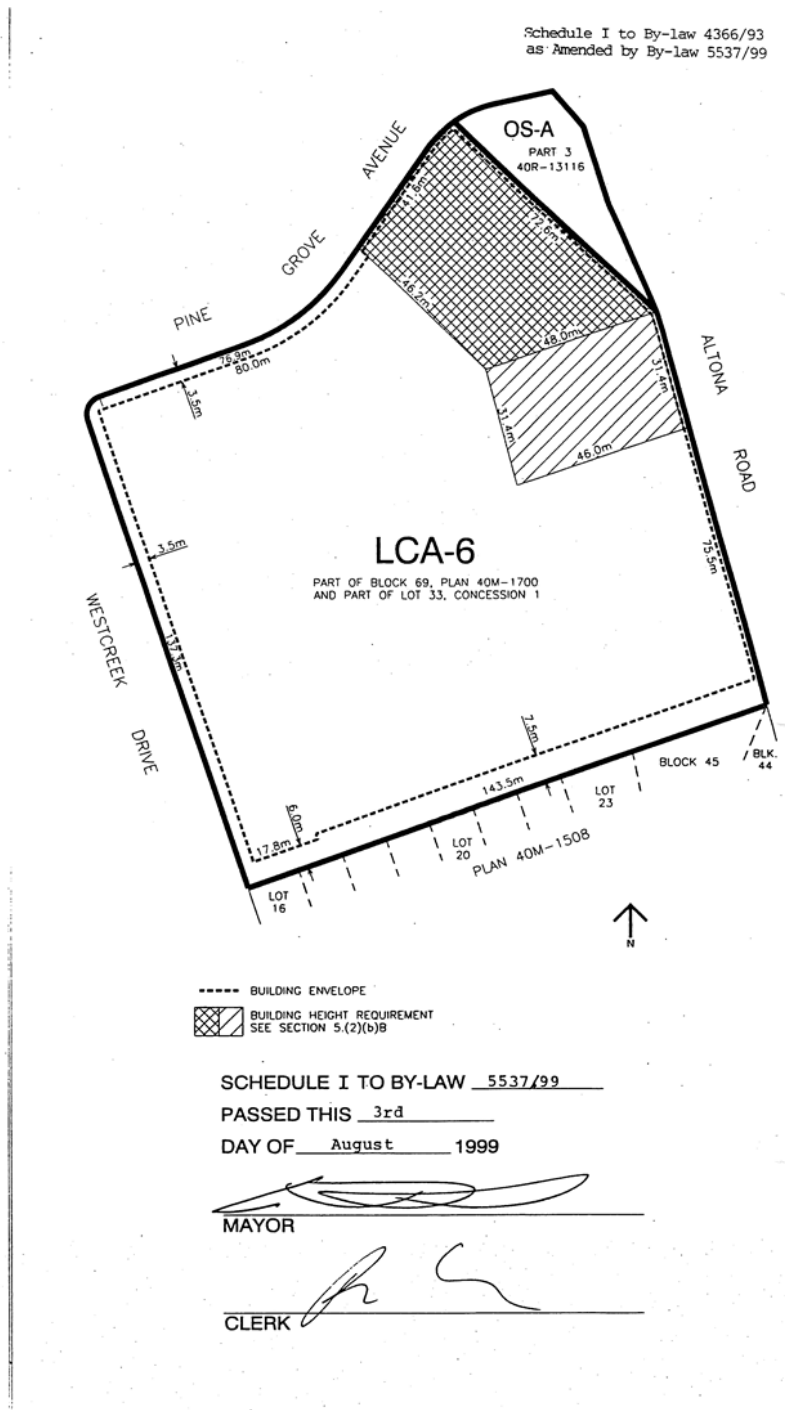
i. SPECIAL REGULATIONS:

A. No buildings or structures shall be erected, nor any existing buildings or structures be enlarged, modified or changed, nor shall fill be placed or removed except for the purposes of flood and erosion control, resource management, landscape open space, or parking areas;

B. For the purpose of this clause, "landscape open space" shall mean open and unobstructed space on a lot, which is suitable and used for the growth and maintenance of grass, flowers, bushes, shrubs or other landscape plants and may include any surface walk, uncovered patio or similar space but does not include any portion of a parking space, parking aisle, driveway or ramp;

C. For the purpose of this clause, "outdoor patio" shall mean an uncovered outdoor eating area not exceeding 150 square metres in area, which occurs in conjunction with any restaurant use permitted under the "LCA - 6" zone, where seating accommodation is provided, and where meals and refreshments are served.

3. Figure 1



15.293 Exception Zone 293 (By-law 4377-94, as amended by By-law 7205-12)

1. Definitions

- a) "Dwelling, Single or Single Detached or Detached Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto which is freestanding from other main structures;
- b) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of detached dwellings, such dwellings being attached above grade by a common wall which extends from the base of the foundation to the roof line and for a horizontal distance of not less than 6.0 metres;
- c) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- d) "Gross Floor Area - Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- e) "Gross Leasable Floor Area - Commercial" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or part thereof as the case may be, other than rooms jointly used by tenants of the building such as garbage storage areas, mechanical and electrical rooms;
- f) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- g) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line;
- h) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- i) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- j) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;

- k) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- l) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- m) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- n) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- o) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- p) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- q) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- r) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S-SD-SA-4" Zone)

No person shall within the lands designated "S-SD-SA-4" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling;
- ii. semi-detached dwelling;
- iii. single-attached dwelling;

b) Zone Requirements ("S-SD-SA-4" Zone)

No person shall within the lands designated "S-SD-SA-4" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. Lot Area (minimum)
 - A. detached dwellings 400 square metres
 - B. semi-detached dwellings 320 square metres
 - C. single-attached dwellings 270 square metres
- ii. Lot Frontage (minimum)
 - A. detached dwellings 9.0 metres
 - B. semi-detached dwellings 7.0 metres
 - C. single-attached dwellings 6.0 metres
- iii. Front Yard Depth: 4.5 metres (minimum) 7.5 metres (maximum)
- iv. Interior Side Yard Width (minimum)
 - A. detached dwellings:
 - 1) 1.2 metres on one side,
 - 2) 0.6 metres on the other side
 - B. semi-detached dwellings 1.2 metres except that:
 - 1) where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
 - 2) where dwellings on abutting lots share a common wall and one of those dwellings has an extension, if that common wall extends along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall on the lot upon which that dwelling is located;
 - 3) where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that does not extend along the common interior side lot line, the following shall apply:
 - 4) minimum of 0.6 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located;
 - C. single-attached dwellings 1.8 metres except that:
 - 1) where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
 - 2) where dwellings on abutting lots share a common wall and one of those dwellings has an extension, if that common wall extends along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall on the lot upon which that dwelling is located;

- 3) where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that does not extend along the common interior side lot line, the following shall apply:
 - I. minimum 1.2 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting side yard is not provided on the other lot or;
 - II. minimum of 0.6 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is provided on the other lot;
- v. Flankage Side Yard Width (minimum) 2.4 metres
- vi. Rear Yard Depth (minimum) 7.5 metres
- vii. Building Height (maximum) 9.0 metres
- viii. Driveway Width (maximum)
 - A. detached dwellings 55 percent of the lot frontage
 - B. semi-detached dwellings 50 percent of the lot frontage
 - C. single-attached dwellings 50 percent of the lot frontage
- ix. Parking Requirements (minimum)

two parking spaces per dwelling unit, with a minimum of one parking space provided within an attached garage and the other parking space in a driveway;
- x. Garage Requirements (minimum)
 - A. one private garage with a single car garage door per lot and if attached to the main building, the vehicular entrance of which shall be located not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
 - B. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 2.0 metres beyond the wall containing the main entrance to the dwelling unit;
 - C. where the main entrance to the dwelling unit fronts a flankage side yard, no part of any attached garage, whether or not such garage has a second storey, shall extend more than 2.0 metres beyond the wall containing the footprint of the dwelling unit;

xi. Garage Parking Size (minimum)

each parking space within a private garage shall have a minimum width of 2.9 metres and a minimum depth of 6.0 metres provided, however, that the width may include one interior step and the depth may include two interior steps;

xii. Special Regulations

- A. no more than 4 dwelling units shall be permitted within the area designated as "S-SD-SA-4";
- B. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres;
- C. despite Section 5.18(e) of Zoning By-law 3036, the total lot coverage of all accessory buildings shall not exceed 20 square metres;

c) Uses Permitted ("SA-5 " Zone)

No person shall within the lands designated "SA-5" any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single attached dwelling residential use

d) Zone Requirements ("SA-5" Zone)

No person shall within the lands designated "SA-5" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 270 square metres
- ii. LOT FRONTAGE (minimum): 6.0 metres
- iii. FRONT YARD DEPTH (minimum): 6.0 metres
- iv. FRONT YARD DEPTH (maximum): 9.0 metres
- v. INTERIOR SIDE YARD WIDTH (minimum): 1.8 metres except that
 - A. where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
 - B. where dwellings on abutting lots share a common wall and one of those dwellings has an extension, if that common wall extends along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall on the lot upon which that dwelling is located;
 - C. where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that does not extend along the common interior side lot line, the following shall apply;

- 1) minimum 1.2 metres interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting side yard is not provided on the other lot or;
 - 2) minimum of 0.6 of a metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is provided on the other lot;
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. BUILDING HEIGHT (maximum): 9.0 metres
- viii. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- ix. SPECIAL REGULATIONS:
- A. No more than 7 dwelling units shall be permitted within the area designated "SA-5";
 - B. Maximum 1 dwelling unit per lot, and minimum gross floor area – residential of 100 square metres;
 - C. The maximum projection of the vehicular entrance to any garage from the main front wall of the dwelling to which it is attached shall be 2.0 metres

15.294 Exception Zone 294 (By-law 4391-94)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Dwelling, Semi-detached or Semi-detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached in whole or in part above grade, below grade, or both above and below grade;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S3-5" Zone)

No person shall within the lands designated "S3-5" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential uses

b) Zone Requirements ("S3-5" Zone)

No person shall within the lands designated "S3-5" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 350 square metres

- ii. LOT FRONTAGE (minimum): 12.0 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. SIDE YARD WIDTH (minimum):
 - A. 1.2 metres each side, or
 - B. 1.8 metres one side and no minimum other side
 - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
 - vi. REAR YARD DEPTH (minimum): 10 metres
 - vii. LOT COVERAGE (maximum): 38 percent
 - viii. BUILDING HEIGHT (maximum): 12 metres
 - ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 170 square metres
 - x. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street
 - xi. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres
- c) Uses Permitted ("SD-2" Zone)
- No person shall within the lands designated "SD-2" use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. semi-detached dwelling residential use
- d) Zone Requirements ("SD-2" Zone)
- No person shall within the lands designated "SD-2" use any lot or erect, alter or use any building except in accordance with the following provisions:
- i. LOT AREA (minimum): 250 square metres
 - ii. LOT FRONTAGE (minimum): 7.5 metres
 - iii. FRONT YARD DEPTH (minimum): 4.5 metres
 - iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres, except that,
 - A. where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;

- B. where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that extends along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall on the lot upon which that dwelling is located;
- C. where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that does not extend along the common interior side lot line,
 - 1) minimum 1.2 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is not provided on the other lot, or
 - 2) minimum 0.6 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is provided on the other lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 10 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. PARKING REQUIREMENTS: minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street
- x. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres
- xi. SPECIAL REGULATIONS:
 - A. The horizontal distance between buildings on adjacent lots, except where such buildings are attached together in whole or in part, shall be not less than 1.2 metres;
 - B. Despite the definition of "Dwelling, Semi-detached or Semi-detached Dwelling" in section 1(e), Semi-detached dwellings erected in an SD-2 zone shall be attached above grade by a common wall which extends from the base of the foundation to the roof line and for a horizontal distance of not less than 75% of the horizontal depth of the building;
 - C. The maximum projection from the main front wall of the dwelling, of a garage and any storey above a garage, shall be 2.4 metres.

15.295 Exception Zone 295 (By-law 4402-73, as amended by By-law 843-78)

1. Definitions

- a) “Building Height” shall mean the vertical distance measured from the average elevation of the finished grade at the front wall of the building to the base of the eaves of the said building.
- b) “Coverage” shall mean the percentage of the lot area covered by all buildings.
- c) “Dwelling” shall mean one or more rooms, occupied or capable of being occupied as an independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- d) “Dwelling Types”
 - i. Bungalow shall mean one storey dwelling.
 - ii. Split level dwelling shall mean a dwelling in which the first floor above finished grade is so constructed as to create two or more different levels, the vertical distance between such levels always being less than a full storey.
 - iii. Storey and a Half dwelling shall mean a dwelling containing a half storey wholly or in part within the roof having a floor area equal to at least 50% of the area of the first storey.
 - iv. Two storey dwelling shall mean a dwelling containing two storeys.
- e) “Dwelling Zones”
 - i. Single-detached zone is an area where each dwelling is free standing and separated from other uses by yards.
 - ii. Semi-detached zone is an area where two dwellings may be joined horizontally in whole in part and above and/or below grade and the two dwellings are separated from other uses by yards.
 - iii. Single attached zone is an area where up to 6 dwellings may be joined horizontally and the group of dwellings is separated from other uses by yards.
- f) “Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel and 20 feet from the street line.
- g) “Ground Floor Area” shall mean the area of a building based on the exterior dimensions of the said building or buildings.

- h) “Private Garage” means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business occupation or service is conducted for profit.
- i) “Yards”
 - i. Front Yard shall mean the space between the main front wall of a building and a street extending the full width of the lot.
 - ii. Side Yard shall mean the space between a main side wall of a building and a side lot line, extending the full width of the lot.
 - iii. Rear Yard shall mean the space between a main rear wall of a building and the rear lot line, and extending the full width of the lot.
 - iv. Flankage Yard shall mean the space between a main wall of the building and a side lot line bounding on a public street and extending from front lot line to rear lot line.

