

## **15.105 Exception Zone 105 (By-law 7085-10, as amended by By-law 7500-16)**

### 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) “Body Rub Parlour” includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario;
- d) "Build-to-zone" shall mean an area of land in which all or part of a building elevation of one or more buildings is to be located;
- e) "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;
- f) “Commercial Club” shall mean an athletic or recreational club operated for gain or profit and having public or private membership, but shall not include an adult entertainment parlour;
- g) “Commercial Music School” shall mean a school which is operated for gain or profit and contains the studio of a music teacher;
- h) “Commercial School” shall mean a school which is operated for gain or profit and may include the studio of a dancing 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;
- i) “Convenience Store” shall mean a retail store in which food, drugs, periodicals or similar items of day-to-day household necessities are kept

for retail sale primarily to residents of, or persons employed in, the immediate neighbourhood;

- j) "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;
- k) "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;
- l) "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;
- m) "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;
- n) "Dwelling, Single Attached or Single Attached Dwelling" shall mean one of a group of not less than three adjacent dwellings attached together horizontally by an above grade common wall;
- o) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- p) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- q) "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;
- r) "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;
- s) "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;
- a) "Laundromat" shall mean a self-serve clothes washing establishment containing washing, drying, ironing, finishing or other incidental equipment;
- 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 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) "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) "Parking Space, Tandem" shall mean two parking spaces with one parking space located immediately behind another parking space and where both spaces are for the exclusive use of one dwelling unit;
- f) "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;
- g) "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;
- h) "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;
- i) "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, but shall not include an adult entertainment parlour as defined herein;
- j) "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;
- k) "Storey" shall mean that 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;
- 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.

2. Provisions (“RH/MU-3” Zone)

a) Uses Permitted (“RH/MU-3” Zone)

- i. No person shall within the lands zoned “RH/MU-3”, use any lot or erect, alter, or use any building or structure for any purpose except the following:
  - A. bakery;
  - B. business office;
  - C. convenience store;
  - D. commercial club;
  - E. commercial music school;
  - F. commercial school;
  - G. day nursery;
  - H. dry cleaning depot;
  - I. financial institution;
  - J. food store;
  - K. laundromat;
  - L. multiple dwelling-horizontal;
  - M. multiple dwelling-vertical;
  - N. personal service shop;
  - O. professional office;
  - P. restaurant - type A;
  - Q. retail store.
  
- ii. In buildings containing multiple dwelling-horizontal and multiple dwelling-vertical uses, only the following commercial uses will be permitted:
  - A. business office;
  - B. commercial school;
  - C. personal service shop;
  - D. professional office;
  - E. retail store.

b) Zone Requirements ("RH/MU-3" Zone)

No person shall within the lands zoned "RH/MU-3", use any lot or erect, alter, or use any building except in accordance with the following provisions:

i. Floor Space Areas:

- A. In buildings containing multiple dwelling-horizontal and commercial uses or multiple dwelling-vertical and commercial uses, the commercial uses may only be located on the ground floor and each individual commercial enterprise shall provide a minimum gross leasable floor area of 70 square metres;
- B. The maximum gross leasable floor area for any individual convenience store, food store, or retail store shall be 500 square metres;

ii. Building Height:

- A. Within and at 70.0 metres of Brock Road Right of Way:
  - 1) Minimum 3 Storeys and 12.0 metres
  - 2) Maximum 8 Storeys and 26.0 metres
- B. Beyond 70.0 metres of Brock Road Right of Way:
  - 1) Minimum 3 Storeys
  - 2) Maximum 4 Storeys

iii. Building Location and Setbacks:

- A. Buildings and structures shall be located entirely within the building envelope shown on Figure 1 attached hereto;
- B. No building, part of a building, or structure shall be erected within the "RH/MU-3" Zone, unless a minimum of 85% of the length of the build-to-zone, contains a building or part of a building;
- C. For any building in excess of five storeys in height having a front wall located within the build-to-zone, any portion of a building or structure in excess of two storeys in height, shall be set back a minimum of 3.0 metres from the main wall of the building or structure at grade;
- D. Notwithstanding Section 2(b)(iii)(A) above, below grade parking structures shall be permitted beyond the limits of the building envelope identified on Figure 1, but no closer than 0.5 metres from the limits of the lands;
- E. The horizontal distance between multiple dwelling-horizontal buildings shall be a minimum of 1.8 metres;

iv. Parking Requirements:

- A. There shall be provided and maintained a minimum of 4.0 parking spaces per 100 square metres of gross leasable floor area for all permitted uses listed in Section 2(a) of this By-law, except for multiple dwelling-vertical, multiple dwelling-horizontal uses. Non-resident parking shall be provided at grade, in a below grade structure, or both;
- B. For multiple dwelling-vertical uses, there shall be provided and maintained a minimum of 1.0 parking space per dwelling unit for residents, and 0.25 of a parking space per dwelling unit for visitors. Parking spaces for residents shall be provided in a below grade structure, at grade or both. Visitor parking shall be provided at grade;
- C. For multiple dwelling-horizontal uses, there shall be provided and maintained a minimum of 2.0 parking spaces per dwelling unit for residents, and 0.25 of a parking space per dwelling unit for visitors. Parking spaces shall be provided at grade, in a below grade structure, or both. Parking spaces may also be provided in a private garage attached to the rear of the dwelling unit it serves. Visitor parking shall be provided at grade;
- D. All entrances and exits to parking areas and all parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof;
- E. At grade parking lots shall be permitted no closer than 3.0 metres from the limits of the "RH/MU-3" Zone, or any road; and
- F. Clauses 5.21.2(a), 5.21.2(b), 5.21.2(e), 5.21.2(f), 5.21.2(g), and 5.21.2(k) of By-law 3036, as amended, shall not apply to lands zoned "RH/MU-3".

v. Special Regulations:

- A. The maximum aggregate gross leasable floor area for all restaurant-type A uses shall be 500 square metres;
- B. No drive-thru facilities are permitted on lands zoned "RH/MU-3";
- C. Despite Section 2(b)(iii)(A), outdoor patios associated with a restaurant-type A are permitted to encroach beyond the building envelope as illustrated on Figure 1;
- D. Despite Section 2(b)(iii)(A), covered walkways with supporting structures, are permitted to encroach beyond the building envelope as illustrated on Figure 1;
- E. Despite Section 2(b)(i)(B), outdoor patios associated with a restaurant type "A" will not be included within the aggregate gross leasable floor area requirements of subclause A. above; and

F. For residential uses, the lands shall be developed at a density of over 30 units per net hectare and up to and including 80 units per net hectare, up to a maximum of 60 units.

3. Provisions (“OS-HL” Zone)

a) Uses Permitted (“OS-HL” Zone)

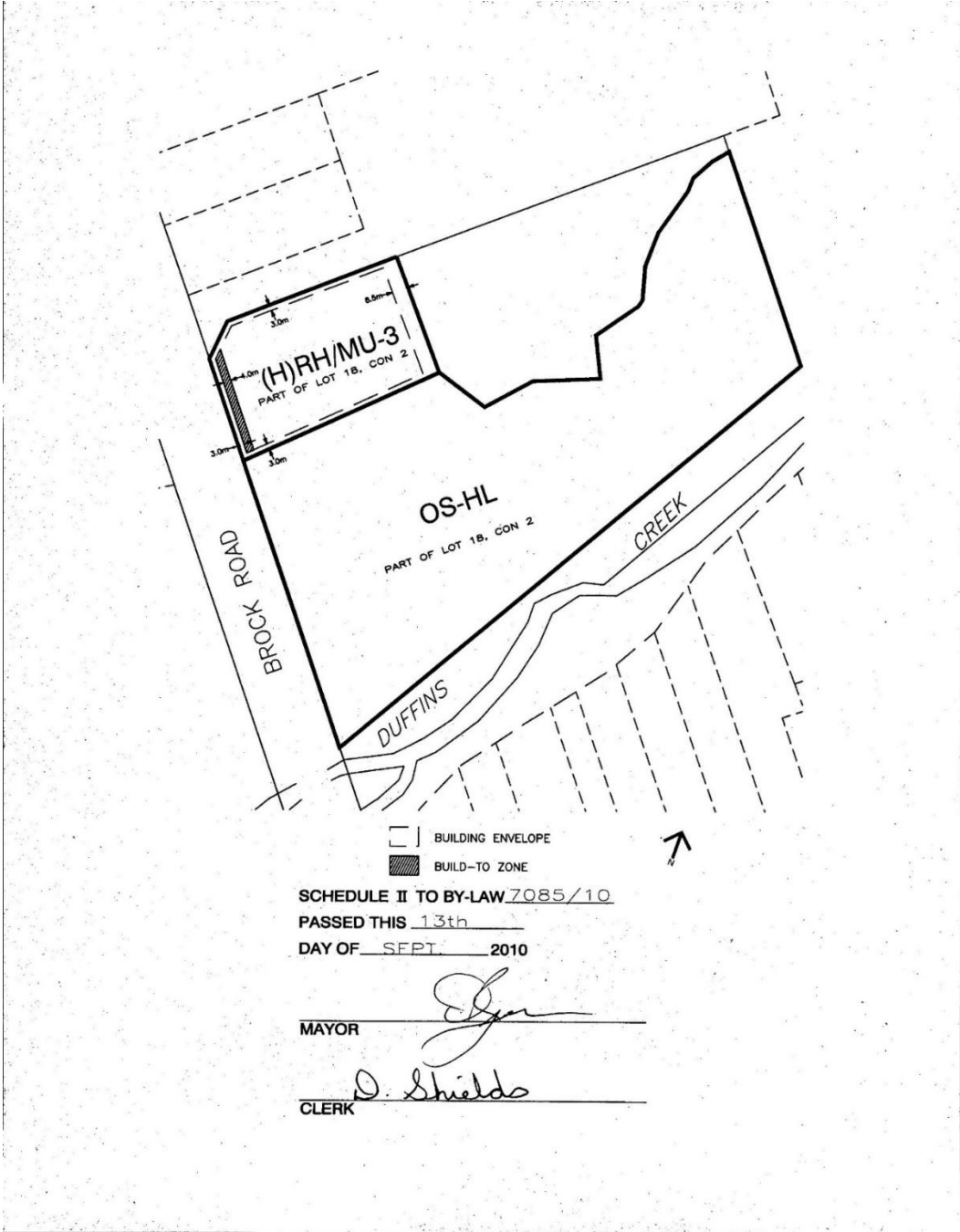
No person shall within the lands zoned “OS-HL” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. preservation and conservation of the natural environment, soil and wildlife; and
- ii. resource management.

b) Zone Requirements (“OS-HL” Zone)

- i. 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, resource management, or pedestrian trail and walkway purposes.

2. Figure 1





## 15.106 Exception Zone 106 (By-law 7086-10)

### 1. Definitions

- a) “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;
- 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 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 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;
- d) “Public School” shall mean, a school under the jurisdiction of a board of education which board is established pursuant to the Education Act R.S.O. 1990, or any successor thereto;
- e) “Street” shall mean a street as defined in the Highway Traffic Act, as amended from time-to-time, which may provide vehicular access to a lot. A private road registered in a plan of condominium is also considered a street for the purpose of this by-law;
- f) "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;
- g) "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;
- h) “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;
- i) “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;
- j) “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;

- k) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard and from the side line to the nearest wall of the nearest main building or structure on the lot;
  - l) “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;
  - m) “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;
  - n) “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;
  - o) “Interior Side Yard” shall mean a side yard other than a flankage side yard.
2. Provisions (“CI-ES/DN”)
- a) Uses Permitted (“CI-ES/DN”)

No person shall, within the lands zoned “CI-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; and
    - ii. day nursery as an accessory use to a public school.
  - b) Zone Requirements (“CI-ES/DN”)

No person shall, within the lands zoned (“CI-ES/DN”), use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following requirements:

    - i. Lot Frontage (Minimum): 150 metres
    - ii. Lot Area (Minimum): 3.0 hectares
    - iii. Front Yard Depth (Minimum): 6.0 metres
    - iv. Interior Side Yard Width (Minimum): 6.0 metres
    - v. Rear Yard Depth (Minimum): 6.0 metres
    - vi. Flanking Side Yard Width (Minimum): 6.0 metres
    - vii. Maximum Building Height: 20.0 metres
    - viii. Lot Coverage (Maximum): 35 percent
    - ix. Landscape Open Space (Minimum): 25 percent

- x. Parking Requirement (Minimum): 2.5 parking spaces per classroom  
3.0 spaces per 100.0 square metres of day nursery activity area  
0.4 bus spaces per classroom
- 3. Provisions (“OS-HL” Zone)
  - a) Uses Permitted (“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; and
    - ii. resource management.
  - b) Zone Requirements (“OS-HL” Zone)
    - i. 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, resource management, or pedestrian trail and walkway purposes.