2. Provisions

The performance standards and provisions as set out on Figure 1 hereto shall apply to the area restricted by this by-law.

3. Figure 1

Zone	Symbol	Maximum Density		Minimum Yards			Minimum Ground Floor Area/Dwelling (Sq. m.)			Minimum Parking Space per Dwelling
		Minimum Frontage	Minimum Lot Area/Dwelling	Front	Side and Flankage	Rear	Bung.	Split or 1 ½	2 Storey	
Single Detached Dwelling 1	S1	1 dwelling per registered lot 15 metres 16.5 metres corner lot	510 square metres	4.5 metres	1.2 metres side 2.7 metres flankage	7.5 metres	110	74	65	Each dwelling shall have one private garage set back at least 6.0 metres from a street in addition to the minimum ground floor area requirement
Single Detached Dwelling 2	S2	1 dwelling per registered lot 13.4 metres 15 metres corner lot	450 square metres							
Semi-detached Dwellings	SD	2 dwellings per registered lot 18 metres 19.5 metres corner lot	275 square metres							
Single Attached Dwellings	SA	Up to 6 dwellings/ registered lot 9 metres 10.5 metres end lot	275 square metres				95	69	60	

		12 metres corner lot								
Neighbourhood Park	NP	Public Park, recreation uses, buildings and uses accessory thereto								
Elementary School	ES	School including educational, recreational & community uses, buildings & uses accessory thereto								
Open Space	O1	As defined in Section 15 of By-law 3036								
Greenbelt	G	As defined in Section 17 of By-law 3036								

4. Additional Provisions

- a) Maximum building height 10.5 metres
- b) Maximum building coverage 33 percent
- c) Where semi-detached dwellings are attached part below grade and separated above grade, such separation shall be a minimum of 1.2 metres

15.296 Exception Zone 296 (By-law 4411-94)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- d) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade or both above and below grade;
- e) "Dwelling, Single, Attached Dwelling or Single Attached Dwelling" shall mean one of a group of not less than 3 adjacent dwelling attached together horizontally by an above grade common wall;
- f) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- g) "Gross Floor Area-Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar;
- h) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- i) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- j) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- k) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;
- l) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;

- m) "Front Yard" shall mean a yard extending across the full width of a lot between the front line of the lot and the nearest wall of the nearest main building or structure on the lot;
- n) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- o) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- p) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- q) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- r) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- s) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- t) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street and the nearest wall of the nearest main building or structure on the lot;
- u) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("SD-SA-3" Zone)

No person shall within the lands designated "SD-SA-3" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use
- ii. single attached dwelling residential use

b) Zone Requirements ("SD-SA-3" Zone)

No person shall within the lands designated "SD-SA-3", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 200 square metres
- ii. LOT FRONTAGE (minimum): 9.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.0 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 0.8 metres, except that,
 - A. where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
 - B. (where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall extending along the common interior side lot line, no interior side yard shall be required adjacent to the extension of that wall on the lot upon which that dwelling is located
 - C. where dwellings on abutting lots share a common wall and one of those dwellings has an extension of that common wall that does not extend along the common interior side lot line, the following shall apply:
 - 1) minimum 1.6 metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting side yard is not provided on the other lot or;
 - 2) minimum 0.8 of a metre interior side yard shall be provided adjacent to the extension of that wall on the lot upon which that dwelling is located if an abutting interior side yard is provided on the other lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.0 metres
- vii. LOT COVERAGE (maximum): 40 percent
- viii. BUILDING HEIGHT (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS: minimum one private garage per lot, any vehicular entrance of which shall be located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street;

- xi. SPECIAL REGULATIONS: despite the definition of “Dwelling, Semi-Detached” or “Semi-Detached Dwelling” in Section 1(d), Semi-Detached Dwellings erected in an “SD-SA-3” zone shall be attached above grade by a common wall which extends from the base of the foundation to

15.297 Exception Zone 297 (By-law 4448-73)

1. Definitions

- a) “Coverage” shall mean the percentage of the lot area covered by all buildings.
- b) “Dwelling” shall mean one or more rooms, occupied or capable of being occupied or capable of being occupied as an independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) “Landscaped Open Space” shall mean that percentage of the lot area not covered by buildings, driveways and parking spaces.
- d) “Residential-Multiple” shall mean a building divided vertically and/or horizontally into 3 or more dwelling units, each having independent external entrances at grade level of the building.
- e) "Private Garage" means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business occupation or service is conducted for profit.
- f) “Storey” shall mean that portion of a building (including a basement which is less than 50% below ground level) between the surface of any floor and the surface of the floor, roof deck or ridge above it. This shall not include a cellar or attic.

2. Provisions

The performance standards and provisions as set out on Figure 1 hereto shall apply to the area restricted by this by-law.

3. Figure 1

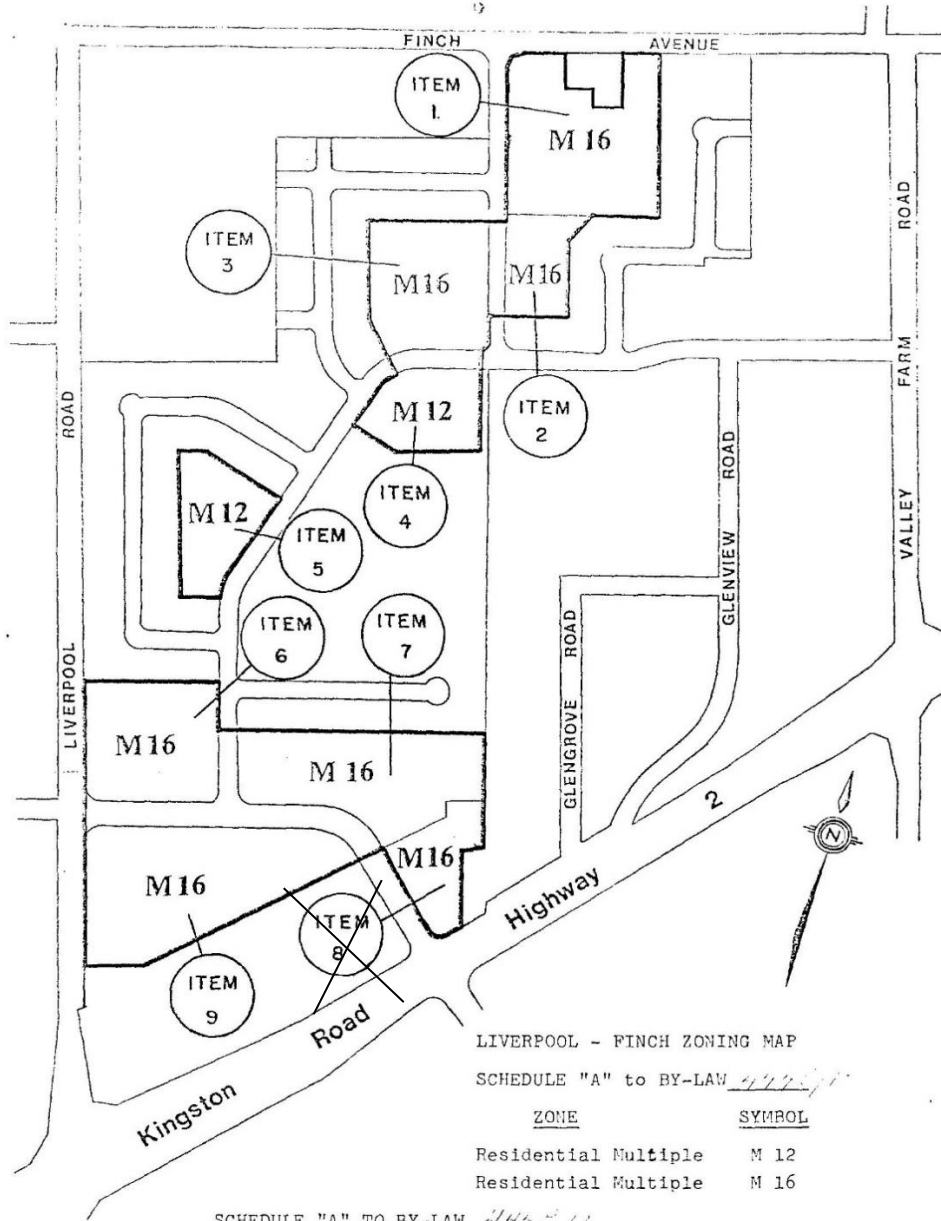
Item # as per Figure 2	Zone	Symbol	Maximum Density	Landscape Open Space	Coverage	Maximum Height	Setbacks	Floor Area	Unit Breakdown	Parking Requirements
Item 1 2 3 6 7	Residential – Multiple	M16	40 u.p.ha to the nearest full unit	50 percent	33 percent	3 storeys	Setbacks from streets & property boundaries as per Figure 2 - C1-7 inclusive	3 bedroom unit 1,250 square feet minimum 4 bedroom unit 125 square metres minimum	Maximum number of 4 bedroom units 50 percent of total units. Units exceeding 4 bedrooms not permitted	1 space per unit internal plus 1 space per unit visitor parking
Item 8 9	Residential – Multiple	M16	40 u.p.ha to the nearest full unit	60 percent	20 percent	4 storeys				1 space per unit plus 0.5 space per unit visitor parking
Item 4 5	Residential – Multiple	M12	40 u.p.ha to the nearest full unit	50 percent	33 percent	3 storeys				1 space per unit internal plus 1 space per unit visitor parking

U.P.HA – Units per hectare

Item 8 Only Repealed and Replaced by The City Centre Parent By-law 7553/17

4. Figure 2

Item 8 Only Repealed and Replaced by The City Centre Parent By-law 7553/17



SCHEDULE "A" TO BY-LAW 445/17

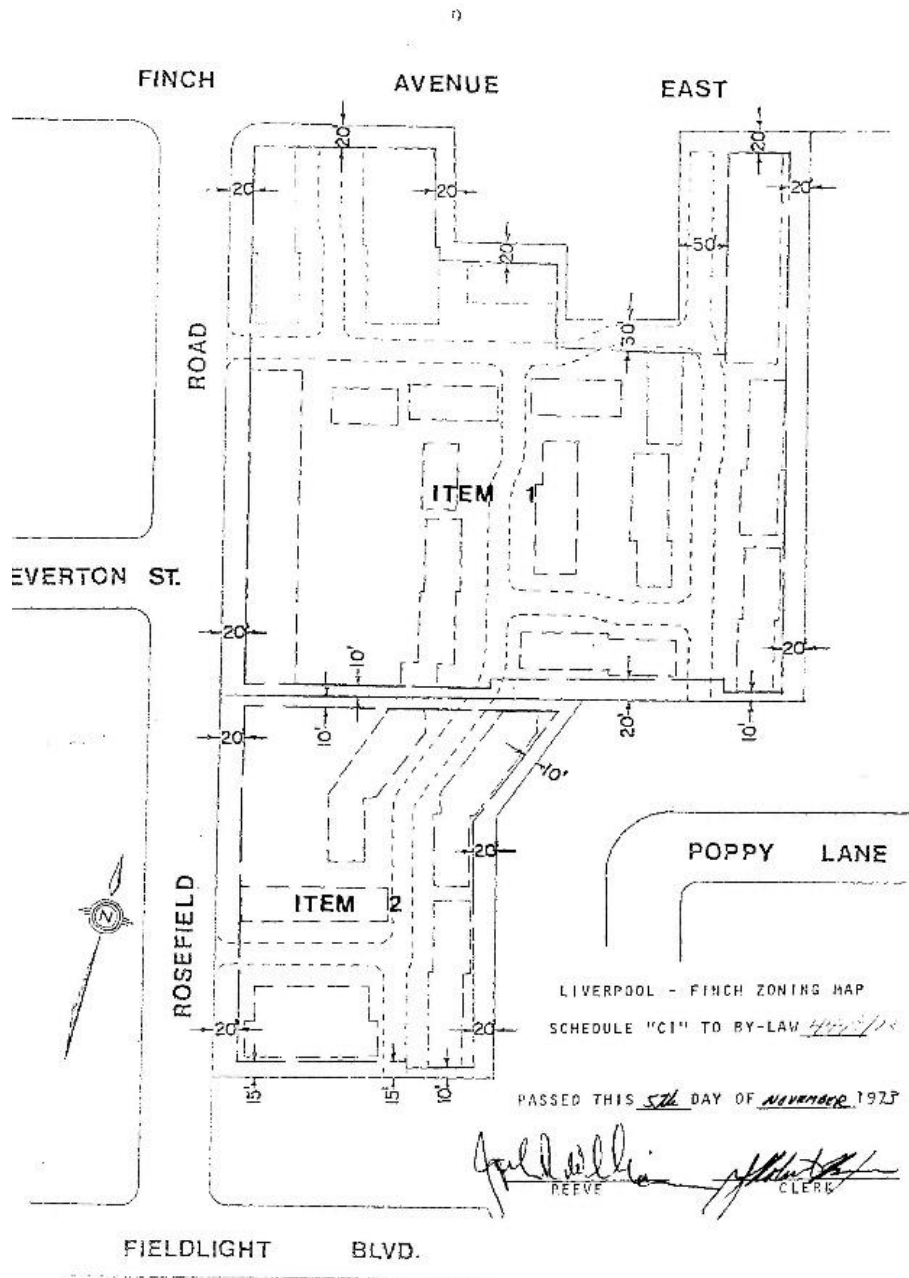
PASSED THIS 5th DAY OF NOVEMBER

1973.