## **15.107 Exception Zone 107 (By-law 7115-11)**

### 1. Provisions

- a) Despite the height requirement provisions of Section 5.9 of By-law 3036 and any garage setback provision of this By-law, the following provisions shall apply:
  - i. Dwelling Height (maximum): 9.0 metres
  - ii. Attached Garage Projection beyond Front Wall of Dwelling (maximum): 2.0 metres

## 15.108 Exception Zone 108 (By-law 7124-11)

### 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) “Body Rub Parlour” includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario;
- c) “Build-to-zone” shall mean an area of land in which all or part of a building elevation of one or more buildings is to be located;
- d) “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;
- e) “Commercial Club” shall mean an athletic or recreational club operated for gain or profit and having public or private membership, but shall not include an adult entertainment parlour;
- f) “Commercial Music School” shall mean a school which is operated for gain or profit and contains the studio of a music teacher;
- g) “Commercial School” shall mean a school which is operated for gain or profit and may include the studio of a dancing 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;
- h) “Convenience Store” shall mean a retail store in which food, drugs, periodicals or similar items of day-to-day household necessities are kept for retail sale primarily to residents of, or persons employed in, the immediate neighbourhood;
- i) “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;

- j) “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, confectionary items, cosmetics, toiletries, periodicals, or similar items of day-to-day household necessity are stored, displayed and offered for retail sale;
- k) “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;
- l) “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;
- m) “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;
- n) “Financial Institution” shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- o) “Floor Area – Residential” shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- p) “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;
- q) “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;
- r) “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;
- s) “Laundromat” shall mean a self-serve clothes washing establishment containing washing, drying, ironing, finishing or other incidental equipment;
- t) “Long Term Care Facility” shall mean a building or part of a building which is licensed or approved to provide health care under medical supervision in which rooms or lodging are provided in conjunction with the provision of meals, personal care, nursing services and medical care and treatment, but does not include a hospital;
- u) “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;
- v) “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;
  - w) “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;
  - x) “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;
  - y) “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;
  - z) “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, but shall not include an adult entertainment parlour as defined herein;
  - aa) “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;
  - bb) “Retirement Home” shall mean a building or part of a building providing accommodation primarily for retired persons where each private bedroom or living unit does not include a stove top and oven, does have a separate entrance from a common hall, and where common facilities and services may be provided for the residents including personal services, the preparation and consumption of food, nursing services, common lounges, recreation rooms and ancillary support offices;
  - cc) “Storey” shall mean that 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;
  - dd) “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 (“RH/MU-7” Zone)

a) Uses Permitted (“RH/MU-7” Zone)

No person shall within the lands zoned “RH/MU-7”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. business office;
- ii. convenience store;
- iii. commercial club;
- iv. commercial school;
- v. day nursery;
- vi. drug store;
- vii. dry cleaning depot;
- viii. financial institution;
- ix. food store;
- x. laundromat;
- xi. long term care facility;
- xii. multiple dwelling-vertical;
- xiii. personal service shop;
- xiv. professional office;
- xv. restaurant – type A;
- xvi. retail store;
- xvii. retirement home

b) Zone Requirements (“RH/MU-7” Zone)

No person shall within the lands zoned “RH/MU-7”, use any lot or erect, alter, or use any building except in accordance with the following provisions:

- i. Building Location and Setbacks:
  - A. Buildings and structures shall be located entirely within the building envelope shown on Figure 1;



- B. No building located within 40 metres of the Brock Road right-of-way shall be erected within the “RH/MU-7” Zone, unless a minimum of 75 percent of the length of the west wall of the building is within the build-to-zone shown on Figure 1;
  - C. Notwithstanding Section 2(b)(i)(A) above, below grade parking structures shall be permitted beyond the limits of the building envelope identified on Figure 1, but no closer than 0.5 metres from the limits of the lands;
- ii. Building Height:
- A. Within and at 80.0 metres of Brock Road Right-of-Way:
    - 1) Minimum 3-Storeys and 10.0 metres
    - 2) Maximum 6-Storeys and 20.0 metres
  - B. Beyond 80.0 metres of Brock Road Right-of-Way:
    - 1) Minimum 3-Storeys
    - 2) Maximum 5-Storeys
- iii. Floor Space Areas:
- A. The maximum gross leasable floor area for any individual convenience store, food store, drug store, or retail store shall be 500 square metres;
  - B. The maximum gross leasable floor area for all non-residential uses shall be 3,200 square metres;
  - C. The maximum aggregate gross leasable floor area for all restaurant - type A uses shall be 500 square metres;
- iv. Parking Requirements:
- A. There shall be provided and maintained a minimum of 4.0 parking spaces per 100 square metres of gross leasable floor area for all permitted uses listed in Section 2(a), except for multiple dwelling-vertical, retirement home and long term care facilities. Non-resident parking shall be provided at grade, in a below grade structure, or both;
  - B. For multiple dwelling-vertical uses, there shall be provided and maintained a minimum of 1.0 parking space per dwelling unit for residents, and 0.25 of a parking space per dwelling unit for visitors. Parking spaces for residents shall be provided in a below grade structure, at grade or both. Visitor parking shall be provided at grade;
  - C. For retirement homes there shall be provided and maintained a minimum of 0.3 parking spaces per living unit for residents, and 0.05 parking spaces per living unit for visitors for retirement home uses;

- D. For long term care facilities there shall be provided and maintained a minimum of 1.0 parking spaces per 3 resident beds for long term care facility use;
  - E. All entrances and exits to parking areas and all parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof;
  - F. At grade parking lots shall be permitted no closer than 3.0 metres from the limits of the "RH/MU-7" Zone or any road;
  - G. Clauses 5.21.2(a), 5.21.2(b), 5.21.2(e), 5.21.2(f), 5.21.2(g), and 5.21.2(k) of By-law 3036, as amended, shall not apply to lands zoned "RH/MU-7".
- v. Number of Dwelling Units
- A. For residential uses, the lands zoned "RH/MU-7", shall be developed at a density of over 30 units per net hectare and up to and including 80 units per net hectare to a maximum of 97 dwelling units;
- vi. Special Regulations
- A. No drive-through facilities are permitted on lands zoned "RH/MU-7";
  - B. Non-residential uses shall only be permitted within a building containing dwelling units and that is located within 80 metres of the Brock Road right-of-way. The non-residential uses shall be limited to the first two storeys of a building;
  - C. Despite Section 2(b)(i)(A), outdoor patios associated with a restaurant - type A are permitted to encroach beyond the building envelope as illustrated on Figure 1;
  - D. Despite Section 2(b)(i)(A), covered walkways with supporting structures, are permitted to encroach beyond the building envelope as illustrated on Figure 1;
  - E. Despite Section 2(b)(iii)(C), outdoor patios associated with a restaurant - type A is not considered to be gross leasable floor area;
  - F. For the purpose of this by-law, non-residential uses shall not include a long term care facilities or retirement homes;
3. Provisions ("H) RH/MU-7" Zone)
- a) Uses Permitted ("H) RH/MU-7" Zone)

Until such time as the "H)" Holding Provision is lifted, the lands shall not be used for any purpose other than any use as permitted by the Section 7 provisions of Rural Agricultural Zone "A" of Zoning By-law 3036.

b) Removal of the “(H)” Holding Symbol

The “(H)” Holding Symbol shall not be removed from the “RH/MU-7” zone until the completion of the following:

- i. acceptance of an updated Master Environmental Servicing Plan (MESP) by the City of Pickering and the Toronto Region Conservation Authority
- ii. acceptance of a Stormwater Management and Hydrogeological Report, consistent with the updated MESP, by the City of Pickering and the Toronto Region Conservation Authority
- iii. acceptance of an Environmental Impact Study by the City of Pickering and the TRCA
- iv. acceptance of a Noise Impact Study by the Region of Durham and the City of Pickering
- v. execution and registration of a Development Agreement with the City of Pickering containing the provisions that:
  - A. appropriate arrangements have been made to the satisfaction of the City of Pickering that all the requirements for the development of the mixed use project have been complied with, including but not limited to the payment of the owner’s proportionate share of costs associated with the preparation of required area-wide studies, and the cost of off-site works, parkland dedication, entering into a site plan agreement, environmental and engineering requirements, securities and insurance;
  - B. appropriate arrangements have been made to the satisfaction of the Region of Durham for the provision of sanitary, water and transportation services and environmental and engineering requirements; and
  - C. appropriate arrangements have been made to the satisfaction of the Toronto Region Conservation Authority for the provision of environmental, engineering and land conveyance requirements.

4. Provisions (“OS-HL” Zone)

a) Uses Permitted (“OS-HL” Zone)

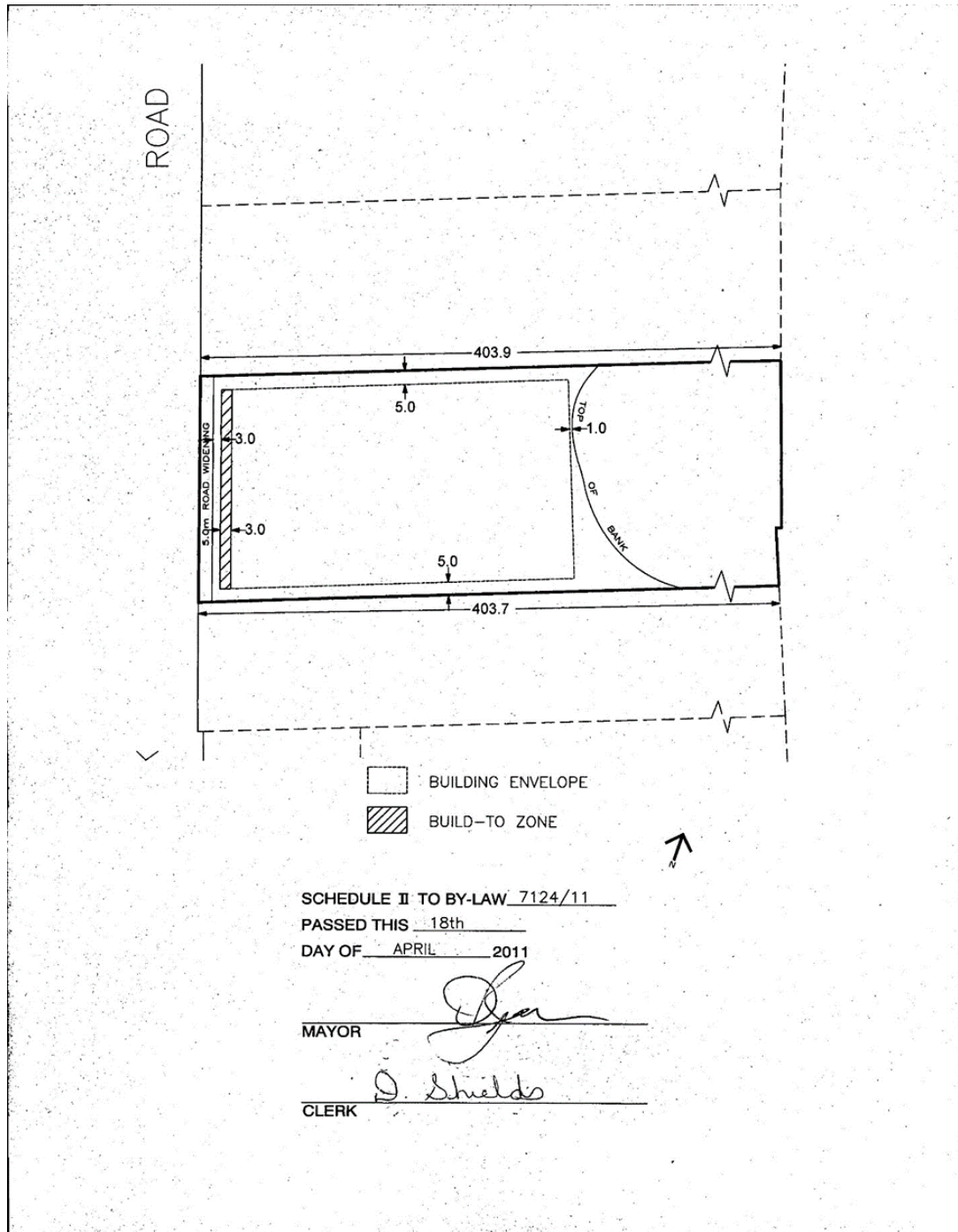
No person shall within the lands zoned “OS-HL” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. preservation and conservation of the natural environment, soil and wildlife; and
- 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, resource management, or pedestrian trail and walkway purposes.

5. Figure 1



## **15.109 Exception Zone 109 (By-law 7126-11)**

### 1. Provisions

Despite the obstruction of yards requirement of Section 5.7(b) of By-law 3036 and front yard requirement of Section 10.3.6(i) of By-law 3036, the minimum front yard requirement to the southerly building existing at the time of the passing of the by-law shall be 13.0 metres and the existing uncovered platform attached to the southerly existing building may project a maximum of 1.0 metre into the front yard.

## 15.110 Exception Zone 110 (By-law 7159-11)

### 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) "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 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 line 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 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 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 ("S3-12" Zone)

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

- i. detached dwelling

### b) Zone Requirements ("S3-12" Zone)

No person shall within the lands zoned "S3-12", 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): 6.0 metres

- A. despite Section 5.7(b) of By-law 3036 as amended, uncovered and covered platforms/porches attached to a main dwelling may provide a front yard depth of 4.5 metres;



- iv. Interior Side Yard Width (minimum):
  - A. for inside lots:
    - 1) 1.2 metres one side, 0.6 metre on the other
  - B. for corner lots:
    - 1) 0.6 metres
- v. Flankage Side Yard Width (minimum): 2.7 metres
- vi. Rear Yard Depth (minimum): 7.5 metres
  - A. despite Section 5.7(b) of By-law 3036 as amended, uncovered steps and platforms less than or equal to 2.2 metres above grade and less than or equal to 3.0 metres in width may project a maximum of 2.0 metres in depth into the required rear yard;
- 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 Requirements:
  - A. 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. 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. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey;
  - C. a driveway width shall not occupy more than 55 percent of the front yard width.

## 15.111 Exception Zone 111 (By-law 7177-11)

### 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, an art school, a golf school or any other school operated for gain or profit;
- c) “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, which may also include an outdoor patio, but excluding storage areas below established grade;
- e) “Landscaped Open Area” shall mean the area on the lot free from buildings and/or structures suitable for the growth and maintenance of vegetated plants such as grass, flowers, shrubs, trees and other landscape features which may include walkways, berms, retaining walls, decorative pavers, bricks or stones and outdoor amenity areas including patios, but shall not include driveways, drive aisles, internal roads, parking areas, curbs or any exterior garbage storage or handling area;
- f) “Professional Office – Non-Medical” shall mean a building or part of a building in which legal or other professional services, not including medical or dental services are performed or consultation given, and which may include the offices of an architect, a chartered accountant, an engineer, or a lawyer, but shall not include the office of medical practitioners or a body-rub parlour as defined in *The Municipal Act, R.S.O. 1990, c.M. 45*, as amended from time to time, or any successor thereto;
- g) “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 rent or retail sale to the public;

- 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 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) "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 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 ("MU-22" Zone)

No person shall within the lands zoned "MU-22", use any lot or erect, alter, or use any building or structure for any purpose except the following:

i. Business Office;

ii. Commercial School

A. only permitted as accessory to a retail store, and with a maximum floor area of 150 square metres;

iii. Professional Office – Non Medical;

iv. Retail Store.

b) Zone Requirements ("MU-22" Zone)

No person shall within the lands zoned "MU-22", use any lot or erect, alter, or use any building except in accordance with the following provisions:

i. Building Restrictions

A. Despite any other provisions of Zoning By-law 3036, the permitted uses shall only occur within the building existing as of the day of the passing of this by-law as shown on the Boundary and Topographic Survey of Part of Lot 17, Concession 1 completed by the Ontario Land Surveyor on April 21, 2011;

1) Despite Paragraph 5(2)(a)(i) above, an uncovered platform located on the southwest corner of the building not projecting beyond the most westerly exterior wall is permitted.

ii. Landscaped Open Area (minimum): 15 percent

iii. Parking Requirements

A. There shall be provided and maintained on the lot a minimum of 5.5 spaces per 100 square metres of gross leasable floor area for all uses permitted under this zone;

B. Despite Clause 5.21.2b) of By-law 3036, parking shall be set back a minimum of 1.5 metres from all internal side and rear lot lines;

C. Despite Clauses 5.21.2g) and 5.21.2k) of By-law 3036, as amended, all parking areas including driveway entrances and exits shall be surfaced with brick, asphalt, concrete, permeable materials, or any combination thereof.

iv. Other provisions:

A. Open storage is not permitted on lands zoned "MU-22";

B. One garbage enclosure with a maximum gross floor area of 50 square metres is permitted in the side or rear yard only.

## 15.112 Exception Zone 112 (By-law 7260-13)

### 1. Definitions

- a) "Bay, Bow, Box Window" shall mean a protrusion from the main wall of the building, usually bowed, canted, polygonal, segmental, semicircular or square sided with window on front face; 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;
- 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 Attached or Single Attached Dwelling" shall mean one of a group of not less than three adjacent dwellings attached together horizontally by an above grade common wall;
- 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 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) "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 ("MD-H7")

No person shall within the lands zoned "MD-H7", 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-H7" Zone)

No person shall within the lands zoned "MD-H7", use any lot or erect, alter, or use any building except in accordance with the following provisions:

i. Requirements for Multiple Dwelling-Horizontal:

A. Number of Multiple Dwelling-Horizontal Units for all lands zoned "MD-H7"(maximum): 45

B. Lot Area (minimum): 110 square metres

C. Lot Frontage (minimum): 5.5 metres

D. Front Yard Depth (minimum): 3.0 metres

E. Side Yard Width (minimum):

1) 1.5 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;

2) Despite subparagraph (1) above, a minimum 1.2 metre side yard width is required when abutting a common element amenity area and a minimum 0.2 metre side yard width is required when abutting a common element walkway area;

F. Flankage Side Yard Width (minimum):

1) 2.2 metres, where the dwellings are immediately adjacent to the vehicular entrances to a public street;

2) Despite subparagraph (1) above, a minimum 2.0 metres flankage side yard is required for dwellings that flank an internal private drive aisle and are not located immediately adjacent to the vehicular entrances to a public street;

G. Rear Yard Depth (minimum):

1) 6.0 metres, where multiple dwelling-horizontal units abut the SA-11 zone otherwise a rear yard depth minimum does not apply;

H. Building Height (maximum): 12.0 metres

I. Dwelling Unit Width (minimum): 5.5 metres

J. Building Location and Setbacks:

1) No building, part of a building, structure or part of a structure shall be erected except within the limits of the building envelope illustrated on Figure 1;

2) Despite subparagraph (1) above, buildings or structures associated with permitted mechanical, recreational, security, parking, refuse storage and other ancillary residential facilities shall be permitted beyond the limits of the building envelope but no closer than 1.2 metres to any lot line;

- 3) Despite subparagraph (1) above, uncovered steps, covered porches and platforms shall be permitted to project a maximum of 1.5 metres beyond the limits of the building envelope shown on Figure 1 or into a required front yard, rear yard or flanking side yard on to a public street;
  - 4) Despite subparagraph (1) above, bay, bow or box windows may encroach a maximum of 1.0 metre into the required rear yard or front yard up to a maximum of 65 percent of the width of the dwelling unit;
  - 5) Despite subparagraph (1) above, any front yard depth or flankage side yard width requirement on a corner lot the setback to a corner rounding shall be a minimum 1.6 metres
- K. The minimum width for the driving aisle/private road shall be 6.4 metres;
- L. Special Regulations:
- 1) 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
  - 2) Where a lot abuts both a common element condominium street and public street, the front lot line shall be abutting the public street and where a lot abuts more than one private road the front lot line shall be the lot line opposite the main front wall;
- ii. Parking Requirements for "MD-H7" zone:
- A. Minimum Parking Spaces (per dwelling unit):
    - 1) 2 spaces, which shall be provided through either 2 spaces within an attached garage, or through one parking space in an attached garage and one parking space in a driveway immediately in front of the parking garage for that dwelling unit;
  - B. Minimum private garage per lot 1
  - C. Any vehicular entrance for a private garage shall be located a minimum of 6.0 metres from any lot line that abuts the street or private road that provides vehicle access to the private garage;
  - D. Garage Parking Size (minimum):
    - 1) 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;
  - E. Visitor Parking Spaces
    - 1) For all lands zoned "MD-H7" a minimum of 12 visitor parking spaces shall be provided;



F. Despite 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.

c) Uses Permitted ("SA-11" Zone)

No person shall within the lands zoned "SA-11", use any lot or erect, alter, or use any building except in accordance with the following provisions:

i. single attached dwelling;

d) Zone Requirements ("SA-11" Zone)

i. Requirements for Single Attached Dwelling:

A. Number of Single Attached Dwelling Units (maximum): 17

B. Building Height (maximum): 10.0 metres

C. Lot Frontage (minimum): 7.5 metres

D. Lot Area (minimum): 175 square metres

E. Front Yard Depth (minimum): 3.0 metres

F. Rear Yard Depth (minimum): 7.0 metres

G. Side yard:

1) 1.5 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;

H. Flankage side yard to a public street or private driveway 2.4 metres

I. Driveway Width (maximum): 50 percent of the lot frontage

J. Projections:

1) Despite Section 5.7(b) of By-law 3036 uncovered steps, covered porches and platforms shall be permitted to project a maximum of 1.5 metres into any required front yard, flanking yard or corner rounding;

2) Despite 5(2)(b)(i)E above bay, bow or box windows may encroach a maximum 1.0 metres into the required rear yard;

3) Despite Section 5.7(b) of By-law 3036 any front yard depth or flankage side yard width requirement on a corner lot the setback to a corner rounding shall be a minimum 2.7 metres to a public street;

- ii. Parking Requirements for "SA-11" Zone:
  - A. Minimum Parking Spaces (per dwelling unit):
    - 1) 2 spaces, which shall be provided through an attached garage, or one parking space in an attached garage and one parking space in a driveway immediately in front of the parking garage for that dwelling unit;
  - B. Minimum private garage per lot 1
    - 1) Any vehicular entrance for a private garage shall be located a minimum of 6.0 metres from any lot line that abuts the street or private road that provides vehicle access to the private garage;
  - C. Garage Parking Size (minimum):
    - 1) 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;



## 15.113 Exception Zone 113 (By-law 7262-13)

### 1. Definitions

- a) "Building Height" shall mean the vertical distance between the established grade, 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 level between eaves and ridge. A penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of any building shall be disregarded in calculating the height of such building;
- 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, 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 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) "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) "Storey" shall mean that portion of a building other than a basement, cellar, attic, or below-grade parking structure, including between the surface of any floor and the surface of the floor, roof deck or ridge next above it;
- 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) "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 ("S4-10")

No person shall within the lands zoned "S4-10", use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements

No person shall within the lands zoned “S4-10” use any lot or erect, alter, or use any building except in accordance with the following provisions:

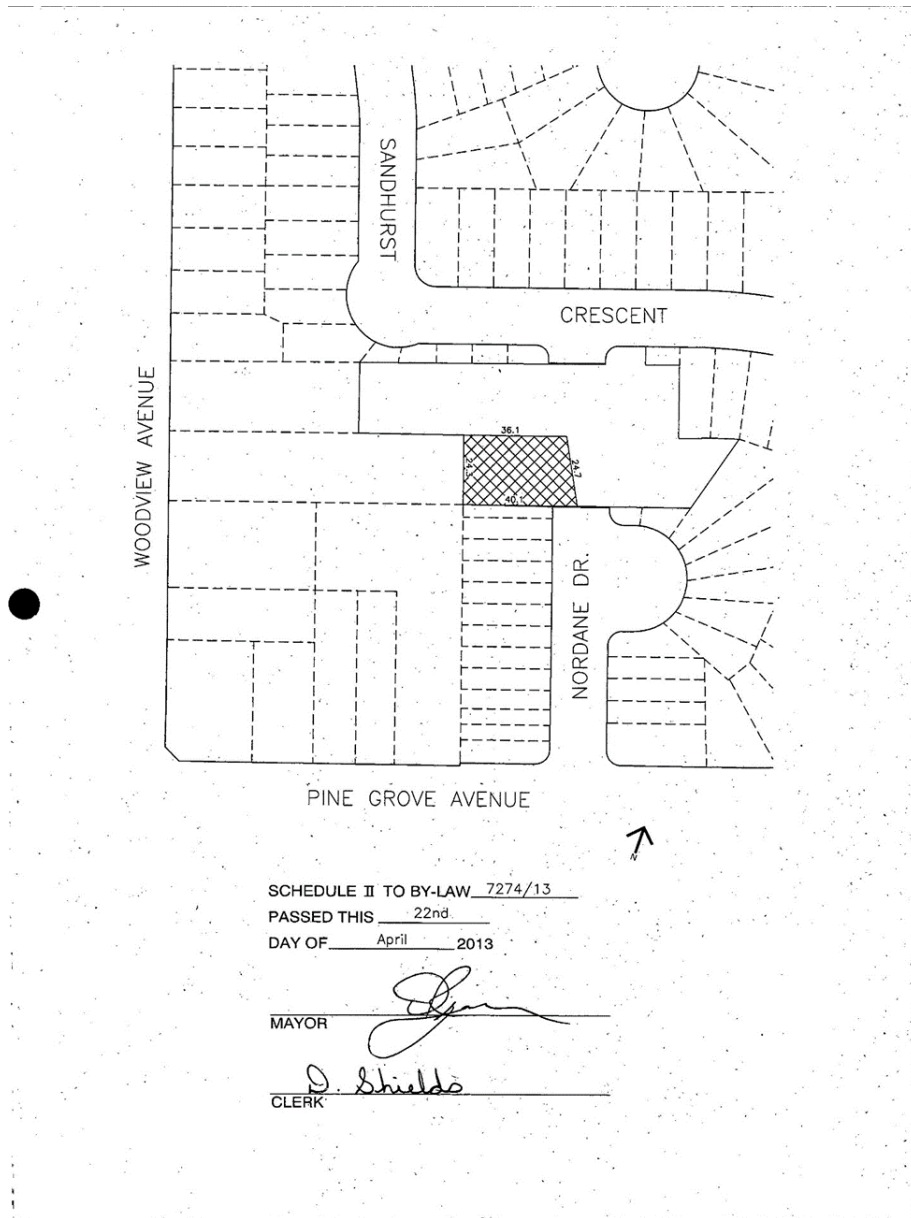
- i. Lot Area (minimum): 450 square metres
- ii. Lot Frontage (minimum): 11.0 metres
- iii. Front Yard Depth (minimum): 6.0 metres
- iv. Interior Side Yard (minimum): 2.0 metres
- v. Rear Yard Depth (minimum): 15.0 metres
- vi. Building Height (maximum): 9.0 metres
- vii. Number of Storeys (maximum): 2 storeys
- viii. Lot Coverage (maximum): 35 percent
- ix. Parking Requirements:
  - A. 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.
  - B. maximum garage width: 5.6 metres
  - C. minimum size of parking space within a private garage (the width may include one interior step and the depth may include two interior steps): 2.9 metres (width) by 6.0 metres (length)
  - D. maximum driveway width: 5.6 metres
- x. Yard Encroachments Permitted:
  - A. Front Yard:

Maximum projection of uncovered/covered platforms/porches: 1.5 metres
  - B. Rear Yard:

Maximum projection of uncovered steps and platforms less than or equal to 1.5 metres above grade: 3.0 metres
- xi. Special Regulations:
  - A. maximum garage projection from front wall of dwelling: 4.5 metres
  - B. reverse grade driveways are prohibited
  - C. for the purposes of this by-law, a lot line adjacent to Whites Road is deemed to be the rear lot line

### 15.114 Exception Zone 114 (By-law 7274-13)

- 1. Provisions
  - a) Despite the provisions of Section 5.14 of By-law 3036, the lot frontage for the lots shown as cross hatched on Figure 1 shall be measured at the front wall of the dwelling.
  - b) Despite the definition of rear lot line of By-law 3036, the rear lot line shall be defined as the westerly lot line for those lots shown as cross hatched on Figure 1.
- 3. Figure 1



## 15.115 Exception Zone 115 (By-law 7284-13)

### 1. Definitions

- a) “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;
- 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 a 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, 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 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 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 no business or service is conducted for profit or otherwise.
- j) “Water Meter Building” shall mean a building or structure that contain devices supplied by the Region of Durham which measures the quantity of water delivered to a property.
- 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, and the nearest wall of the nearest main building or structure on the lots;
- 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 lots;
- 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.

## 2. Provisions

### a) Uses Permitted (“S3-13” Zone)

No person shall, within the lands zoned “S3-13”, use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements (“S3-13” Zone)

No person shall within the lands zoned “S3-13”, 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):
  - A. 12.0 metres
  - B. 10.0 metres for lands shown as hatched on Figure 1
  - C. 8.5 metres for lands shown as cross hatched on Figure 1
  - D. 8.5 metres for lands shown as dashed on Figure 1
- iii. Front Yard Depth (minimum):
  - A. 4.5 metres
  - B. the dashed area, as shown on Figure 1, is exempted from paragraph 2(b)(iii)(A), above
- iv. Side Yard Width (minimum): 1.2 metres on one side and 0.6 on the other
- v. Flankage Side yard width (minimum):
  - A. for lots abutting Fairport Road: 3.0 metres
  - B. for all other lots: 2.7 metres
- vi. Rear Yard Depth (minimum): 7.5 metres
- vii. Building Height (maximum):
  - A. 10.0 metres
  - B. 9.0 metres for lots abutting Fairport Road and abutting any existing residential lots on adjacent lands, as of the date of the passing of this by-law
- viii. Lot Coverage (maximum): 38 percent
- ix. Dwelling Unit Requirement: maximum one dwelling per lot and minimum gross floor area residential of 100 square metres;
- x. Garage Requirements:

minimum one private garage per lot attached to the main building and 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 the street

- xi. Garage Projection (maximum):
  - A. 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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
  - B. despite clause (2)(b)(xi)(A), above, garage projection requirements are exempted for those lots shown in the cross hatched on Figure 1
- xii. Obstruction of Yards (maximum):
  - A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard and minimum flankage side yard
  - B. for lots abutting the OS-HL zone, any uncovered decks, platforms and steps not exceeding 3.0 metres in height above established grade, may encroach a maximum of 3.0 metres into the required minimum rear yard
  - C. for all other lots, any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.5 metres into the required minimum rear yard
  - D. bay, bow or box window may encroach a maximum into required yards as follows:
    - 1) front yard 0.6 metres;
    - 2) flankage yard 0.6 metres;
    - 3) rear yard 0.6 metres
    - 4) eaves above these
    - 5) features: may project to a further 0.6 metres into the required front, flankage or rear yards;
- xiii. Special Regulations:
  - A. despite the provision 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;
  - B. despite clause 2(b) above, a water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempted from “S3-13” zone requirements. However, such building or structures shall be as far as possible, in substantial compliance with the regulations of “S3-13” zone;

- C. the rear lot line shall be deemed to be the easterly and southerly lot lines for those lands shown as cross hatched on Figure 1;
- D. the rear lot line shall be deemed to be the easterly lot line for those lands shown as dashed on Figure 1

b) Uses Permitted (“OS-HL” Zone)

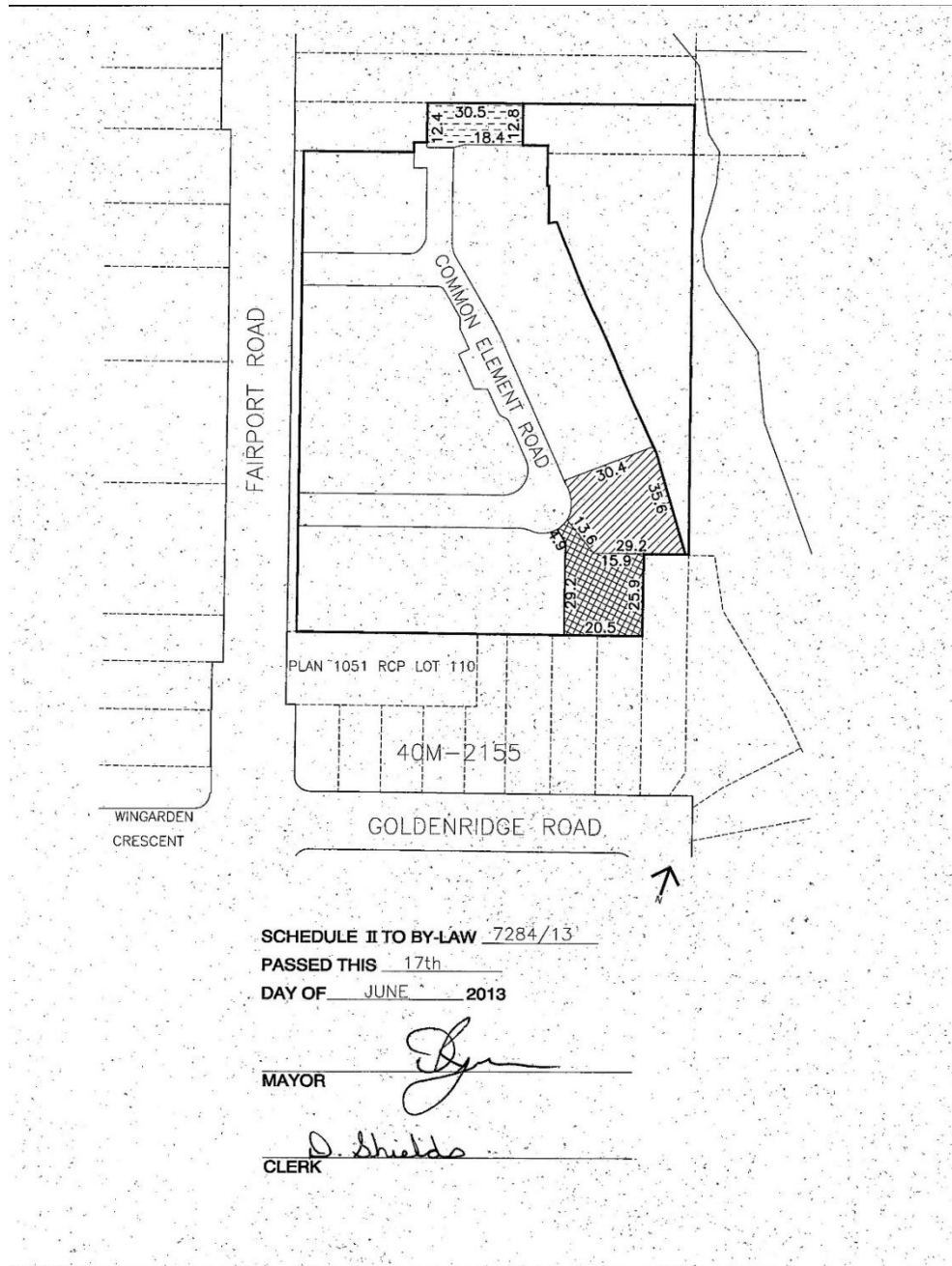
No person shall within the lands zoned “OS-HL”, use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. preservation and conservation of the natural environment, soil and wildlife
- ii. resource management
- iii. pedestrian trails and walkways

c) 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, resource management, or pedestrian trail and walkway purposes.

3. Figure 1



## 15.116 Exception Zone 116 (By-law 7303-13)

### 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 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 a 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) “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 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) “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) “Multiple Dwelling – Horizontal” shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls.
- j) “Private Garage” shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business or service is conducted for profit or otherwise.
- k) “Water Meter Building” shall mean a building or structure that contain devices supplied by the Region of Durham which measures the quantity of water delivered to a property.
- 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 lots;
- 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 (“MD-H8” Zone)

No person shall within the lands zoned “MD-H8” 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-H8” Zone)

No person shall within the lands zoned “MD-H8” use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. Building Requirements

A. Number of Dwelling Units (maximum): 23

B. Building Location and Setbacks

- 1) Buildings shall be located entirely within the building envelope as illustrated on Figure 1.
- 2) A minimum of 60% of the length of the build-to-zone along the Altona Road frontage, and a minimum of 60% of the length of the build-to-zone along Finch Avenue as illustrated on Figure 1, shall contain a building or part of a building.