John D. Williams
REEVE

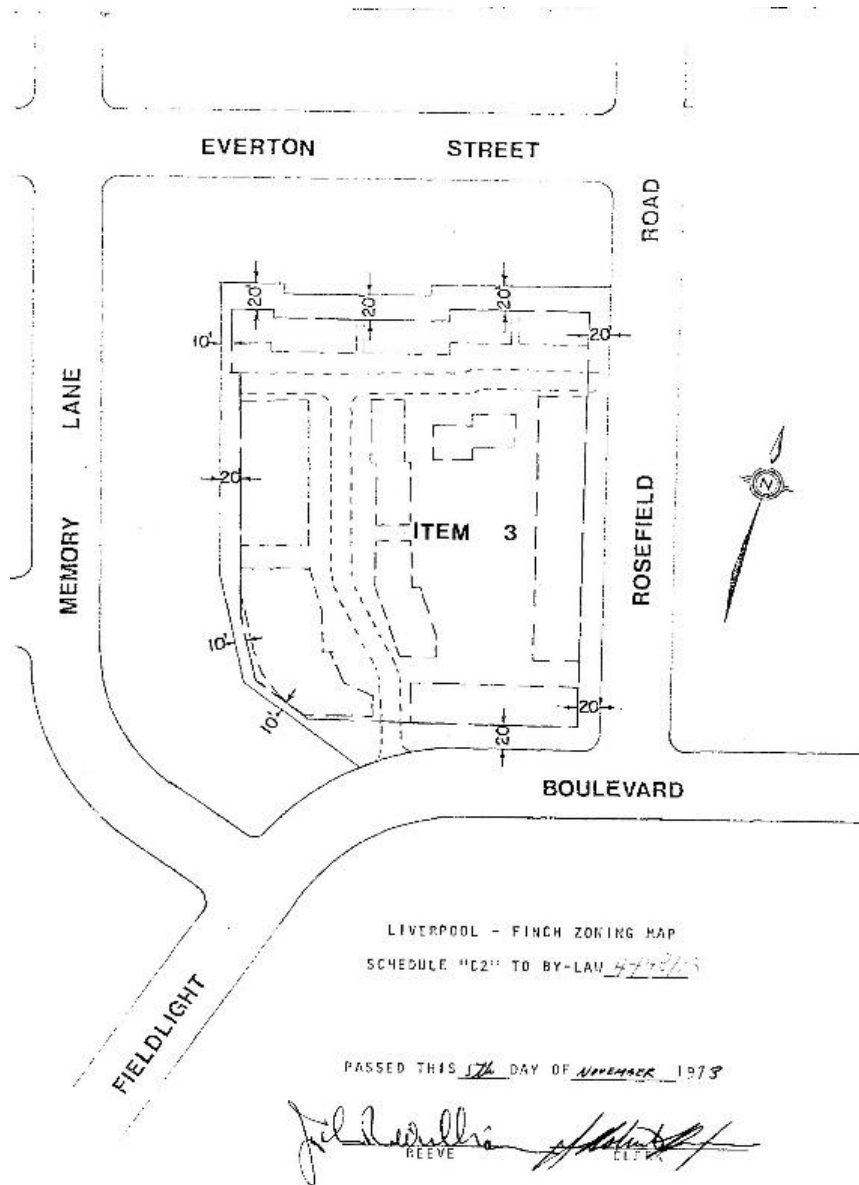
Robert [unclear]
CITY CLERK

5. Figure 2 – C1



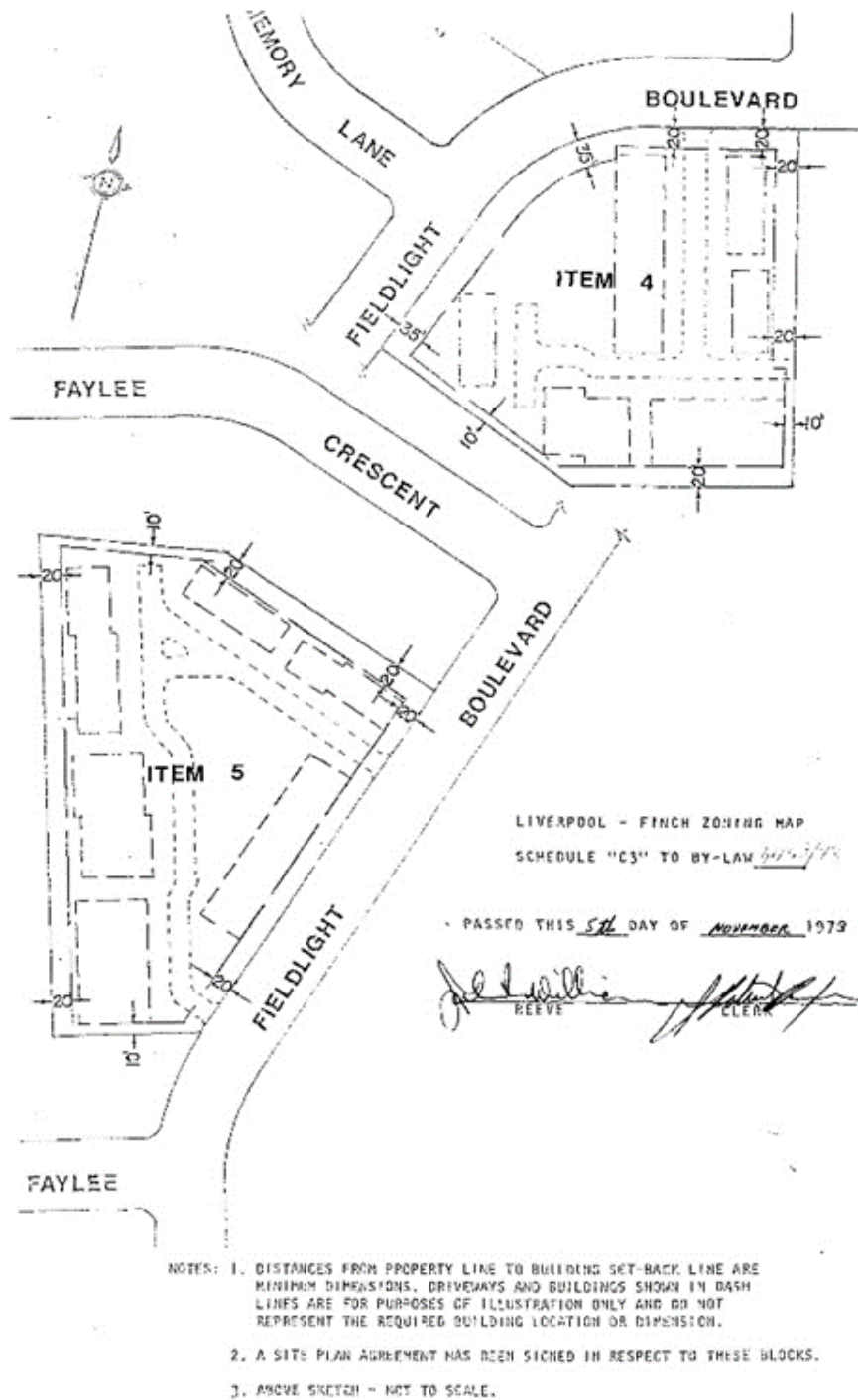
- NOTES: 1. DISTANCES FROM PROPERTY LINE TO BUILDING SET-BACK LINE ARE MINIMUM DIMENSIONS. DRIVEWAYS AND BUILDINGS SHOWN IN DASH LINES ARE FOR PURPOSES OF ILLUSTRATION ONLY AND DO NOT REPRESENT THE REQUIRED BUILDING LOCATION OR DIMENSION.
2. A SITE PLAN AGREEMENT HAS BEEN SIGNED IN RESPECT TO THESE BLOCKS.
3. ABOVE SKETCH - NOT TO SCALE.

6. Figure 2 – C2

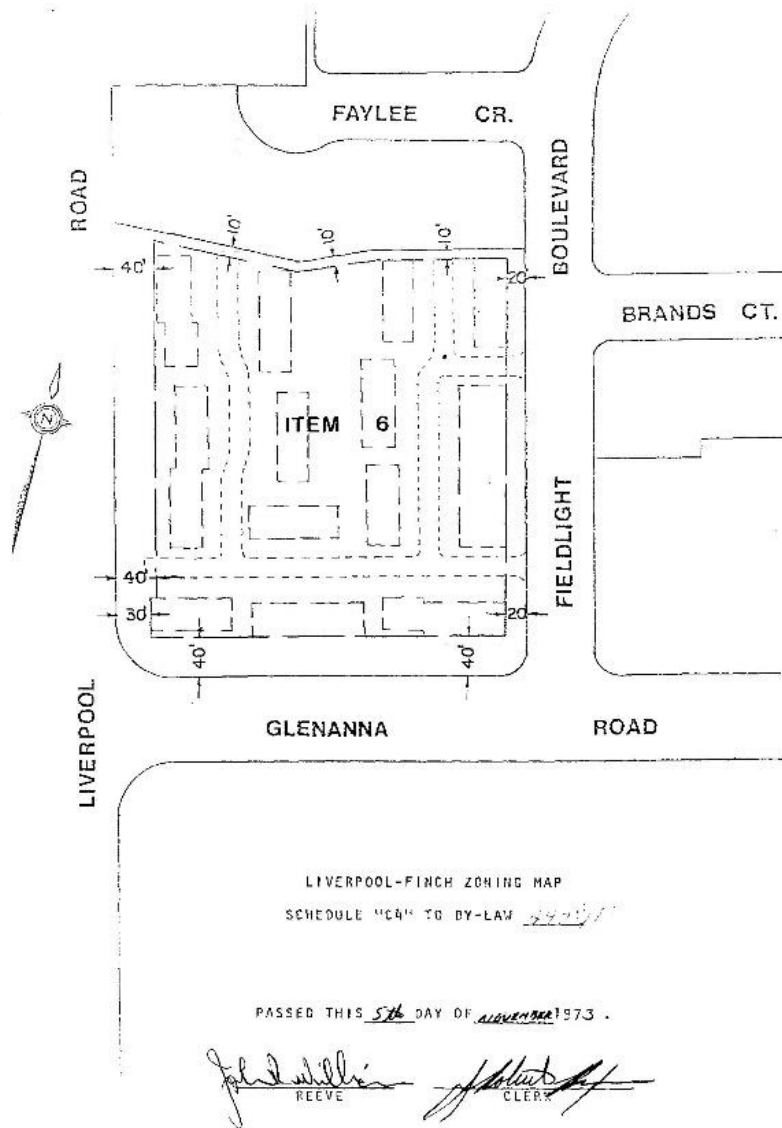


- NOTES: 1. DISTANCES FROM PROPERTY LINE TO BUILDING SET-BACK LINE ARE MINIMUM DIMENSIONS. DRIVEWAYS AND BUILDINGS SHOWN IN DASH LINES ARE FOR PURPOSES OF ILLUSTRATION ONLY AND DO NOT REPRESENT THE REQUIRED BUILDING LOCATION OR DIMENSION.
2. A SITE PLAN AGREEMENT HAS BEEN SIGNED IN RESPECT TO THIS BLOCK.
3. ABOVE SKETCH - NOT TO SCALE.

7. Figure 2 – C3

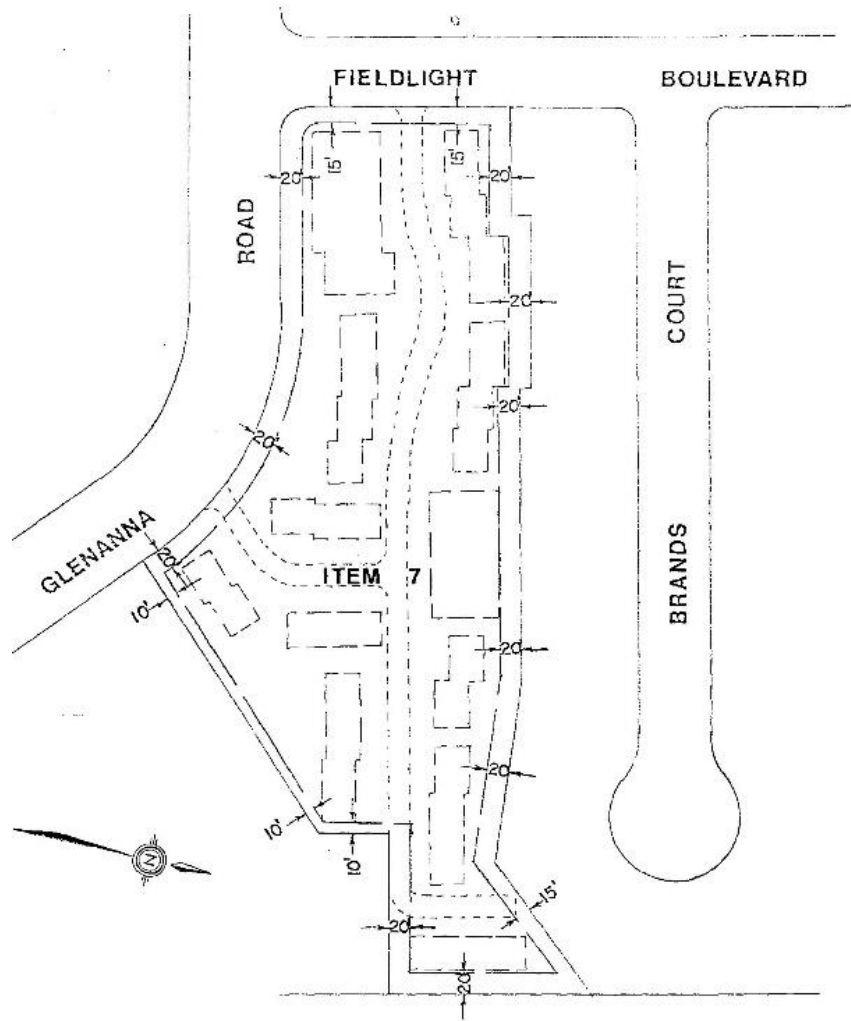


8. Figure 2 – C4



- NOTES: 1. DISTANCES FROM PROPERTY LINE TO BUILDING SET-BACK LINE ARE MINIMUM DIMENSIONS. DRIVEWAYS AND BUILDINGS SHOWN IN DASH LINES ARE FOR PURPOSES OF ILLUSTRATION ONLY AND DO NOT REPRESENT THE REQUIRED BUILDING LOCATION OR DIMENSION.
2. A SITE PLAN AGREEMENT HAS BEEN SIGNED IN RESPECT TO THIS BLOCK.
3. ABOVE SKETCH - NOT TO SCALE.

9. Figure 2 – C5



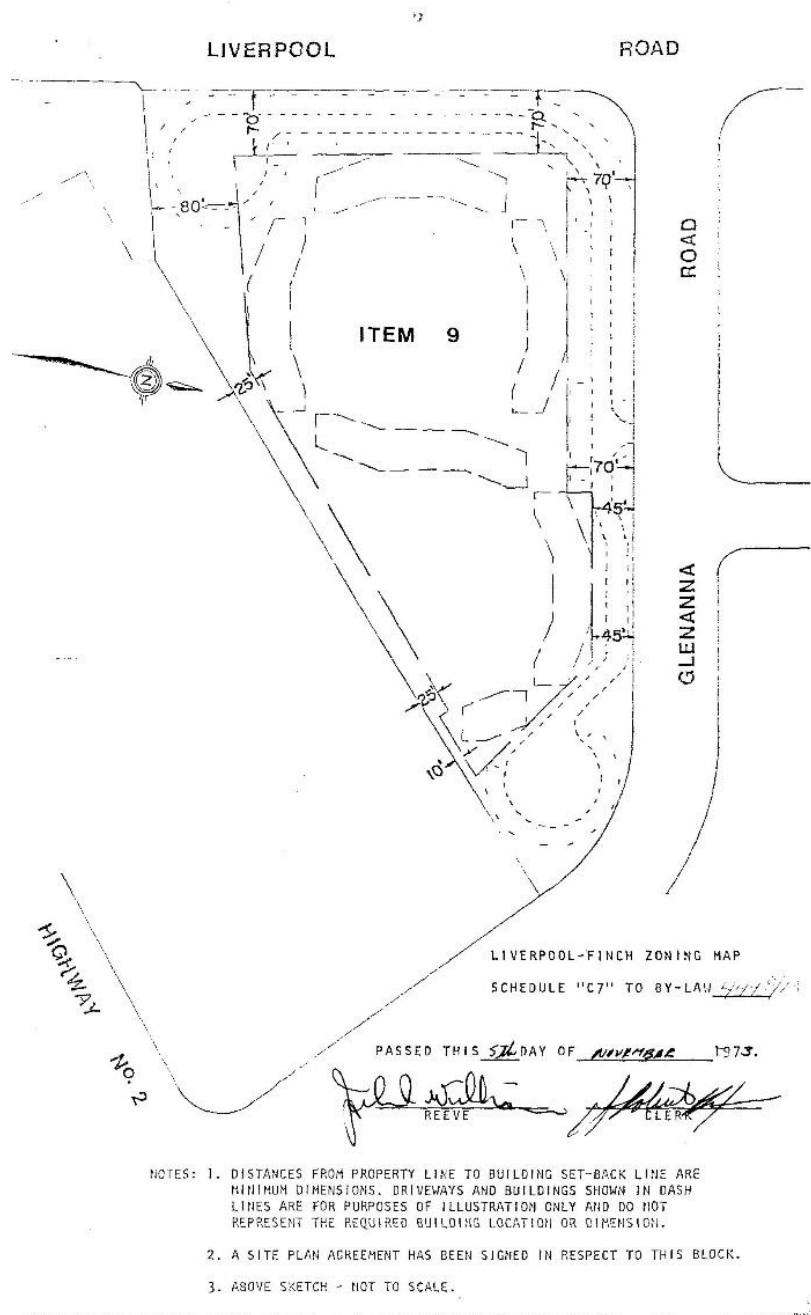
LIVERPOOL-FINCH ZONING MAP
SCHEDULE "C5" TO BY-LAW 246/73

PASSED THIS 5th DAY OF NOVEMBER 1973.

John P. Willis REEVE *[Signature]* CLERK

- NOTES: 1. DISTANCES FROM PROPERTY LINE TO BUILDING SET-BACK LINE ARE MINIMUM DIMENSIONS. DRIVEWAYS AND BUILDINGS SHOWN IN DASH LINES ARE FOR PURPOSES OF ILLUSTRATION ONLY AND DO NOT REPRESENT THE REQUIRED BUILDING LOCATION OR DIMENSION.
- 2. A SITE PLAN AGREEMENT HAS BEEN SIGNED IN RESPECT TO THIS BLOCK.
- 3. ABOVE SKETCH - NOT TO SCALE.

10. Figure 2 – C7



15.298 Exception Zone 298 (By-law 4451-94)

1. Definitions

- a) "Build-to-zone" shall mean an area of land in which all or part of a building elevation of one or more buildings is located;
- b) "Cultural Centre" shall mean a building or part of a building where facilities catering to the activities of one or more ethnic groups are provided, which may include facilities for the performing or fine arts, or for activities of a social, recreational, political, religious, or educational nature, or for the preparation and serving of food or drink, but does not include overnight accommodation facilities or a retail store;
- c) "Day Nursery" shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, for the use as a facility for the daytime care of children;
- d) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- e) "Hotel" shall mean a building, or two or more attached buildings used for the purpose of providing the public with temporary accommodations, having a minimum of 25 accommodation units accessed by internal corridors, and uses accessory thereto, including meeting rooms, conference rooms, recreational facilities, banquet halls, and dining and lounge areas;
- f) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- g) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- h) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line;
- i) "Multiple Dwelling-Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above-grade wall or walls;
- j) "Multiple Dwelling-Vertical" shall mean a building containing three or more dwelling units attached horizontally and vertically by an above-grade wall or walls, or an above-grade floor or floors, or both;

- k) "Museum" shall mean a building or part of a building used for the purpose of exhibiting to the public a collection of artifacts of historical interest, and for the purposes of acquiring, conserving, assembling, interpreting, and studying such artifacts;
- l) "Nursing Home" shall mean a building or part of a building where people are lodged, fed, cared and provided for, and may be aided in any or all daily activities, or provided nursing services, medical care or treatment, which is operated by a private, public, religious, cultural or charitable organization, and which is duly licensed pursuant to the laws of the Province of Ontario;
- m) "Place of Religious Assembly" shall mean lands or premises where people assemble for worship, counseling, educational, contemplative or other purposes of a religious nature, which may include social, recreational, and charitable activities, and offices for the administration thereof;
- n) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.

2. PROVISIONS

a) Uses Permitted ("RH/MU" Zone)

No person shall, within the lands designated "RH/MU", use any lot, or erect, alter, or use any building or structure for any purpose. except the following:

- i. cultural centre
- ii. day nursery
- iii. hotel
- iv. multiple dwelling - horizontal
- v. multiple dwelling - vertical
- vi. museum
- vii. nursing home
- viii. place of religious assembly

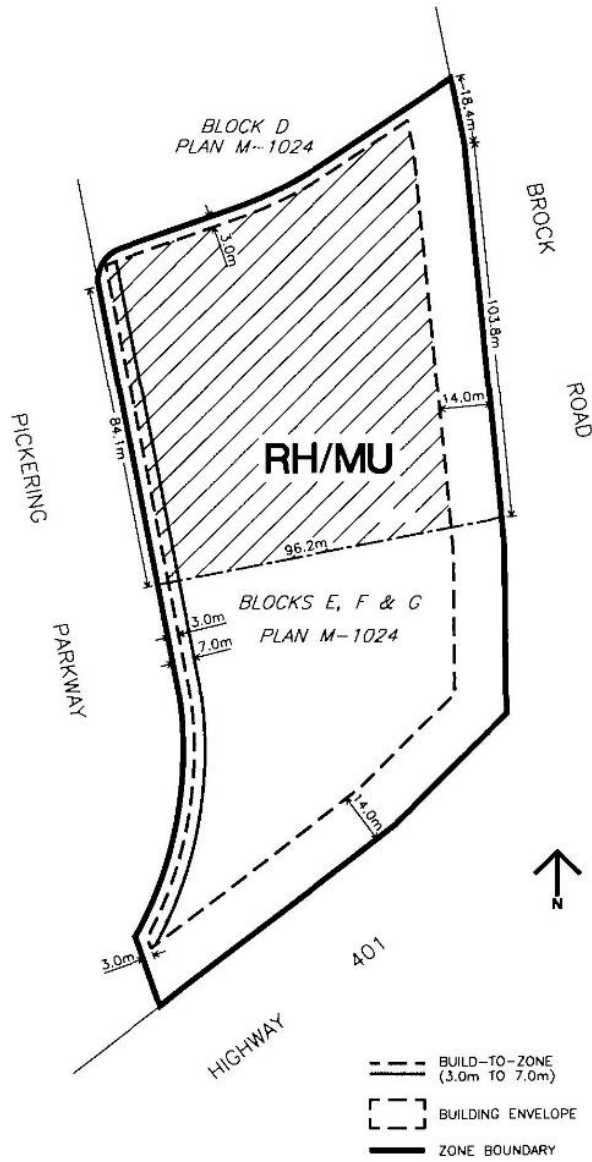
b) Zone Requirements ("RH/MU" Zone)

No person shall, within the lands designated "RH/MU", use any lot, or erect, alter, or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.4 metres
- ii. LOT FRONTAGE (minimum): 30 metres
- iii. LOT COVERAGE (maximum): 40 percent
- iv. BUILDING SETBACKS:
 - A. Despite section 5.22(7) of By-law 3036, no building, part of a building, or structure shall be erected outside the building envelope shown on Figure 1 attached hereto;
 - B. No building or structure shall be erected on the lands unless a minimum of 50% of the building elevation of the side of that building or structure adjacent to Pickering Parkway is located within the build-to-zone shown on Figure 1 attached hereto;
 - C. For the purpose of determining the percentage of building elevation to be located within any build-to-zone, the 'building elevation' shall mean the linear distance measured between lines drawn perpendicularly to the build-to-zone at each end of a building elevation of a building or structure;
- v. BUILDING HEIGHT:
 - A. No building, part of a building, or structure that is less than a height of 6 metres, or is more than a height of 35 metres shall be erected on the lands, except that in the area hatched on Figure 1 attached hereto, the maximum building height shall be 25 metres;
 - B. The minimum building height provision set out in A above does not apply to accessory structures, or to a place of religious assembly;
- vi. PARKING REQUIREMENTS:
 - A. For the purpose of this clause, "parking space" shall mean a usable and accessible area of not less than 2.6 metres in width and not less than 5.3 metres in length for the temporary parking of a vehicle. but shall not include any portion of a parking aisle or driveway;
 - B. There shall be provided and maintained a minimum of 5.0 parking spaces per 100 square metres of gross floor area for all permitted uses listed in Section 2(a) of this By-law, except for multiple dwelling - vertical, multiple dwelling - horizontal, hotel, place of religious assembly, and day nursery uses;

- C. For each multiple dwelling - vertical and multiple dwelling - horizontal unit there shall be provided and maintained a minimum of 1.2 parking spaces per unit for residents, and 0.3 of a parking space per dwelling unit for visitors;
 - D. For hotel uses there shall be provided and maintained a minimum of 1 parking space per accommodation unit, plus 3.6 spaces per 100 square metres gross floor area devoted to ancillary/support uses and public uses including meeting rooms, conference rooms, banquet halls, recreational facilities, dining rooms and lounges, but excluding washrooms and lobbies;
 - E. For place of religious assembly uses there shall be provided and maintained a minimum of one parking space per four persons design capacity;
 - F. For day nursery uses there shall be provided and maintained a minimum of 5.0 parking spaces per 100 square metres activity room floor area;
 - G. Section 5.21.2(b) of By-law 3036, as amended, shall not apply to lands designated "RH/MU";
 - H. All parking areas shall be set back a minimum of 3 metres from all lot lines;
 - I. (Despite Section 5.21.2(g) of By-law 3036, as amended, all parking areas shall be paved;
- vii. SPECIAL PROVISIONS:
- A. If the lands designated "RH/MU" are developed for residential uses, no less than 128 dwelling units and no more than 260 dwelling units shall be permitted, however, a minimum of 60 dwelling units and a maximum of 77 dwelling units may be located within the area hatched on Figure 1;
 - B. Notwithstanding Section 2.46(c)(i) of By-law 3036, the boundary of the lands designated "RH/MU" which abuts Pickering Parkway shall be deemed to be the front lot line.

3. Figure 1



SCHEDULE " I " TO BY-LAW 4451/94
PASSED THIS 27th
DAY OF JUNE **1994**

[Signature]
MAYOR

[Signature]
CLERK

15.299 Exception Zone 299 (By-law 4474-73)

1. Definitions

- a) "Coverage" shall mean the percentage of the lot area covered by all buildings.
- b) "Dwelling" shall mean one or more rooms, occupied or capable of being occupied or capable of being occupied as an independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- c) "Landscaped Open Space" shall mean that percentage of the lot area not covered by buildings, driveways and parking spaces.
- d) "Residential-Multiple" shall mean a building divided vertically into 3 or more dwelling units, each having independent external entrances at grade level of the building.
- e) "Private Garage" means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business occupation or service is conducted for profit.
- f) "Storey" shall mean that portion of a building (including a basement which is less than 50% below ground level) between the surface of any floor and the surface of the floor, roof deck or ridge above it. This shall not include a cellar or attic.
- g) "Neighbourhood Park" is a public park including recreation uses, buildings and uses accessory thereto.