C. Dwelling Units per lot (maximum): 1

D. Lot Frontage (minimum): 5.0 metres

E. Lot Area (minimum)

- 1) 95 square metres for lots adjacent to Finch Avenue or Altona Road
- 2) 110 square metres for all other lots

F. Building Height (maximum): 10.5 metres

ii. Building Separation

- A. The horizontal distance between adjacent buildings shall not be less than 3.0 metres, except if such buildings are attached in whole or in part.

iii. Parking Requirements

- A. There shall be provided and maintained a minimum of 2.0 parking spaces per dwelling unit for residents, and 0.25 of a parking space per dwelling unit for visitors.
- B. A minimum of 1 private garage per lot.
- C. Any vehicular entrance for an enclosed private garage shall be located a minimum of 6 metres from any lot line that abuts the street or private road that provides vehicle access to the private garage.

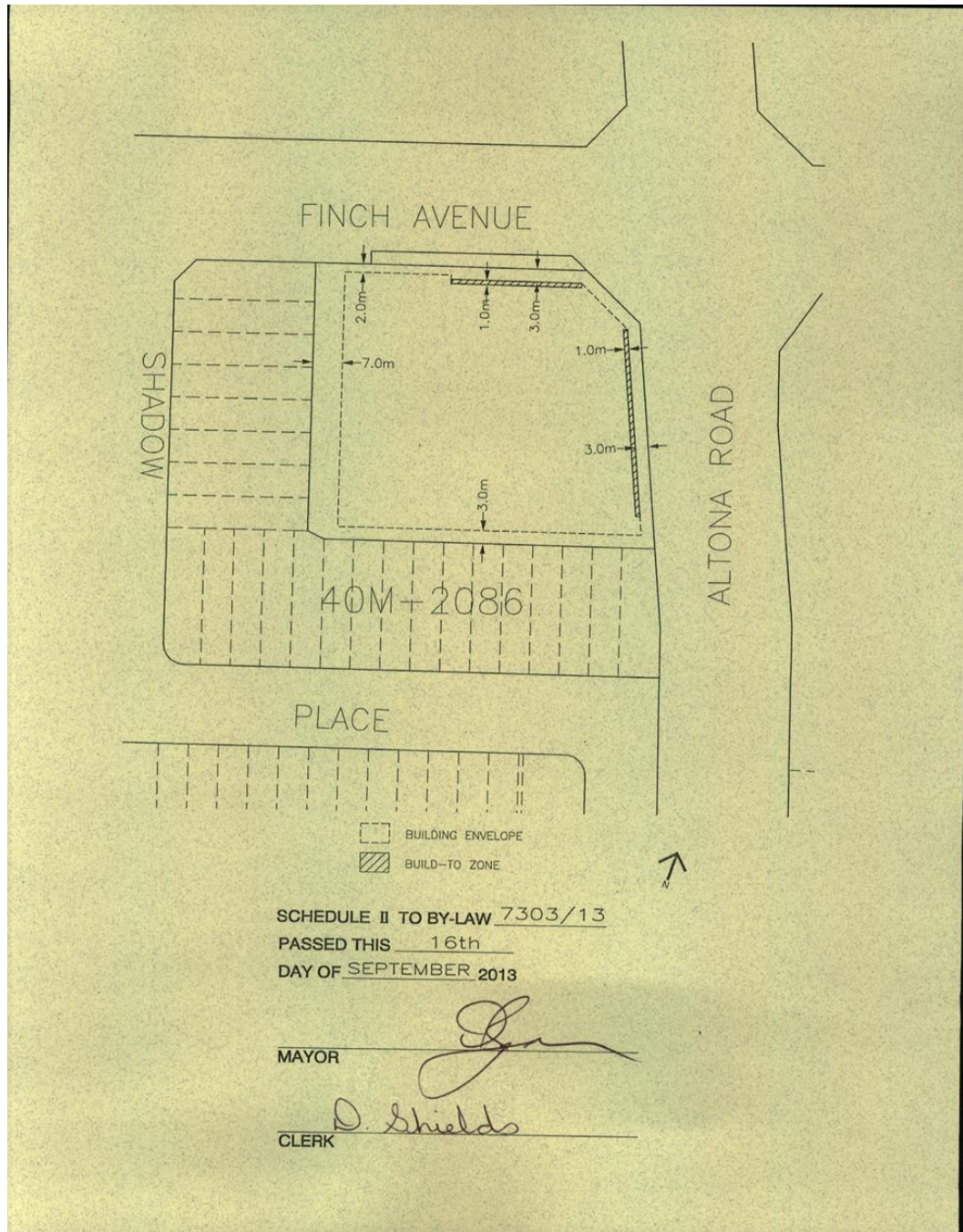
iv. Obstruction of Yards (maximum):

- A. Despite Section 2(b)(i)(B) balconies, covered or uncovered steps, porches and platforms may project outside the required building envelope to a maximum projection of 2.0 metres from the main wall of the building.



- B. Notwithstanding subparagraph A above, any balconies, covered or uncovered steps, porches and platforms exceeding 1.5 metres in height above established grade are not permitted to project outside the required building envelope abutting existing residential dwellings along Shadow Place.
- v. Special Regulations:
  - A. Despite Section 2(b)(i)(B), Accessory Buildings and Uses are permitted in accordance with By-law 3036 Section 5.18.
  - 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.
  - C. Despite Section 2(b) a water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempted from “MD-H8” zone requirements.
  - D. Section 5.22 of By-law 3036, as amended, shall not apply to the lands zoned “MD-H8”.

3. Figure 1



## 15.117 Exception Zone 117 (By-law 7336-14)

### 1. Definitions

- a) "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;
- 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, Detached" 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) "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.
- 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 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;
- 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 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;
- v) "Wall, Front" shall mean the wall of the dwelling closest to the front lot line.

2. Provisions (“S1-16” Zone and “S3-14” Zone)

a) Uses Permitted (“S1-16” and “S3-14”)

No person shall within the lands zoned “S1-16” and “S3-14”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements (“S1-16” Zone and “S3-14” Zone)

No person shall within the lands zoned “S1-16” and “S3-14” use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following table:

		“S1-16” Zone	“S3-14” Zone
	i. Lot Frontage (minimum)	13.0 metres	11.0 metres
	ii. Lot Area (minimum)	400 square metres	350 square metres
	iii. Front Yard Depth (minimum)	4.5 metres	
	iv. Side Yard Depth (minimum)	1.2 metres	
	v. Rear Yard Depth (minimum)	7.5 metres	
	vi. Building Height (maximum)	10.0 metres	
	vii. Lot Coverage (maximum)	40 percent	38 percent
	viii. Driveway Width (maximum)	50 percent of the lot frontage	

c) Special Provisions (“S1-16” Zone and “S3-14” Zone)

The following special provisions shall apply to lands zoned “S1-16” and “S3-14”;

i. Garage Requirements:

- A. minimum one private garage per lot attached to the main building and the 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;

ii. Garage Projection (maximum):

A. 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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;

iii. Obstruction of Yards (maximum):

A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard;

B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade, may encroach a maximum of 3.0 metres into the required rear yard;

C. bay, bow or box window may encroach a maximum into required yards as follows:

1) front yard 0.6 metres

2) rear yard 0.6 metres

3) eaves above these features: may project to a further 0.6 metres into the required front or rear yards

3. Provisions (“(H) S1-16” Zone)

a) Uses Permitted (“(H) S1-16” Zone)

Until such time as the “(H)” Holding Provision is lifted, the lands shall not be used for any purposes other than the following:

i. Private Open Space

b) Zone Requirements (“(H) S1-16” Zone)

The “(H)” Holding Symbol shall not be removed from the “S1-16” zone until the completion of the following:

i. That the lands are combined with the adjacent lands to the south to create complete residential lots in accordance with the zoning provisions in this By-law to the satisfaction of the City of Pickering.

## **15.118 Exception Zone 118 (By-law 7370-14, as amended by By-law 7436-15)**

### 1. Definitions

- a) "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;
- 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, Detached" 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) "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.
- 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 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;
- 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 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;
- v) "Wall, Front" shall mean the wall of the dwelling closest to the front lot line.



2. Provisions (“S2” Zone and “S4” Zone)

a) Uses Permitted (“S2” and “S4”)

No person shall within the lands zoned “S2” and “S4”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements (“S2” Zone and “S4” Zone)

No person shall within the lands zoned “S2” and “S4” use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following table:

		“S2” Zone	“S4” Zone
(a)	Lot Frontage (minimum)	(i) 12.5 metres (ii) 13.0 metres for lots in the cross hatched area as shown on Figure 1	9.0 metres
(b)	Lot Area (minimum)	400 square metres	250 square metres
(c)	Front Yard Depth (minimum)	(i) 4.5 metres (ii) 6.0 metres for lots in the cross hatched area as shown on Figure 1	
(d)	Side Yard Depth (minimum)	1.2 metres	
(e)	Rear Yard Depth (minimum)	7.5 metres	
(f)	Flankage Yard Depth (minimum)	2.7 metres	
(g)	Building Height (maximum)	10.0 metres	
(h)	Lot Coverage (maximum)	38 percent	

(i)	Driveway Width (maximum)	50 percent of the lot frontage
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c) Special Provisions (“S2” Zone and “S4” Zone)

The following special provisions shall apply to lands zoned “S2” and “S4”:

i. Garage Requirements:

minimum one private garage per lot attached to the main building and the 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

ii. Garage Projection (maximum):

2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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

iii. Obstruction of Yards (maximum):

A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard

B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade, may encroach a maximum of 3.0 metres into the required rear yard

C. bay, bow or box window may encroach a maximum into required yards as follows:

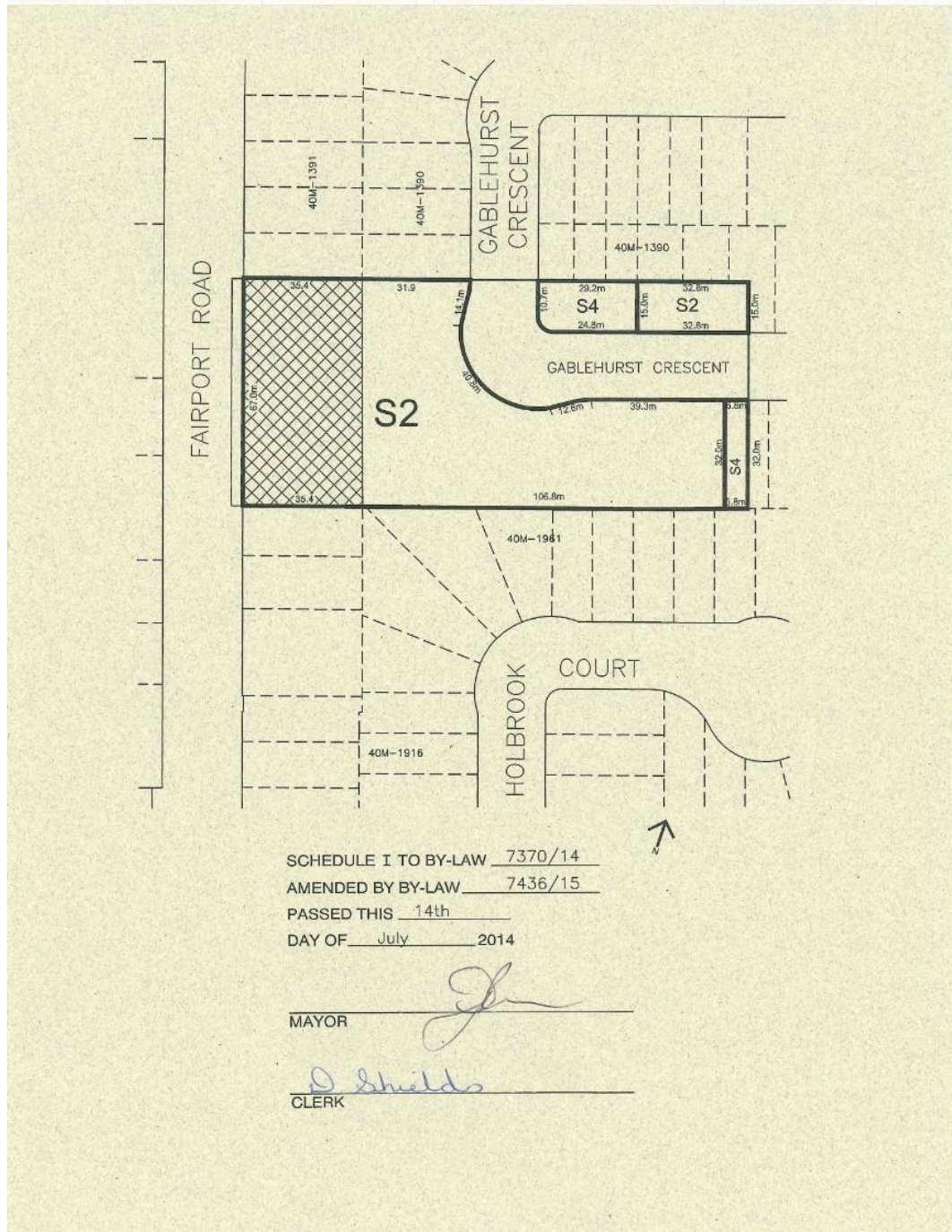
1) front yard 0.6 metres

2) flankage yard 0.6 metres

3) rear yard 0.6 metres

4) eaves above these features may project to a further 0.6 metres into the required front or rear yards

4. Figure 1



## 15.119 Exception Zone 119 (By-law 7378-14)

### 1. Definitions

- a) "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.
- 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, Detached" 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) "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.
- 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 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;
- 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 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;
- v) "Wall, Front" shall mean the wall of the dwelling closest to the front lot line.