2. Provisions

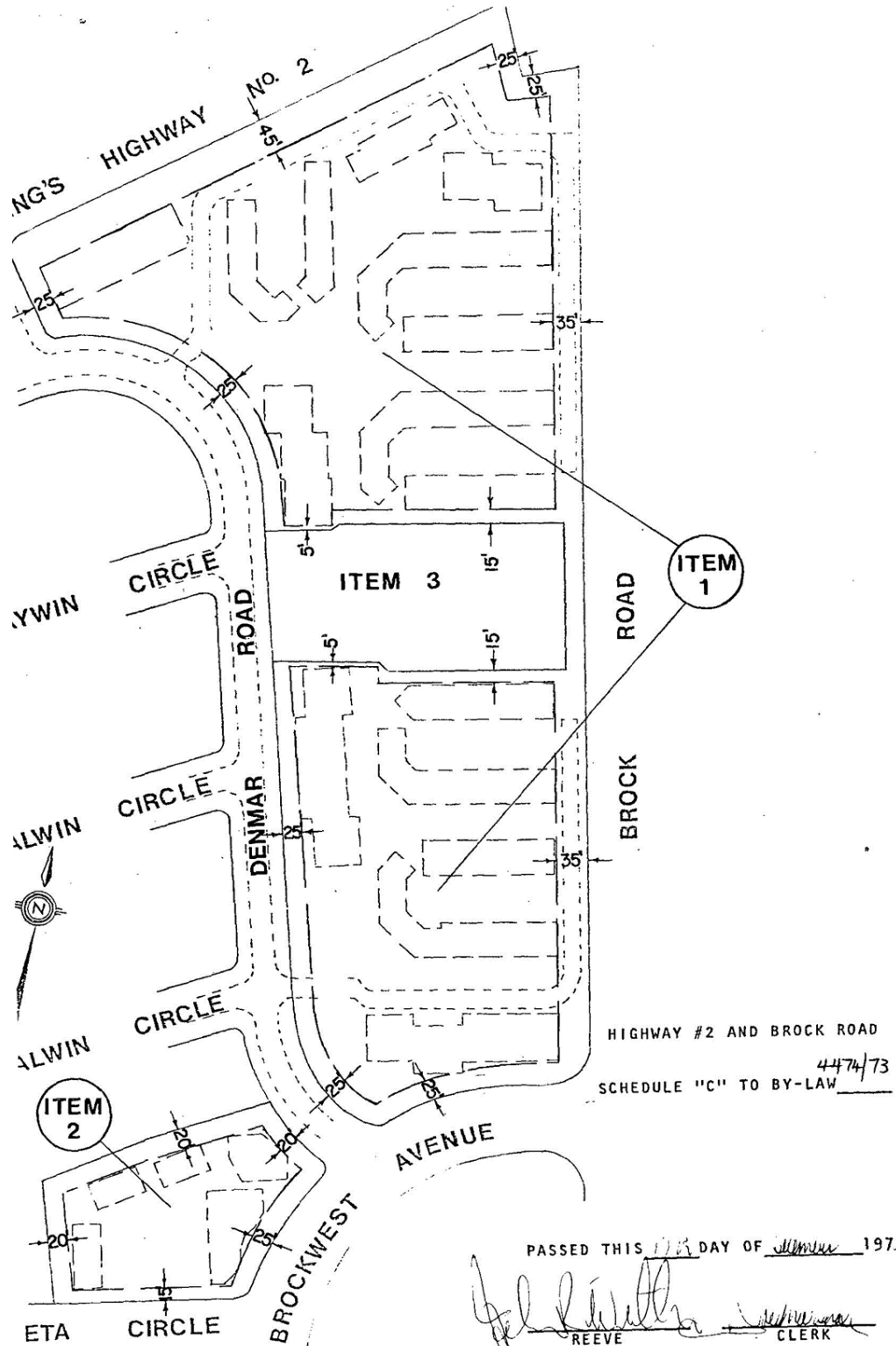
The performance standards and provisions as set out on Figure 1 hereto shall apply to the area restricted by this by-law.

3. Figure 1

Item # as per Figure 2	Zone	Symbol	Maximum Density	Landscape Open Space	Coverage	Maximum Height	Setbacks	Floor Area	Unit Breakdown	Parking Requirements
Item 1	Residential – Multiple	M16	40 U.P.HA to the nearest full unit	50 percent	30 percent including Private	3 storeys	Setbacks from streets & property boundaries as per Figure 2	3 bedroom unit 1,300 square feet minimum	Maximum number of 4 bedroom units 50 percent of total units. Units exceeding 4 bedrooms not permitted	1 space per unit private garage 1 space per unit visitor parking plus 1 space per unit private garage visitor parking
Item 2	Residential – Multiple	M16	40 U.P.HA to the nearest full unit	55 percent		3 storeys		4 bedroom unit 1,400 square feet minimum		
Item 3	Neighbourhood Park	NP	Public parks, recreation uses, buildings and uses accessory thereto.							

U.P.HA – units per hectare

4. Figure 2



- NOTES: 1. DISTANCES FROM PROPERTY LINE TO BUILDING SET-BACK LINE ARE MINIMUM DIMENSIONS. DRIVEWAYS AND BUILDINGS SHOWN IN DASH LINES ARE FOR PURPOSES OF ILLUSTRATION ONLY AND DO NOT REPRESENT THE REQUIRED BUILDING LOCATION OR DIMENSION.
2. A SITE PLAN AGREEMENT HAS BEEN SIGNED IN RESPECT TO THESE BLOCKS.
3. DRAWING SKETCH NOT TO SCALE

15.300 Exception Zone 300 (By-law 4476-73)

1. Definitions

- a) "Building Height" shall mean the vertical distance measured in feet or storeys from the established grade to the highest point of the roof surface.
- b) "Coverage" shall mean the percentage of the lot area covered by all buildings.
- c) "Dwelling" shall mean one or more rooms, occupied or capable of being occupied or capable of being occupied as an independent and separate housekeeping unit containing a separate kitchen and sanitary facilities.
- d) "Landscaped Open Space" shall mean that percentage of the lot area not covered by buildings, driveways and parking spaces.
- e) "Parking Structure" shall mean a building for the temporary storage of one or more vehicles accessory or incidental to the use provided for in a particular zone.
- f) "Residential-Apartment" shall mean a building containing 5 or more dwelling units each having access from an internal corridor system.
- g) "Storey" shall mean that portion of a building (including a basement which is less than 50% below ground level) between the surface of any floor and the surface of the floor, roof deck or ridge above it. This shall not include a cellar or attic.

2. Provisions

The performance standards and provisions as set out on Figure 1 hereto shall apply to the area restricted by this by-law.

3. Figure 1

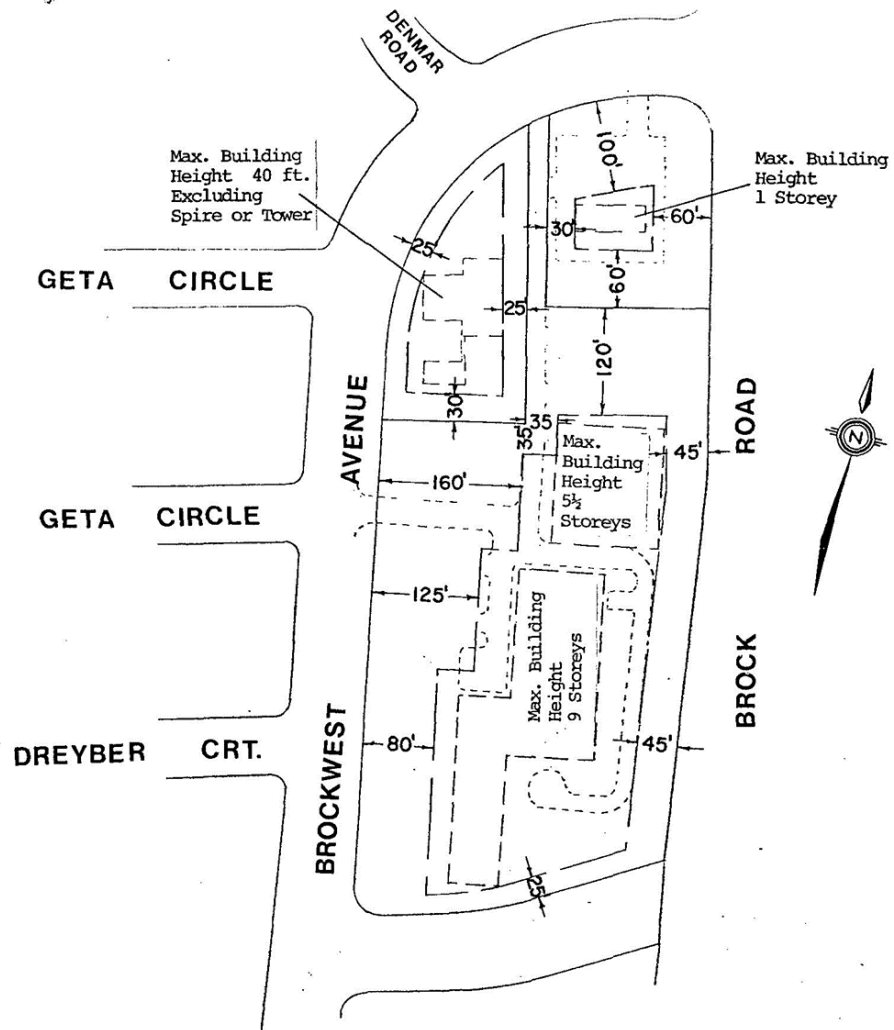
Zone	Symbol	Uses Permitted	Maximum Density	Landscape Open Space	Coverage	Maximum Height	Setbacks	Maximum Gross Floor Area	Floor Area	Unit Breakdown	Parking Requirements
Residential -Apartment	A50	Residential Apartment Parking Structure	125 u.p.ha. to the nearest full unit (1.7 residential hectares) Zone Area 1.7 Residential Apartment Hectares	60 percent including recreation roof area above parking & commercial structure	Maximum 30 percent	As per Figure 2	Setbacks from streets & property boundaries as per Figure 2		Minimum Bachelor 40square metres 1 bedroom 60 square metres 2 bedroom 80 square metres	Maximum number of 2 bedroom units 40 percent Units exceeding 2 bedrooms not permitted	1.25 spaces/unit residents parking, within a parking structure 0.25 spaces/unit visitor parking
Local Commercial	LC	Grocery Store not exceeding 230 square metres, bank, barber shop, beauty salon, tobacco shop, cleaning &	Zone area 0.4 Local Commercial Hectares			As per Figure 2	Setbacks from streets & property boundaries as per Figure 2	1,020 square metres			5.5 spaces / 93 square metres gross floor area

Section 15 | Exceptions

Zone	Symbol	Uses Permitted	Maximum Density	Landscape Open Space	Coverage	Maximum Height	Setbacks	Maximum Gross Floor Area	Floor Area	Unit Breakdown	Parking Requirements
		laundry collecting agency									

U.P.HA – units per hectare

4. Figure 2



HIGHWAY #401 AND BROCK ROAD

SCHEDULE "C" TO BY-LAW _____

PASSED THIS 11th DAY OF November 1978.

[Signature]
REEVE

[Signature]
CLERK

- NOTES: 1. DISTANCES FROM PROPERTY LINE TO BUILDING SET-BACK LINE ARE MINIMUM DIMENSIONS. DRIVEWAYS AND BUILDINGS SHOWN IN DASH LINES ARE FOR PURPOSES OF ILLUSTRATION ONLY AND DO NOT REPRESENT THE REQUIRED BUILDING LOCATION OR DIMENSION.
2. A SITE PLAN AGREEMENT HAS BEEN SIGNED IN RESPECT TO THIS BLOCK.
3. ABOVE SKETCH - NOT TO SCALE

15.301 Exception Zone 301 (By-law 1699-83, as amended by By-law 2104-85 and By-law 6383-04)

1. Definitions

- a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or a trailer.
- b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a kitchen and sanitary facilities.
- c) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto.
- d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single dwellings, such dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade.
- f) "Single Attached Dwelling" shall mean one of a group of not less than 3 and not more than 6 single dwellings, adjacent dwellings being attached together horizontally by an above grade common wall.
- g) "Floor Area" shall mean the area of the floor surface contained within the out-side walls of a storey or part of a storey.
- h) "Gross Floor Area" shall mean the aggregate of the floor areas of all the storeys of a building or structure, or a part thereof as the case may be, other than a private garage, an attic or a cellar.
- i) "Dwelling Unit Area" shall mean the aggregate of the floor areas of all habitable rooms of a dwelling unit.
- j) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or a group of buildings, as the case may be, together with any accessory building or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- k) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot.