2. Provisions (“R3” Zone and “S3-7” Zone)

a) Uses Permitted (“R3” and “S3-7”)

No person shall within the lands zoned “R3” and “S3-7”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling

b) Zone Requirements (“R3” Zone and “S3-7” Zone)

No person shall within the lands zoned “R3” and “S3-7” use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following table:

		“R3” Zone	“S3-7” Zone
(a)	Lot Frontage (minimum)	15.0 metres	12.0 metres
(b)	Lot Area (minimum)	400.0 square metres	350.0 square metres
(c)	Front Yard Depth (minimum)	7.5 metres	4.5 metres
(d)	Rear Yard Depth (minimum)	7.5 metres	
(e)	Side Yard Width (minimum)	1.5 metres	minimum side yard depth of 1.2 metres on one side and 0.6 metres on the other side
(f)	Flankage Side Yard Width (minimum)	1.5 metres	
(g)	Building Height (maximum)	10.0 metres	(i) maximum 10.0 metres  (ii) maximum 12.0 metres for the lots in the cross hatched area as shown on Figure 1

(h)	Driveway Width (maximum)	55 percent of the lot frontage
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c) Special Provisions (“R3” Zone and “S3-7” Zone)

The following special provisions shall apply to lands zoned “R3” and “S3-7:

i. Garage Requirements

minimum one private garage per lot attached to the main building and the 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;

ii. Garage Projection (maximum):

2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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;

iii. Obstruction of Yards (maximum):

- A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard;
- B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade, may encroach a maximum of 3.0 metres into the required rear yard;
- C. bay, bow or box window may encroach a maximum into required yards as follows:
  - 1) front yard 0.6 metres
  - 2) flankage yard 0.6 metres
  - 3) rear yard 0.6 metres
  - 4) eaves above these features may project to a further 0.6 metres into the required front or rear yards

3. Provisions (“(H) S3-7” Zone)

a) Uses Permitted (“(H) S3-7” Zone)

Until such time as the “(H)” Holding Provision is lifted, the lands shall not be used for any purposes other than the following:

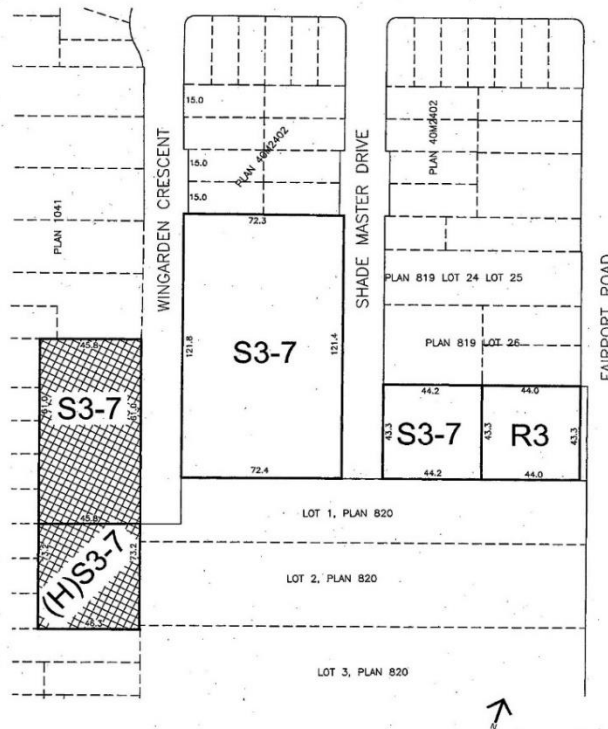
- i. Private Open Space

b) Zone Requirements (“(H) S3-7” Zone)

The “(H)” Holding Symbol shall be removed from the “S3-7” zone until the completion of the following:

- i. Wingarden Crescent is extended further south to the satisfaction of the City

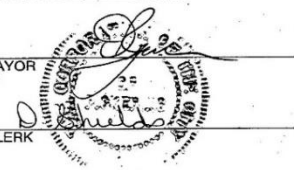
5. Figure 1



SCHEDULE I TO BY-LAW 7378/14  
AMENDED BY BY-LAW 7487/16  
PASSED THIS 18th  
DAY OF April 2016

MAYOR

CLERK





## 15.120 Exception Zone 120 (By-law 7384-14)

### 1. Definitions

- a) “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, and may, or may not include a window seat, and may include a door;
- b) “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 flankage lot line;
- 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) “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;
- f) “Dwelling, Single Attached or Single Attached Dwelling” shall mean one of a group of not less than 3 adjacent dwelling units attached together horizontally by an above ground common wall;
- g) “Front Lot Line” shall mean the line that divides a lot from the street or a 0.3 metre reserve provided that, in the case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that so abuts shall be termed the “flank” of the lot;
- h) “Lane” shall mean a thoroughfare not intended for general traffic circulation that provides means of vehicular access to the rear of a lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space. The lane may be maintained by a condominium corporation as a private road condominium or by a governmental authority;
- 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 Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 7.5 metres distance from the front lot line;

- k) “Lot Line” shall mean a line delineating any boundary of a lot;
- l) “Neighbourhood Park” shall mean a municipal 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) “Storey” shall mean that 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;
- o) “Street” shall mean a public highway but does not include a lane. Where a 0.3 metre reserve abuts a street, or where a daylighting triangle abuts a street, for the purposes of determining a front lot line, flankage lot line, flankage yard and corner lot, the street shall be deemed to include the 0.3 metre reserve and/or the daylighting 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*;
- 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 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) "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;
  - y) "Interior Side Yard" shall mean a side yard other than a flankage side yard.
2. Provisions ("S4-11", "SA-14", and "SA-15" Zones)

a) Uses Permitted ("S4-11" Zone)

No person shall, within the lands zoned "S4-11", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single dwelling

b) Zone Requirements ("S4-11" Zone)

No person shall, within the lands zoned "S4-11", use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i. Lot Frontage (minimum): 9.0 metres
- ii. Lot Area (minimum): 225.0 square metres
- iii. Lot Depth (minimum): 25.0 metres
- iv. Front Yard Depth (minimum): 3.0 metres
- v. Interior Side Yard Width (minimum): 1.2 metres on one side and 0.6 metres on the other side and provided there is a minimum 1.2 metres separation between dwellings on adjacent lots
- vi. Flanking Side Yard Width (minimum): 2.4 metres
- vii. Rear Yard Depth (minimum): 7.0 metres
- viii. Building Height (maximum): 12.0 metres
- ix. Driveway Width (maximum): 55 percent of lot frontage
- x. Lot Coverage for All Accessory Buildings (maximum): 15 square metres

- c) Uses Permitted (“SA-14” and “SA-15” Zones)
  - i. No person shall, within the lands zoned “SA-14”, use any lot or erect, alter or use any building or structure for any purpose except the following:
    - A. single attached dwelling accessed from a street
  - ii. No person shall, within the lands zoned “SA-15”, use any lot or erect, alter or use any building or structure for any purpose except the following:
    - A. single attached dwelling accessed from a lane
- d) Zone Requirements (“SA-14” and “SA-15” Zones)

No person shall, within the lands zoned “SA-14” and “SA-15”, use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following table:

		<b>SA-14 Zone</b>	<b>SA-15 Zone</b>
(a)	Lot Frontage (Minimum)	6.0 metres	5.0 metres
(b)	Lot Area (Minimum)	150 square metres	115 square metres
(c)	Lot Depth (Minimum)	24.0 metres	23.0 metres
(d)	Front Yard Depth (minimum)	3.0 metres	
(e)	Interior Side Yard Width (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)	Flanking Side Yard Width (minimum)	2.4 metres	
(g)	Rear Yard Depth (minimum)	7.0 metres	6.0 metres
(h)	Building Height (maximum)	13.0 metres	

(i)	Driveway Width (maximum)	50 percent of the lot frontage	3.0 metres
(j)	Lot Coverage of All Accessory Buildings (maximum)	15.0 square metres	

e) Special Provisions ("S4-11", "SA-14" and "SA-15" Zones)

The following special provisions shall apply to all lands zoned "S4-11", "SA-14", and "SA-15"

- i. Setback from Brock Road: Clause 5.22 of By-law 3036, as amended, shall not apply to lands zoned "SA-15";
- ii. Corner Rounding Setback (minimum): Despite any front yard depth or flankage side yard width requirement, on a corner lot, the setback to a corner rounding shall be 1.75 metres;
- iii. Parking Requirement (minimum): Despite Section 21.2 of By-law 3036, as amended, two private parking spaces per dwelling unit which can be provided either within an attached garage or with one parking space in an attached garage and one parking space in a driveway immediately in front of the parking garage for that dwelling unit;
- iv. Garage 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 or rear lot line for lots accessed by a lane 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;
- v. 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;
- vi. Garage Projection (maximum): 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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;

vii. Yard Encroachments

In addition to the provisions of Section 5.7 of By-law 3036, as amended, and despite Section 2(e)(i) of this By-law, the following shall also apply:

- A. a covered or unenclosed porch, veranda or balcony, with or without a foundation, may have the following minimum setbacks:
  - 1) to front lot line: 1.0 metres
  - 2) to flankage lot line: 1.0 metres
  - 3) to interior side lot line: 0.6 metres
  - 4) to rear lot line: 5.0 metres
  - 5) to a corner rounding: 1.0 metres
  - 6) eaves above these features may project: a further 0.6 metres into any required yard or corner rounding setback
- B. uncovered steps minimum setback to a front lot line: 0.4 metres
- C. uncovered decks of any height are permitted in the rear yard provided minimum setbacks are provided as follows:
  - 1) to interior side lot line: 0.6 metres
  - 2) to flankage lot line: 1.0 metres
  - 3) to rear lot line: 3.0 metres
  - 4) steps from a deck: may encroach an additional 1.2 metres onto the rear yard
- D. bay, bow or box windows may encroach a maximum into required yards as follows:
  - 1) front yard: 0.6 metres
  - 2) flankage yard: 0.6 metres
  - 3) rear yard: 1.0 metres
  - 4) eaves above these features: may project to a further 0.6 metres into any required yard or corner rounding setback

3. Provisions (“UR” Zone)

a) Uses Permitted (“UR”)

No person shall within the lands zoned “UR” use any lot or erect, alter or use any building or structure for any purpose except for outdoor recreation uses without buildings or structures.

4. Provisions ("OS-HL" Zone)

a) Uses Permitted ("OS-HL")

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

- i. resource management, including a stormwater management facility;
- ii. pedestrian and bicycle trails;

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

No buildings or structures shall be permitted to be erected except where buildings or structures are used only for purposes of resource management, including a stormwater management facility; pedestrian and/or bicycle trails.

5. Provisions ("NP" Zone")

a) Uses Permitted ("NP")

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

## 15.121 Exception Zone 121 (By-law 7389-14)

### 1. Definitions

- a) "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;
- b) "Conservation" shall mean the wise use, protection and rehabilitation of natural resources according to principles that assure their highest economic, social and environmental benefits.
- 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) "Dwelling, Detached" 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) "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.
- 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 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 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;



- 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) "Resource Management" shall mean the preservation, protection and improvement of the natural environment through comprehensive management and maintenance, under professional direction for both the individual and society's use, both in the present and the future, and shall also mean the management, development and cultivation of timber resources to ensure the continuous protection of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies and the preservation of the recreational resource;
- 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 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) "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

### a) Uses Permitted ("R3-9" Zone)

No person shall within the lands zoned "R3-9", use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling

### b) Zone Requirements ("R3-9" Zone)

No person shall within the lands zoned "R3-9", use any lot or erect, alter, or use any building except in accordance with the following provisions:

- i. Lot Area (minimum): 530 square metres
- ii. Lot Frontage (minimum): 18.0 metres
- iii. Front Yard Depth (minimum): 4.0 metres
- iv. Interior Side Yard Width (minimum):
  - A. 1.8 metres on one side, 3.0 metres on the other
  - B. despite (A) above, on lands shown in cross-hatched on Figure 1, the minimum north interior side yard width shall be 3.0 metres
- v. Flankage Side Yard Width (minimum): 3.0 metres
- vi. Rear Yard Depth (minimum): 6.0 metres
- vii. Lot Coverage (maximum): 40 percent
- viii. Building Height (maximum): 9.0 metres

### c) Special Provisions ("R3-9" Zone)

The following special provisions shall apply to lands zoned "R3-9":

- i. Garage Requirements:
  - A. 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 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;

ii. Garage Projection (maximum):

A. 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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;

iii. Obstruction of Yards (maximum):

A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard;

B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade, may encroach a maximum of 3.0 metres into the required rear yard;

C. any bay, bow or box window may encroach into required yards, a maximum as follows:

1) front yard 0.6 metres

2) flankage yard 0.6 metres

3) rear yard 0.6 metres

4) eaves above these features may project to a further 0.6 metres into the required front or rear yards

d) Uses Permitted (“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

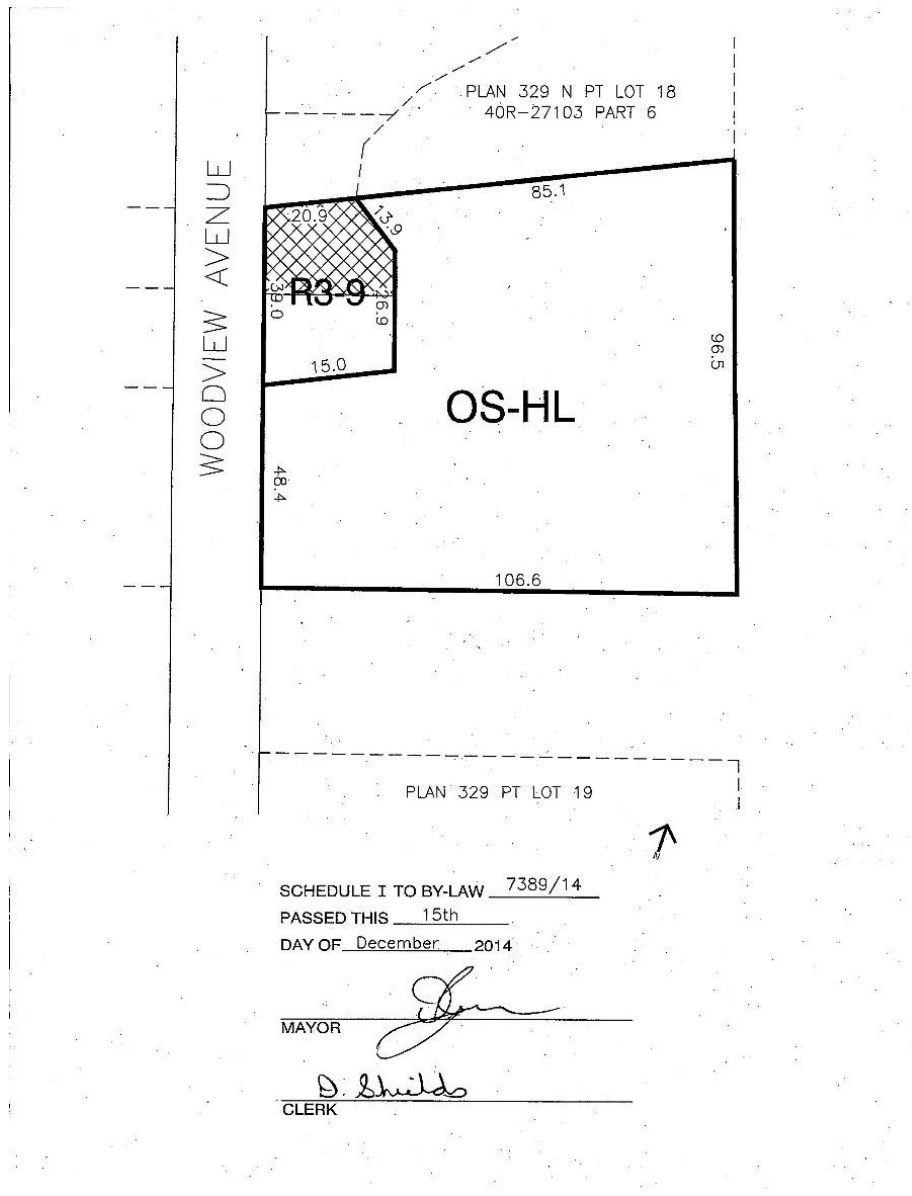
ii. resource management

iii. pedestrian trails and walkways

e) 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, resource management, or pedestrian trail and walkway purposes.

3. Figure 1



## 15.122 Exception Zone 122 (By-law 7446-15)

### 1. Definitions

- a) “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.
- 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, Detached” shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures.
- e) “Dwelling, Semi-Detached” shall mean one of a pair of single dwellings, such dwellings being attached together horizontally by an above grade common wall.
- f) “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.
- 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 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.
- 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 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) “Interior Side Yard” shall mean a side yard other than a flankage side yard.
- s) “Wall, Front” shall mean the wall of the dwelling closest to the front lot line.

## 2. Provisions

### a) Uses Permitted (“S5-2” Zone)

No person shall within the lands zoned “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 (“S5-2” Zone)

No person shall within the lands zoned “S5-2”, 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): 9.0 metres

- iii. Front Yard Depth (minimum): 4.5 metres
  - iv. Side Yard Width (minimum): 1.2 metres one side 0.6 metres on the other side
  - v. Rear Yard Depth (minimum): 7.5 metres
  - vi. Lot Coverage (maximum): 48 percent
  - vii. Building Height (maximum): 12.0 metres
  - viii. Driveway Width (maximum): 4.5 metres
- c) Uses Permitted (“SD-7” Zone)
- No person shall within the lands zoned “SD-7” use any lot or erect, alter, or use any building or structure for any purpose except the following:
- i. Semi-Detached Dwelling
- d) Zone Requirements (“SD-7” Zone)
- No person shall within the lands zoned “SD-7”, use any lot or erect, alter, or use any building except in accordance with the following provisions:
- i. Lot Area (minimum): 205 square metres
  - ii. Lot Frontage (minimum): 8.0 metres
  - iii. Front Yard Depth (minimum): 4.5 metres
  - iv. Side Yard Width (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
  - v. Rear Yard Depth (minimum): 7.5 metres
  - vi. Lot Coverage (maximum): 50 percent
  - vii. Building Height (maximum): 12.0 metres
  - viii. Driveway Width (maximum): 3.5 metres
- e) Special Provisions
- The following special provisions shall apply to lands zoned “S5-2” and “SD-7”:
- i. 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 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;

ii. Garage Projection

maximum 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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;

iii. Parking Requirements

for each dwelling unit there shall be provided and maintained a minimum of 2 parking spaces, one of which must be provided within an attached private garage;

iv. Obstruction of Yards (maximum)

A. any unenclosed porch not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the minimum required front yard;

B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade may encroach a maximum of 3.0 metres into the minimum required rear yard;

C. any bay, bow or box window, including eaves above these features, may encroach a maximum of 0.6 metres into any required front or rear yard.

3. Provisions (“(H) S5-2” Zone)

a) Uses Permitted (“(H) S5-2” Zone)

Until such time as the “(H)” Holding Provision is lifted, the lands shall not be used for any purposes other than the following:

i. Private Open Space

b) Zone Requirements (“(H) S5-2” Zone)

The “(H)” Holding Symbol shall not be removed from the “S5-2” zone until the completion of the following:

i. an alternate vehicular access to 450 Finch Avenue is secured to the satisfaction of the City and the easement is relinquished by the owner of 450 Finch Avenue.



## 15.123 Exception Zone 123 (By-law 7461-15)

### 1. Definitions

- a) “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.
- 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, Detached” 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) “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.
- 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 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 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) "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) "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.
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard.
- t) "Wall, Front" shall mean the wall of the dwelling closest to the front lot line.

## 2. Provisions

### a) Uses Permitted ("S3-16" Zone)

No person shall within the lands zoned "S3-16", use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. Detached Dwelling

b) Zone Requirements (“S3-16” Zone)

No person shall within the lands zoned “S3-16”, use any lot or erect, alter, or use any building except in accordance with the following provisions:

- i. Number of Lots (maximum): 9 lots
- ii. Lot Area (minimum): 280 square metres
- iii. Lot Frontage (minimum): 12.0 metres
- iv. Front Yard Depth (minimum): 4.5 metres
- v. Side Yard Width (minimum): 1.2 metres one side 0.6 metres on the other side
- vi. Rear Yard Depth (minimum): 7.0 metres
- vii. Flankage Side Yard (minimum):
  - A. Abutting Fairport Road 3.7 metres
  - B. Abutting internal private road 2.7 metres
- viii. Building Height (maximum): 9.0 metres

c) Special Provisions

The following special provisions shall apply to lands zoned “S3-16”:

- i. Parking Requirements

A minimum of 2 parking spaces per dwelling unit for resident, one of which must be provided within an attached private garage, and a minimum of 5 parking spaces for visitor parking.
- ii. Minimum Interior Garage Size

Each required parking space within 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.
- iii. Garage Requirements

Minimum one private garage per lot attached to the main building, the vehicular entrance of which shall be located not less than 5.5 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.

iv. Garage Projection

Maximum 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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.

v. Maximum Driveway Width

Maximum driveway width shall not exceed the width of the exterior walls of the private garage.

vi. Obstruction of Yards (maximum)

- A. any covered and unenclosed porch or verandah not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard and flankage side yard;
- B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade may encroach a maximum of 3.0 metres in to the rear yard;
- C. any bay, bow or box window, including eaves above these features, may encroach a maximum of 0.6 metres into any required front yard, flankage yard or rear yard.

d) Special Regulations

The following special regulations shall apply to lands zoned "S3-16":

- i. Despite the provision 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 subject lands.
- i. Despite Sections 2(a) and 2(b) above, a water meter building required by the Region of Durham for the purpose of measuring the quality of water delivered shall be exempted from "S3-16" zone use provision and zone requirements.

## 15.124 Exception Zone 124 (By-law 7527-16)

### 1. Definitions

- a) “Air Conditioner” means 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) “Balcony” means 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.
- c) “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.
- d) “Condominium, Common Element” means spaces and features owned in common by all shareholders in a condominium and may include private streets, walkways, parking and amenity area.
- e) “Deck” means 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, Multiple – Horizontal” shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls;
- 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) “Height, Building” shall mean the vertical distance between the established grade, at the front of the dwelling, 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.
- 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 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 Area” shall mean the total horizontal area within the lot lines of a 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) “Lot, Through” shall mean a lot bounded on opposite sides by a street.
  - o) “Parapet Wall” shall mean the portion of an exterior wall extending above the roof.
  - p) “Park, Private” means a park which is maintained by a condominium corporation.
  - q) “Porch” means 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) “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 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) “Wall, Front” shall mean the wall of the dwelling closest to the front lot line.
  - u) “Water Meter Building” means a building or structure that contains devices supplied by the Region of Durham which measures the quality of water delivered to a property.
  - 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.