- l) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- m) "Neighbourhood Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- n) "Private Garage" shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- o) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- p) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- q) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- r) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot or, where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- s) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- t) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- u) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- v) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting a reserve on the opposite side of which is a street.
- w) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("S1", "S2", and "S3" Zones)

No person shall within the lands designated "S1", "S2", and "S3", use any lot or erect, alter or use any building or structure for any purpose except the following use:

- i. detached dwelling residential uses

b) Zone Requirements ("S1", "S2" and "S3" Zones)

No person shall within the lands designated "S1", "S2" and "S3", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum)
 - A. on the lands designated S1 450 square metres
 - B. on the lands designated S2 400 square metres
 - C. on the lands designated S3 350 square metres
- ii. LOT FRONTAGE (minimum)
 - A. on the lands designated S1 15 metres
 - B. on the lands designated S2 13.5 metres
 - C. on the lands designated S3 12 metres
- iii. FRONT YARD DEPTH (minimum) 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH
 - A. minimum 1.2 metres each side, or
 - B. minimum 1.8 metres one side and no minimum other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres, except that in the case of a corner lot flanking Finch Avenue the minimum flankage side yard width shall be 7.5 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum) 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS
 - A. maximum one (1) dwelling unit per lot
 - B. minimum dwelling unit area of 100 square metres
- x. PARKING REQUIREMENTS minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any side lot line immediately adjoining a street

or abutting on a reserve on the opposite side of which is a street.

xi. SPECIAL REGULATIONS

- A. no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it.
- B. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres.
- C. Despite the provisions of Section 2(b), the one store detached dwelling existing on the lands zone S2, on the date of passing of this By-law, known as 2050 Dixie Road (South Part of lot 25, Concession 2), shall be deemed to comply with the provisions of By-law 3036, as amended by this exception. Any alterations, additions, or new development on the lands shall comply with the provisions set out herein.

c) Uses Permitted ("SD-SA" Zones)

No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. semi-detached dwelling residential use
- ii. single attached dwelling residential use

d) Zone Requirements ("SD-SA" Zones)

No person shall within the lands designated "SD-SA", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. LOT AREA (minimum): 200 square metres
- ii. LOT FRONTAGE (minimum): 6.7 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum) 1.2 metres, except that no interior side yard shall be provided on the side where dwellings on adjacent lots are attached together, so long as every wall on such side which is not part of a common wall extending along the side lot line separating such lots, or is not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
 - A. 1.2 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or

- B. 0.6 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot
- v. FLANKAGE SIDE YARD WIDTH (minimum) 2.7 metres
- vi. REAR YARD DEPTH (minimum) 7.5 metres
- vii. LOT COVERAGE (maximum) 40 percent
- viii. BUILDING HEIGHT (maximum) 12 metres
- ix. DWELLING UNIT REQUIREMENTS
 - A. no less than 30 and not more than 40 dwelling units shall be permitted within the area designated "SD-SA"
 - B. maximum one (1) dwelling unit per lot
 - C. minimum dwelling unit area of 100 square metres
- x. PARKING REQUIREMENTS minimum one (1) private garage per lot attached to the main building and located not less than 6.0 metres from the front lot line and not less than 6.0 metres from any lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- xi. SPECIAL REGULATIONS no windows in habitable rooms and no doors shall be permitted on a wall of any building when that wall of the building is closer than 1.2 metres to the side lot line closest to it.

e) Uses Permitted ("NP" Zone)

No person shall within the lands designated "NP", use any lot or erect, alter or use any building or structure for any purpose except:

- i. neighbourhood park

f) Uses Permitted ("G" Zone)

No person shall within the lands designated "G", use any lot or erect, alter or use any building or structure for any purpose except:

- i. greenbelt-conservation uses in accordance with section 17 of By-law 3036, as amended.

15.302 Exception Zone 302 (By-law 8041-23)

1. Definitions

- a) “Balcony” shall mean an attached covered or uncovered platform projecting from the face of an exterior wall, including above a porch, which is only directly accessible from within a building, usually surrounded by a balustrade or railing, and does not have direct exterior access to grade.
- b) “Bay, Bow, Box Window” shall mean a window that protrudes from the main wall, usually bowed, canted, polygonal, segmental, semicircular or square sided with window on front face in plan; one or more storeys in height, which may or may not include a foundation; may or may not include a window seat; and may include a door.
- c) “Corner Rounding” shall mean a lot line of a corner lot at the intersection of two street lines in the form of an arc that joins the front lot line to the exterior side lot line or the rear lot line to the exterior side lot line.
- d) “Daylight Triangle” shall mean an area free of buildings, structures, fences and hedges up to 0.9 of a metre in height and which area is to be determined by measuring, from the point of intersection of street lines to a corner lot, the distance along each such street line and joining such points with a straight line. The triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the daylight triangle.
- e) “Deck” shall mean a raised platform attached to the exterior wall of a building and with direct access from within a building and from grade.
- f) “Dwelling” shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer.
- g) “Dwelling, detached” shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- h) “Dwelling Depth” shall mean a horizontal distance measured from the front wall of a dwelling to the rear wall of a dwelling, excluding any allowable projection.
- i) “Front Entrance” shall mean the principal entrance oriented towards the front lot line providing access to the interior of a dwelling from the exterior and does not include an access provided through an attached private garage. In the case of a

corner lot, the principal entrance providing access to the interior of a dwelling from the exterior may be oriented towards the side lot line that is adjacent to the street, or abutting on a reserve on the opposite side of which is a street.

- j) “Grade” or “Established Grade” shall mean, when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front wall of such building and when used with reference to a structure shall mean the average elevation of the finished surface of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment.
- k) “Height, Building” shall mean the vertical distance between the established grade, at the front of the house, and in the case of a flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip or gambrel roof, the mean height between eaves and ridge.
- l) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision.
- m) “Lot Coverage” shall mean the combined areas of all the buildings on the lot measured at the level of the first floor and expressed as a percentage of the lot area.
- n) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- o) “Model Home” shall mean a dwelling unit used exclusively for sales display and for marketing purposes pursuant to an agreement with the City of Pickering, and not used for residential purposes.
- p) “Neighbourhood Park” shall mean a municipal public park.
- q) “Porch” shall mean a roofed deck or portico structure attached to the exterior wall of a building, a basement may be located under the porch.
- r) “Private Garage” shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.

- s) “Storey” shall mean the portion of a building other than a basement, cellar, or attic, included between the surface of any floor, and the surface of the floor, roof deck or ridge next above it.
- t) “Temporary Sales Office” shall mean a temporary building or structure used for the sale of lots or units in a plan of subdivision.
- u) “Wall, Front” shall mean a primary exterior wall of a building, not including permitted projections, which contains the primary entrance door.
- v) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered, and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon.
- w) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot.
- x) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot.
- y) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- z) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot.
- aa) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard, and from the side lot line to the nearest wall of the nearest main building or structure on the lot.
- bb) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot.
- cc) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street.
- dd) “Flankage Side Yard Width” shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of

which is a street, and the nearest wall of the nearest main building or structure on the lot.

ee) “Interior Side Yard” shall mean a side yard other than a flankage side yard.

2. Permitted Uses and Zone Regulations (“S5-3”, “S5-3-HL” and “S5-2” Zones)

a) Permitted Uses (“S5-3”, “S5-3-HL” and “S5-2” Zones)

No person shall, within the lands zoned “S5-3”, “S5-3-HL” or “S5-2”, use any lot or erect, alter or use any building or structure for any purpose except the following:

i. Detached dwelling

b) Zone Requirements (“S5-3” and “S5-3-HL” Zones)

No person shall, within the lands zoned “S5-3” or “S5-3-HL”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

	“S5-3” Zone	“S5-3-HL” Zone
(i) Lot Area (minimum)	300 square metres	800 square metres
(ii) Lot Frontage (minimum)	11.0 metres	20.0 metres
(iii) Front Yard Depth (minimum)	4.5 metres	20.0 metres
(iv) Side Yard Width (minimum)	1.2 metres on one side, 0.6 metres on the other side	3.0 metres on one side, 4.5 metres on the other side
(v) Flankage Side Yard Width (minimum)	2.5 metres	-
(vi) Rear Yard Depth (minimum)	7.5 metres	2.0 metres
(vii) Building Height (maximum)	A. 10.0 metres or B. 10.5 metres for the lands in the diagonal hatched area on Figure 1	8.0 metres

	“S5-3” Zone	“S5-3-HL” Zone
(viii) Lot Coverage (maximum)	48 percent	30 percent
(ix) Parking Requirements (minimum)	A minimum of 2 parking spaces per dwelling unit	
(x) Driveway Width (maximum)	Maximum driveway width shall not exceed the width of the exterior walls of a private garage.	
(xi) Garage Requirements	Minimum one private garage per lot attached to the main building, the vehicular entrance of which shall be located no less than 6.0 metres from the front lot line.	-
(xi) Interior Garage Size (minimum)	Each parking space within a private garage shall have a minimum width of 3.0 metres and a minimum depth of 6.0 metres. However, the width may include one interior step and the depth may include two interior steps.	

c) Special Provisions (“S5-3” Zone)

- i. uncovered and covered unenclosed porches and associated stairs not exceeding 1.2 metres in height above established grade may encroach a maximum of 2.5 metres into the required front and flankage side yard;
- ii. uncovered and covered decks and associated stairs not exceeding 2.0 metres in height above established grade may encroach a maximum of 3.0 metres into the required rear yard, provided they are setback a minimum of 0.6 of a metre from the interior side lot line;
- iii. balconies located above the first floor projecting or recessed in the rear are prohibited;
- iv. stairs to an entrance may encroach to within a minimum of 0.6 of a metre from the interior and flankage side lot line;

- v. stairs to a below grade access may encroach a maximum of 2.0 metres into the required rear yard;
- vi. a bay, box or bow window, with or without foundation, having a width of up to 4.0 metres may encroach a maximum of 0.6 metres into any required yard;
- vii. window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eaves troughs, and other similar architectural features may encroach a maximum of 0.6 of a metre into any required yard and are required to be setback a minimum of 0.6 of a metre from the interior side lot line;
- viii. where a lot abuts a daylight triangle, the setback provisions shall be measured as if the daylight triangle did not exist;
- ix. despite any front yard depth or flankage side yard width requirement, on a corner lot, the setback to a corner rounding shall be 2.0 metres;

d) Special Provisions (“S5-3-HL” Zone)

- i. window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eaves troughs, and other similar architectural features may encroach a maximum of 0.6 of a metre into any required yard;

e) Zone Requirements (“S5-2” Zone)

No person shall, within the lands zoned “S5-2”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

	“S5-2” Zone
(i) Lot Area (minimum)	250 square metres
(ii) Lot Frontage (minimum)	9.0 metres
(iii) Front Yard Depth (minimum)	4.5 metres
(iv) Side Yard Width (minimum)	1.2 metres on one side and 0.6 metres on the other side
(v) Flankage Side Yard Width (minimum)	2.7 metres

	"S5-2" Zone
(vi) Rear Yard Depth (minimum)	7.5 metres
(vii) Building Height (maximum)	12.0 metres
(viii) Lot Coverage (maximum)	48 percent
(ix) Dwelling Unit Requirements (maximum)	Maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
(x) Parking Requirements (minimum)	<p>A. Minimum one private garage per lot attached to the main building, the vehicular entrance of which shall be located no less than 6.0 metres from the front lot line.</p> <p>B. No part of any attached private garage shall extend more than 2.5 metres beyond the wall containing the main entrance to the dwelling unit, except:</p> <p style="padding-left: 40px;">I. where a covered and unenclosed porch or verandah extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit; or</p> <p style="padding-left: 40px;">II. where a covered and unenclosed porch or verandah extends a minimum of 2.0 metres from the wall containing the main entrance to the dwelling unit and where second storey habitable floor space located above the garage is set back no more than 2.5 metres beyond the vehicular entrance of an attached private garage, no part of any attached private garage shall extend more than 6.0 metres beyond the wall containing the main entrance to the dwelling unit.</p>

f) Special Provisions ("S5-2" Zone)

- i. despite Section 5.7 of By-law 3036, uncovered steps and platforms not exceeding 2.0 metres in height shall be permitted to project a maximum of 1.5 metres into a required rear yard;
 - ii. a bay window shall be permitted to project a maximum of 0.6 metres into any required flankage side yard
3. Permitted Uses and Zone Regulations (“(H)S5-3-HL” Zone)
 - a) Permitted Use (“(H)S5-3-HL” Zone)

Until such time as the (H) Holding Provision is lifted, the lands shall not be used for any purposes other than the existing lawful uses, located on the land or in existing buildings or structures, provided such uses continue in the same manner and for the same purpose for which they were used on the day this By-law was passed.
 - b) Zone Requirements (“(H)S5-3-HL” Zone)

The (H) Holding Provision shall, upon application by the Owner, be removed from the “S5-3-HL” Zone by City Council passing a By-law under Section 34 of the *Planning Act*. The following condition shall first be completed to the satisfaction of the City of Pickering:

 - i. That the Owner obtain Site Plan Approval for the proposed relocation, restoration and addition to the Dixon Farmhouse, known municipally as 450 Finch Avenue.
4. Permitted Uses and Zone Regulations (“NP” Zone)
 - a) Permitted Uses (“NP” Zone)

No person shall, within the lands zoned “NP”, use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. Neighbourhood park
5. Permitted Uses and Zone Regulations (“(H)NP” Zone)
 - a) Permitted Use (“(H)NP” Zone)

Until such time as the (H) Holding Provision is lifted, no person shall, within the lands zoned “(H)NP”, use any lot or erect, alter or use any building or structure for any purpose except the following:

 - i. Detached dwelling, subject to the provisions of Section 2(e) of this By-law

b) Zone Requirements (“(H)NP” Zone)

The (H) Holding Provision shall, upon application by the Owner, be removed from the “NP” Zone by City Council passing a By-law under Section 34 of the *Planning Act*. The following condition shall first be completed to the satisfaction of the City of Pickering:

- i. That the Owner acquire Part Block 59 and Part Block 61 on Plan 40M2254 to be formed with Block 32 within Draft Plan of Subdivision SP2020-02, for the purposes of creating a single park block.

6. Permitted Uses and Zone Regulations (“OS-HL” Zone)

a) Permitted Uses (“OS-HL” Zone)

No person shall, within the lands zoned “OS-HL”, use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. Preservation and conservation of the natural environment, soil and wildlife;
- ii. Resource management;
- iii. Pedestrian trails and walkways;

b) Zone Requirements (“OS-HL” Zone)

No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of preservation and conservation of the natural environment, soil and wildlife, resource management, or pedestrian trail and walkway purposes.

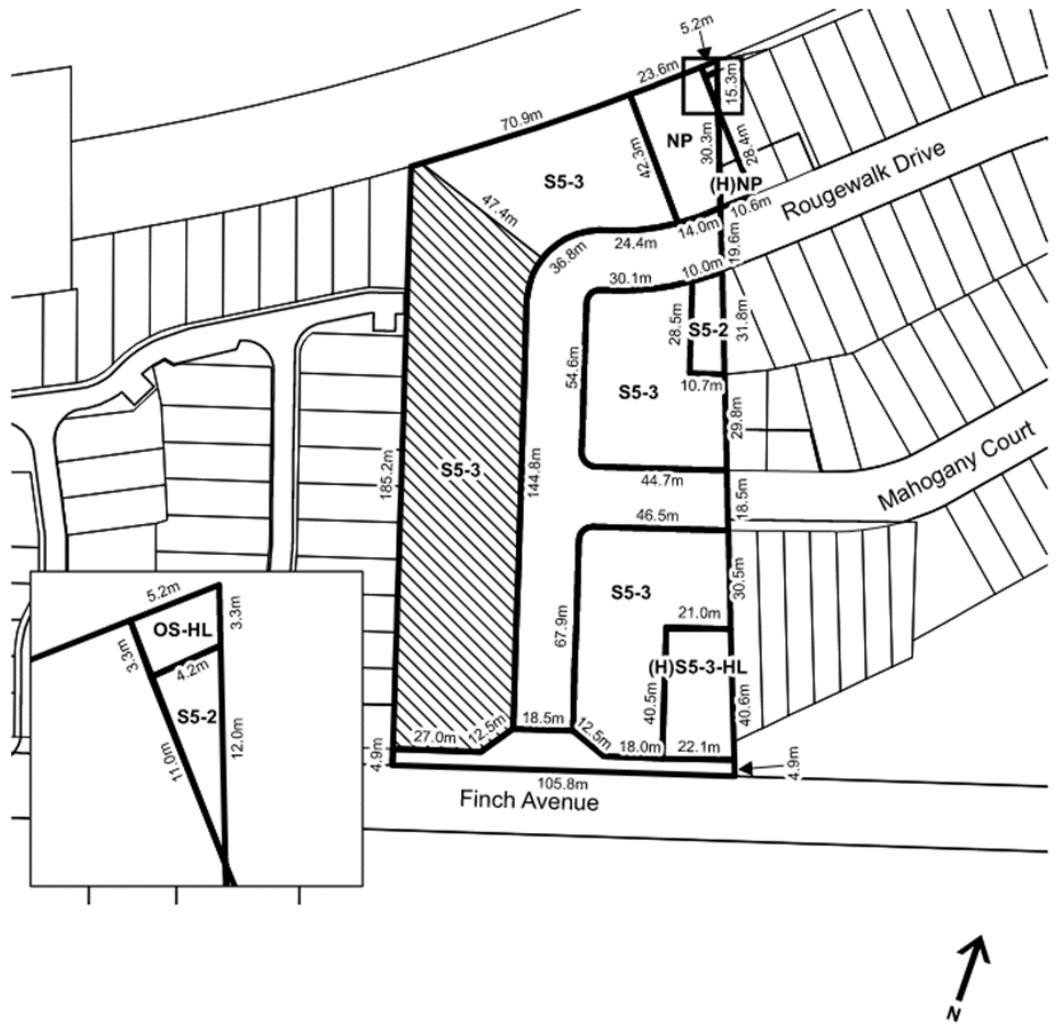
7. Model Homes and Temporary Sales Office

- a) Despite the provisions of Section 6.1 of By-law 3036, a maximum of three model homes, together with not fewer than three parking spaces per model home, may be constructed on the lands zoned by this By-law, prior to the division of these lands by registration of a plan of subdivision.

- b) A temporary sales office may be constructed on the lands zoned by this By-law, prior to the division of these lands by registration of a plan of subdivision, subject to the following:

- i. That the temporary sales office not be permitted until the plan of subdivision has received draft plan approval.
- ii. That the temporary sales office comply with the minimum setback provisions of the applicable zone.

8. Figure 1



15.415 Exception Zone 415 (By-law 8112-24)

1. Definitions

- a) "Air Conditioner" shall mean any mechanical equipment which is required for residential domestic use and which must be installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators and other such equipment.
- b) "Amenity Area" shall mean an outdoor area located anywhere on a lot, or the roof of a parking structure, private garage or any other building which includes landscape area, but which may also include areas of decking, decorative paving or other similar surface and includes a balcony, porch or deck and which has direct access from the interior of the dwelling unit.
- c) "Balcony" shall mean an attached covered or uncovered platform projecting from the face of an exterior wall, including above a porch, which is only directly accessible from within a building, usually surrounded by a balustrade or railing, and does not have direct exterior access to grade.
- d) "Bay, Bow, Box Window" shall mean a window that protrudes from the main wall, usually bowed, canted, polygonal, segmental, semicircular or square sided with window on front face in plan; one or more storeys in height, which may or may not include a foundation; may or may not include a window seat; and may include a door.
- e) "Condominium, Common Element" shall mean spaces and features owned in common by all shareholders in a condominium and may include private streets, walkways and parking an amenity areas.
- f) "Corner Rounding" shall mean a lot line of a corner lot at the intersection of two street lines including private street lines in the form of an arc, which joins the front lot line to the flankage or side lot line and joins the rear lot line to the flankage or side lot line.
- g) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- h) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent, and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- i) "Dwelling, Detached" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;

- j) "Dwelling, Semi-Detached" shall mean a residential use building containing two attached principal dwelling units that are divided vertically, with each unit having frontage on a street, except where located within a planned unit development;
- k) "Multiple Dwelling - Horizontal" shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls.
- l) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- m) "Gross Floor Area - Residential" shall mean the aggregate of the floor areas of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic, or a cellar.
- n) "Height, Building" shall mean the vertical distance between the established grade, at the front of the house, and in the case of a flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip or gambrel roof, the mean height between eaves and ridge.
- o) "Lot" shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- p) "Lot Coverage" shall mean the combined areas of all the buildings on the lot measured at the level of the first floor and expressed as a percentage of the lot area;
- q) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- r) "Park, Private" means a park which is maintained by a condominium corporation.
- s) "Private Garage" means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- t) "Storey" means the portion of a building other than a basement, cellar or attic, included between the surface of any floor and the surface of the floor, roof deck or ridge above it.

- u) "Street" shall mean a public highway but does include a lane. Where a 0.3 metre reserve abuts a street, or where a daylight triangle abuts a street, for the purposes of determining setbacks the street shall be deemed to include the 0.3 metre reserve and/or the daylight triangle, however, nothing herein shall be interpreted as granting a public right of access over the 0.3 metre reserve or as an assumption of the 0.3 metre reserve as a public highway for maintenance purposes under the Municipal Act.
- v) "Street, Private" means:
 - i. a right-of-way or roadway that is used by vehicles and is maintained by a condominium corporation;
 - ii. a private road condominium, which provides access to individual freehold lots;
 - iii. a roadway maintained by a corporation to provide vehicular and pedestrian access to parking lots and individual retail/commercial units;
 - iv. a private right-of-way over private property, that affords access to lots abutting the private street,

but is not maintained by a public body and is not a lane.
- w) "Water Meter Building" shall mean a building or structure that contains devices supplied by the Region of Durham which measure the quantity of water delivered to a property.
- x) "Yard" shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered, and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- y) "Front Yard" shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- z) "Front Yard Depth" shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- aa) "Rear Yard" shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- bb) "Rear Yard Depth" shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and

the nearest wall of the nearest main building or structure on the lot;

- cc) "Side Yard" shall mean a yard of a lot extending from the front yard to the rear yard, and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- dd) "Side Yard Width" shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;
- ee) "Flankage Side Yard" shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- ff) "Flankage Side Yard Width" shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street, and the nearest wall of the nearest main building or structure on the lot;
- gg) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions

a) Uses Permitted ("MD-H19" and "MD-H20" Zones)

No person shall within the lands zoned "MD-H19" and "MD-H20" use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. multiple dwelling - horizontal

b) Zone Requirements ("MD-H19" and "MD-H20" Zones)

No person shall within the lands zoned "MD-H19" and "MD-H20" use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

		"MD-H19" Zone	"MD-H20" Zone
(a)	Number of Dwelling Units	(i) Minimum number of dwelling units: 17 (ii) Maximum number of dwelling units: 48	
(b)	Lot Frontage (minimum)	5.2 metres	5.5 metres
(c)	Lot Area (minimum)	105 square metres	130 square metres

		"MD-H19" Zone	"MD-H20" Zone
(d)	Front Yard Depth (minimum)	3.0 metres	5.0 metres
(e)	Side Yard Depth (minimum)	1.2 metres except where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot	
(f)	Rear Yard Depth (minimum)	4.5 metres	6.0 metres
(g)	Flankage Yard Depth (minimum)	2.4 metres, however, may be reduced to 2.0 metres for an end unit nearest to the east property line	1.7 metres, however may be reduced to 1.5 metres for an end unit nearest to the east property line
(h)	Building Height (maximum)	12.0 metres (3 storeys)	
(i)	Private Park Areas (minimum)	790 square metres	
(j)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit	
(k)	Visitor Parking Requirements (minimum)	0.25 of a parking space per dwelling unit which may be provided on a separate lot	
(l)	Garage Requirements	Minimum one private garage per lot attached to the main building, the vehicular entrance of which shall be located not less than 6.0 metres from the private street.	
(m)	Interior Garage Size (minimum)	A private garage shall have a minimum width of 3.0 metres and a minimum depth of 6.0 metres provided, however, the width may include one interior step and the depth may include two interior steps	
(n)	Driveway Width (maximum)	Shall not exceed the width of the private garage	

c) Special Provisions ("MD-H19" and "MD-H20" Zones)

- i. Projections such as window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs and other similar architectural features may be permitted in any required yard, provided that no such feature projects into the required yard more than 0.6 of a metre or half the distance of the required yard, whichever is less;
- ii. For lands zoned "MD-H19, a porch, uncovered deck or balcony may encroach a maximum of 1.5 metres into any

- required front yard and flankage yard and 2.0 metres into any required rear yard or half the distance of the required yards, whichever is less;
- iii. For lands zoned "MD-H20", a porch, uncovered deck or balcony may encroach a maximum of 1.5 metres into any required front yard and flankage yard and a maximum of 1.6 metres into any required rear yard or half the distance of the required yards, whichever is less;
 - iv. For lands zoned "MD-H19", stairs to porch, uncovered deck or an entrance may encroach to within 0.45 of a metre of the front lot line or flankage lot line, to within 1.0 metre of a rear lot line and to within 0.6 of a metre of a side lot line;
 - v. For lands zoned "MD-H20", stairs to a porch, uncovered deck or an entrance may encroach to within 2.0 metres of the front lot line, to within 0.6 of a metre of a flankage lot line, and to within 0.6 of a metre of a rear lot line;
 - vi. A bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach into any required yard to a maximum of 0.6 of a metre or half the distance of the required yard, whichever is less;
 - vii. Air conditioners are permitted on a lot provided they are located in the rear yard or side yard or on a balcony or roof. In addition, such units shall not be located any closer than 0.6 of a metre to a side lot line and shall not be located on any easement in favour of the City;
 - viii. Despite any minimum front yard depth, rear yard depth side yard width or flankage side yard width requirement; on a corner lot, the minimum setback to a corner rounding at the front, rear, side or flankage of a lot shall be 1.3 metres.
 - ix. Minimum Private Amenity Area for lands zoned "MD-H19":
 - A. 10.0 square metres of amenity shall be provided on the balcony above the garage or driveway and located at the rear of the dwelling unit;
 - B. accessory structures such as pergolas, shed or other similar structures shall not be permitted on the balcony above the garage at the rear of the dwelling unit;
 - C. the private amenity area located above the garage at the rear of the dwelling unit shall not be enclosed.
- d) Special Regulations ("MD-H19" and "MD-H20" Zones)
- i. Despite the provisions of Section 5.6 of By-law 3036, as amended, the requirement for the frontage on a public street

shall be satisfied by establishing frontage on a common element condominium street;

- ii. Despite Section 2(d)(i) above, the lot line abutting Altona Road and Finch Avenue shall be deemed to be the Front Lot Lines for the lands zoned "MD-H19";
- iii. A water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempt from "MD-H19", "MD-H20" zone use provisions and zone requirements;
- iv. Sections 5.21.2(a), 5.21.2(b), 5.21.2(d), 5.21.2(f) and 5.22 of By-law 3036, as amended, shall not apply to the lands zoned "MD-H19" and "MD-H20".

e) Uses Permitted ("OS-HL" Zones)

No person shall within the lands zoned "OS-HL", use any lot or erect any buildings or structures for any purpose except the following:

- i. Preservation and conservation of the natural environment, soil and wildlife;
- ii. Resource management.

f) Zone Requirements ("OS-HL" Zone)

No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control, or resource management.

g) Dwelling Unit Requirements

- i. Not more than a total of 48 dwelling units shall be permitted on the lands zoned as "MD-H19" and "MD-H20".
- ii. Of the 48 dwelling units permitted, a maximum of 11 dwelling units are transferred from the lands legally known as Part of Lot 1, Plan 566 and Part of Lot 32, Concession 1 North, Now Part 1, 40R-2545 to lands legally known as Part of Lots 2, 3, 4 Plan 566, Now Part 1, 40R-2549.

h) Model Homes

- i. A maximum of 2 blocks together with no fewer than two parking spaces per Model Home, may be constructed on the lands zoned "MD-H19" and "MD H20" prior to the division of those lands by registration of a plan of subdivision; and

- ii. For the purpose of this By-law, "Model Home" shall mean a dwelling unit which is not used for residential purposes, but which is used exclusively for sales, display and marketing purposes pursuant to an agreement with the City of Pickering.
- i) Model Homes
 - i. A maximum of 2 blocks together with no fewer than two parking spaces per Model Home, may be constructed on the lands zoned "MD-H19" and "MD H20" prior to the division of those lands by registration of a plan of subdivision; and
 - ii. For the purpose of this By-law, "Model Home" shall mean a dwelling unit which is not used for residential purposes, but which is used exclusively for sales, display and marketing purposes pursuant to an agreement with the City of Pickering.

15.435 Exception Zone 435 (By-law 8089-24)

1. Definitions

- a) “Air Conditioner” shall mean any mechanical equipment which is required for residential domestic use and which must be installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators and other such equipment.
- b) “Amenity Area” shall mean an outdoor area located anywhere on a lot, or the roof of a parking structure, private garage or any other building which includes landscape area, but which may also include areas of decking, decorative paving or other similar surface and includes a balcony, porch or deck and which has direct access from the interior of the dwelling unit.
- c) “Balcony” shall mean an attached covered or uncovered platform projecting from the face of an exterior wall, including above a porch, which is only directly accessible from within a building, usually surrounded by a balustrade or railing, and does not have direct exterior access to grade.
- d) “Bay, Bow, Box Window” shall mean a window that protrudes from the main wall, usually bowed, canted, polygonal, segmental, semicircular or square sided with window on front face in plan; one or more storeys in height, which may or may not include a foundation; may or may not include a window seat; and may include a door.
- e) “Condominium, Common Element” shall mean spaces and features owned in common by all shareholders in a condominium and may include private streets, walkways, parking, and amenity areas.
- f) “Dwelling” shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- g) “Dwelling Unit” shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent, and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- h) “Dwelling - Semi-Detached” shall mean a residential use building containing two attached principal dwelling units that are divided vertically, with each unit having frontage on a street, except where located within a planned unit development;
- i) “Dwelling - Stacked” means a residential use building of four or fewer storeys in height containing three or more principal dwelling units where the units are divided horizontally and vertically, and in

which each dwelling unit has an independent entrance to the interior;

- j) “Dwelling, Multiple – Horizontal” shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls.
- k) “Height, Building” shall mean the vertical distance between the established grade, at the front of the house, and in the case of a flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip or gambrel roof, the mean height between eaves and ridge.
- l) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- m) “Lot Coverage” shall mean the combined areas of all the buildings on the lot measured at the level of the first floor and expressed as a percentage of the lot area;
- n) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distant from the front lot line.
- o) “Park, Private” means a park which is maintained by a condominium corporation.
- p) “Private Garage” means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise.
- q) “Storey” means the portion of a building other than a basement, cellar or attic, included between the surface of any floor and the surface of the floor, roof deck or ridge above it.
- r) “Street” shall mean a public highway but does include a lane. Where a 0.3 metre reserve abuts a street, or where a daylight triangle abuts a street, for the purposes of determining setbacks the street shall be deemed to include the 0.3 metre reserve and/or the daylight triangle, however, nothing herein shall be interpreted as granting a public right of access over the 0.3 metre reserve or as an assumption of the 0.3 metre reserve as a public highway for maintenance purposes under the Municipal Act.

- s) “Street, Private” means:
 - i. a right-of-way or roadway that is used by vehicles and is maintained by a condominium corporation;
 - ii. a private road condominium, which provides access to individual freehold lots;
 - iii. a roadway maintained by a corporation to provide vehicular and pedestrian access to parking lots and individual retail/commercial units;
 - iv. a private right-of-way over private property, that affords access to lots abutting the private street, but is not maintained by a public body and is not a lane.
- t) “Water Meter Building” shall mean a building or structure that contains devices supplied by the Region of Durham which measure the quantity of water delivered to a property.
- u) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered, and unoccupied above ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
- v) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot;
- w) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
- x) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- y) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
- z) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard, and from the side lot line to the nearest wall of the nearest main building or structure on the lot;
- aa) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;

- bb) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- cc) “Flankage Side Yard Width” shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting on a reserve on the opposite side of which is a street, and the nearest wall of the nearest main building or structure on the lot;
- dd) “Interior Side Yard” shall mean a side yard other than a flankage side yard.

2. Provisions (“MD-H21” Zone)

a) Uses Permitted (“MD-H21” Zone)

No person shall within the lands zoned “MD-H21”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. multiple dwelling – horizontal

b) Zone Requirements (“MD-H21” Zones)

No person shall within the lands zoned “MD-H21”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

		“MD-H21” Zone
(a)	Lot Frontage (minimum)	5.5 metres
(b)	Lot Area (minimum)	110 square metres
(c)	Front Yard Depth (minimum)	4.5 metres
(d)	Side Yard Depth (minimum)	1.2 metres except where dwellings on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot
(e)	Rear Yard Depth (minimum)	6.0 metres
(f)	Flankage Yard Depth (minimum)	2.4 metres

		"MD-H21" Zone
(g)	Building Height (maximum)	12.0 metres (3 storeys)
(h)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit
(i)	Visitor Parking Requirements (minimum)	0.25 of a parking space per dwelling unit
(j)	Garage Requirements	Minimum one private garage per dwelling, the vehicular entrance of which shall be located not less than 6.0 metres from the private street.
(k)	Interior Garage Size (minimum)	A private garage shall have a minimum width of 3.0 metres and a minimum depth of 6.0 metres provided, however, the width may include one interior step and the depth may include two interior steps
(l)	Driveway Width (maximum)	3.5 metres

c) Special Provisions ("MD-H21" Zone)

- i. Projections such as window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs and other similar architectural features may be permitted in any required yard, provided that no such feature projects into the required yard more than 0.6 of a metre or half the distance of the required yard, whichever is less;
- ii. A porch, uncovered deck or balcony may encroach into any required front yard or rear yard to a maximum of 2.0 metres or half the distance of the required yard, whichever is less;
- iii. A porch, uncovered deck, or balcony may encroach into any required rear yard, flankage yard or side yard to a maximum of 1.2 metres, or half the distance of the required yards, whichever is less;
- iv. Stairs to porch, uncovered deck or an entrance may encroach to within 2.5 metres of the front lot line and to within 0.6 of a metre of a side lot line or flankage lot line;

- v. Stairs may encroach into any required rear yard to a maximum of 2.0 metres;
- vi. A bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach into any required yard to a maximum of 0.6 of a metre or half the distance of the required yard, whichever is less;
- vii. Air conditioners are permitted on a lot provided they are located in the rear yard or side yard or on a balcony or roof. In addition, such units shall not be located any closer than 0.6 of a metre to a side lot line and shall not be located on any easement in favour of the City.

3. Provisions (“MD-H22” Zones)

a) Uses Permitted (“MD-H22” Zones)

No person shall within the lands zoned “MD-H22”, use any lot or erect any buildings or structures for any purpose except the following:

- i. dwelling-stacked
- ii. multiple dwelling-horizontal

b) Zone Requirements (“MD-H22”)

No person shall within the lands zoned “MD-H19” and “MD-H20”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

		MD-H22
(a)	Building Location	No building or part of a building or structure shall be erected outside of the building envelope as illustrated on Figure 1
(b)	Setback between building blocks (minimum)	3.0 metres between side walls
(c)	Building Height (maximum)	12.0 metres (3 storeys)
(d)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit
(e)	Visitor Parking Requirements (minimum)	0.25 of a parking space per dwelling unit

		MD-H22
(f)	Garage Requirements	Minimum one private garage per dwelling, the vehicular entrance of which shall be located not less than 6.0 metres from a private street.
(g)	Interior Garage Dimensions (minimum)	A private garage shall have a minimum width of 2.9 metres and a minimum depth of 6.3 metres. The width may include two interior steps and the depth may include two interior steps or may permit a platform and associated steps to encroach a maximum of 1.0 metre into the required depth and a maximum of 2.0 metres into the required width.
(h)	Driveway Width (maximum)	A driveway shall not exceed the width of the building or structure to which it provides access.
(i)	Private Park Area (minimum)	420 square metres

c) Special Provisions (“MD-H22” Zone)

- i. Despite Section 3(b)(a), a porch (including living space of dwelling unit located below), uncovered deck, private patio or balcony may encroach a maximum of 2.0 metres beyond the building envelope as illustrated on Figure 1, but shall be located a minimum of 1.2 metres from a lot line;
- ii. Despite Section 3(b)(a), stairs to a porch, uncovered deck or entrance may encroach beyond the building envelope to within 0.30 of a metre of the front lot line;
- iii. A bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach beyond the building envelope as identified on Figure 1 to a maximum of 0.6 of a metre;
- iv. Air Conditioners shall not be located between a building and Altona Road or Sparrow Circle, but may be permitted on a balcony or roof.
- v. Minimum Private Amenity Area:
 - A. 4.5 square metres of private amenity area shall be provided for each unit;
 - B. accessory structures such as pergolas, shed or other similar structures shall not be permitted on the balcony above the garage of the dwelling unit; and

C. outdoor private amenity area located above the garage at the rear of the dwelling unit shall not be enclosed.

4. Special Regulations (“MD-H21” and “MD-H22” Zones)

a) Number of Dwelling Units:

i. Minimum: 26

ii. Maximum: 57

b) Despite the provisions of Section 5.6 of By-law 3036, as amended, the requirement for the frontage on a public street shall be satisfied by establishing frontage on a common element condominium street for the lands subject to this By-law;

c) Despite Section 4(b), the lot line abutting Altona Road and Sparrow Circle shall be deemed the front lot line for lands zoned “MD-MH-22”;

d) A water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempt from “MD-H21”, “MD-H22” zone use provisions and zone requirements;

e) Sections 5.21.2(a), 5.21.2(b), 5.21.2(d) and 5.22 of By-law 3036, as amended, shall not apply to the lands zoned “MD-H21” and “MD-H22”; and

f) Visitor parking spaces shall be setback a minimum of 1.0 metre from any lot line.

5. Provisions (“OS-HL” Zones)

a) Uses Permitted (“OS-HL” Zones)

No person shall within the lands zoned “OS-HL”, use any lot or erect any buildings or structures for any purpose except the following:

i. Preservation and conservation of the natural environment, soil and wildlife;

ii. Resource management.

b) Zone Requirements (“OS-HL” Zone)

No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control, or resource management.

6. Model Homes

- a) A maximum of 2 blocks together with no fewer than two parking spaces per Model Home, may be constructed on the lands zoned “MD-H21” and “MD H22” prior to the division of those lands by registration of a plan of subdivision; and
- b) For the purpose of this By-law, “Model Home” shall mean a dwelling unit which is not used for residential purposes, but which is used exclusively for sales, display and marketing purposes pursuant to an agreement with the City of Pickering.

7. Provisions (“(H)MD-H21” and “(H)MD-H22” Zones)

a) Uses Permitted (“(H)MD-H21” and “(H)MD-H22” Zones)

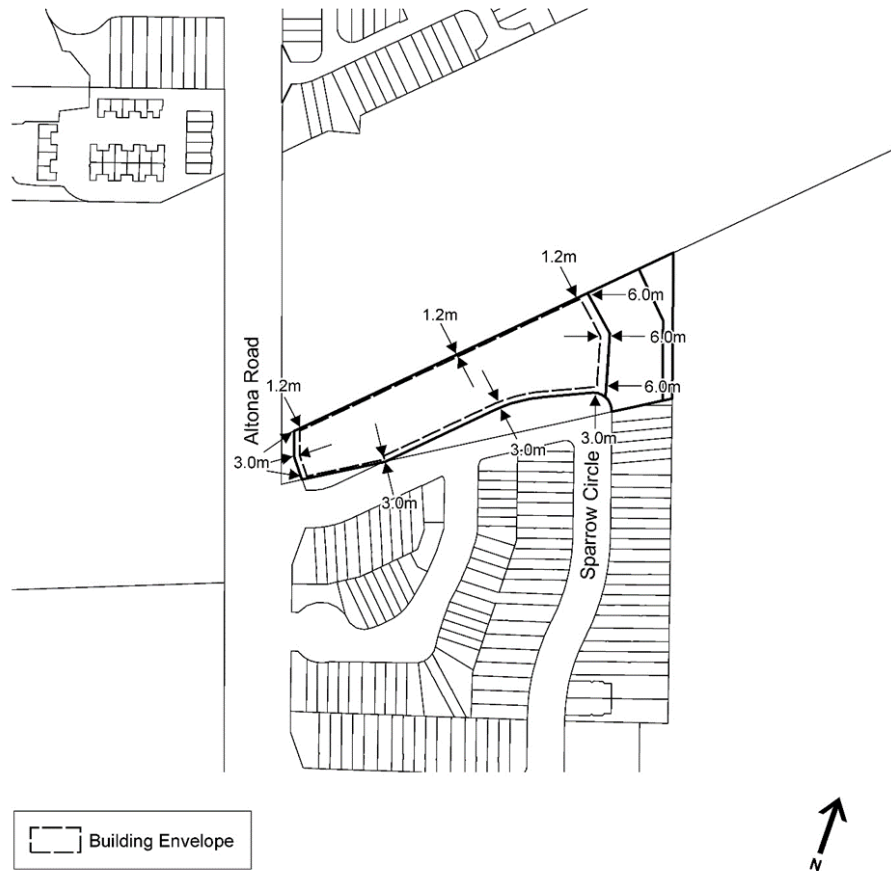
Until such time as the “(H)” Holding Provision is lifted, the lands shall not be used for any purposes other than the existing lawful uses, located on the land or in existing buildings or structures, provided such use continues in the same manner and for the same purpose for which they were used on the day this by-law was passed.

b) Zone Requirements (“(H)MD-H21” and “(H)MD-H22” Zones)

The “(H)” Holding Symbol shall be removed from the ““(H)MD-H21” and “(H)MD H22” Zones until the completion of the following:

- i. the applicant secures a permanent easement over the lands immediately to the north (hydro lands) for emergency access, or satisfies the City’s Fire Services Department with an alternative emergency access for the development.

8. Figure 1



Schedule II to By-Law 8089/24
Passed This 25th
Day of March 2024

Original Signed By

Mayor

Original Signed By

Clerk