2. Provisions (“MD-H14” and “MD-H15” Zones)

a) Uses Permitted (“MD-H14” and “MD-H15” Zones)

No person shall within the lands zoned “MD-H14” and “MD-H15”, 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-H14” and “MD-H15” Zones)

No person shall within the lands zoned “MD-H14” and “MD-H15” , use any lot or erect, alter, or use any building or structure except in accordance with the provisions as set out in the following provisions:

		“MD-H14” Zone	“MD-H15” Zone
(a)	Lot Frontage (minimum)	7.0 metres	9.0 metres

		“MD-H14” Zone	“MD-H15” Zone
(b)	Lot Area (minimum)	160 square metres	240 square metres
(c)	Front Yard Depth (minimum)	3.0 metres	6.0 metres
(d)	Rear Yard Depth (minimum)	6.0 metres	(i) 8.0 metres (ii) 5.8 metres for the units in the hatched area as shown on Figure 1
(e)	Side Yard Width (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)	Flankage Side Yard Width (minimum)	1.2 metres	
(g)	Building Height (maximum)	11.5 metres	8.5 metres
(h)	Driveway Width (maximum)	6.0 metres	
(i)	Number of Dwelling Units (maximum)	22 units	
(j)	Parking Requirements (minimum)	4.0 parking spaces per dwelling unit for residents, and 0.25 of parking space per dwelling unit for visitors	
(k)	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 metres from the common element condominium street	
(l)	Interior Garage Size (minimum)	A private garage shall have a minimum width of 5.6 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	

c) Special Provisions (“MD-H14” and “MD-H15” Zones)

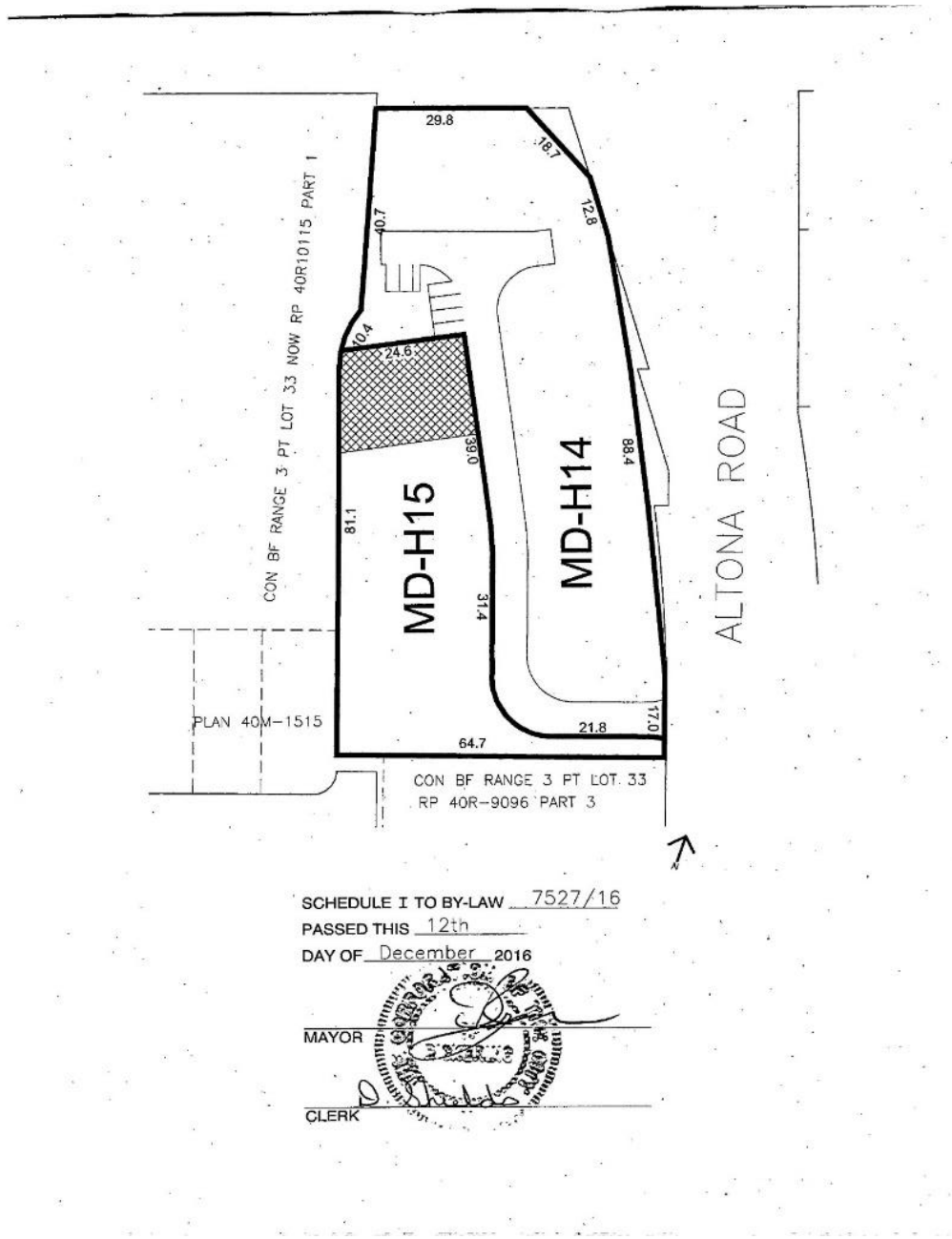
- i. Projections such as window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs and other similar architectural features may be permitted in any required yard, provided



- that no such feature projects into the required yard more than 0.6 metres or half the distance of the required yard, whichever is less;
- ii. A porch, an uncovered deck or balcony may encroach into any required front yard to a maximum of 2.0 metres or half the distance of the required yard, whichever is less;
  - iii. A porch, an uncovered deck or balcony may encroach into any required flankage yard or rear yard to a maximum of 2.0 metres;
  - iv. Stairs to a porch or deck may encroach to within 0.3 metres of the front lot line or flankage lot line; to within 1.0 metres of a rear lot line; and to within 0.6 metres of a side lot line;
  - v. 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 metres or half the distance of the required yard, whichever is less;
  - vi. 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 metres to a side lot line and shall not be located on any easement in favour of the City;
  - vii. An outdoor private park shall be provided having a minimum area of 120 square metres;
  - viii. Outdoor Private Amenity Area for lands zoned “MD-H14”:
    - A. a minimum of 14 square metres of outdoor private amenity area shall be provided on the balcony above the garage and located at the rear of the dwelling unit;
    - B. accessory structures such as pergolas, sheds or other similar structures shall not be permitted on the deck above the garage at the rear of the dwelling unit;
    - C. the outdoor private amenity area located above the garage at the rear of the dwelling unit shall not be enclosed.
- d) Special Regulations (“MD-H14” and “MD-H15” 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 for the lands zoned “MD-H15”;
  - ii. Despite Section 2(d)(i) above, the lot line abutting Altona Road and Twyn Rivers Drive shall be deemed to be the Front Lot Line for the lands zoned “MD-H14”;

- iii. Despite Sections 2(a)(i) and 2(b), a water meter building required by the Region of Durham for the purpose of measuring the quality of water delivery shall be exempted from “MD-H14” and “MD-H15” zone use provisions and zone requirements;
- iv. Sections 5.22 and 6.4 of By-law 3036, as amended, shall not apply to the lands zoned “MD-H14” and “MD-H15”;
- v. Section 6.5(iv) of By-law 3036, as amended, shall not apply to the lands zoned “MD-H14”.

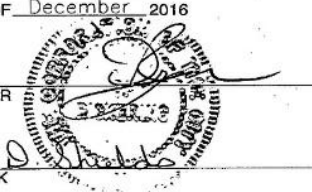
6. Figure 1



SCHEDULE I TO BY-LAW 7527/16  
PASSED THIS 12th  
DAY OF December 2016

MAYOR

CLERK



## 15.125 Exception Zone 125 (By-law 7537-17)

### 1. Definitions

- a) “Accessory” means a use or building naturally or normally incidental to, subordinate to or exclusively devoted to a principal use or building and located on the same lot as the principal use or building.
- b) “Balcony” means 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.
- c) “Bay, Bow, Box Window” means 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.
- d) “Deck” means a raised platform attached to the exterior wall of a building and with direct access from within a building and from grade.
- e) “Dwelling” means a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- f) “Dwelling, Detached” means a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- g) “Dwelling Unit” means 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) “Grade” means, 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 of such buildings 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.
- i) “Height, Dwelling” means 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.
- j) “Lot” means 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;
- k) “Lot Area” means the total horizontal area within the lot lines of a lot;
  - l) “Lot Frontage” means 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) “Porch” means a roofed deck or portico structure attached to the exterior wall of a building. A basement may be located under the porch.
  - n) “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.
  - o) “Resource Management” means the preservation, protection and improvement of the natural environment through comprehensive management and maintenance, under professional direction for both the individual and society’s use, both in the present and the future, and shall also mean the continuous protection of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies and the preservation of the recreational resource;
  - p) “Wall, Front” means the wall of the dwelling closest to the front lot line.
  - q) “Yard” means 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;
  - r) “Front Yard” means 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;
  - s) “Front Yard Depth” means 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;
  - t) “Rear Yard” means 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;
  - u) “Rear Yard Depth” means 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;

- v) “Side Yard” means 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;
- w) “Side Yard Width” means 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;
- x) “Flankage Side Yard” means a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- y) “Flankage Side Yard Width” means 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.

2. Provisions

a) Uses Permitted (“S1-15” and “S3-17” Zones)

No person shall within the lands zoned “S1-15” and “S3-17”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. Detached Dwelling
- ii. Accessory structure

b) Zone Requirements (“S1-15” and “S3-17” Zones)

No person shall within the lands zoned “S1-15” and “S3-17”, use any lot or erect, alter, or use any building except in accordance with the following provisions:

		“S1-15” Zone	“S3-17” Zone
(a)	Lot Frontage (minimum)	15.0 metres	12.0 metres
(b)	Lot Area (minimum)	450 square metres	350 square metres
(c)	Front Yard Depth (minimum)	4.0 metres	
(d)	Side Yard Depth (minimum)	1.2 metres	1.2 metres on one side and 0.6 metres on the other side
(e)	Rear Yard Depth (minimum)	7.0 metres	

		"S1-15" Zone	"S3-17" Zone
(f)	Flankage Yard Depth (minimum)	2.7 metres	
(g)	Building Height (maximum)	11.5 metres	
(h)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit	
(i)	Driveway Width (maximum)	6.0 metres	
(j)	Garage Requirements	Minimum 1 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 front lot line	
(k)	Interior Garage Size (minimum)	A private garage shall have a minimum width of 2.9 metres and a minimum depth of 6.0 metres provided, however, the width may include 1 interior step and the depth may include 2 interior steps	
(l)	Garage Projection	Maximum 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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	

c) Special Provisions ("S1-15" and "S3-17" 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 metres 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 to a maximum of 2.0 metres;
  - iii. A porch, uncovered deck or balcony may encroach into any required flankage yard to a maximum of 2.0 metres or half the distance of the required yard whichever is less;
  - iv. A porch or uncovered deck may encroach into any required rear yard to a maximum of 2.0 metres;
  - v. Stairs to a porch or uncovered deck may encroach to within 0.3 metres of the front lot line or flankage lot line; to within 1.0 metre of a rear lot line; and to within 0.6 metres of a side lot line; and
  - 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 metres or half the distance of the required yard, whichever is less.
- d) Uses Permitted (“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.
- e) 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, resource management, or pedestrian trail and walkway purposes.



## 15.126 Exception Zone 126 (By-law 7541-17)

### 1. Definitions

- a) “Balcony” means 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” means 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) “Deck” means a raised platform attached to or abutting the exterior wall of a building and with direct access from within a building and from grade.
- d) “Dwelling” means a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- e) “Dwelling, Detached” means a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- f) “Dwelling Unit” means 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) “Height, Dwelling” means 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.
- h) “Lot” means 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 Area” means the total horizontal area within the lot lines of a lot;
- j) “Lot Frontage” means 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) “Porch” means a roofed deck or portico structure attached to the exterior wall of a building. A basement may be located under the porch.

- l) “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.
- m) “Storey” means that 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.
- n) “Storey, First” means the storey with its floor closest to grade and having its ceiling more than 1.8 metres above grade.
- o) “Wall, Front” means the wall of the dwelling closest to the front lot line.
- p) “Yard” means 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” means 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” means 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” means 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” means 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;
- u) “Side Yard” means 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” means 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” means a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- x) “Flankage Side Yard Width” means 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.

2. Provisions

a) Uses Permitted (“S4-12” and “S4-13” Zones)

No person shall within the lands zoned “S4-12” and “S4-13” use any lot or erect, alter, or use any building or structure for any purpose except the following:

i. Detached Dwelling

b) Zone Requirements (“S4-12” and “S4-13” Zones)

No person shall within the lands zoned “S4-12” and “S4-13” use any lot or erect, alter, or use any building except in accordance with the following provisions:

		“S4-12” Zone	“S4-13” Zone
(a)	Lot Frontage (minimum)	9.75 metres	11.0 metres
(b)	Lot Area (minimum)	290 square metres	320 square metres
(c)	Front Yard Depth (minimum)	4.5 metres	
(d)	Side Yard Depth (minimum)	1.2 metres on one side and 0.6 metres on the other side	
(e)	Rear Yard Depth (minimum)	i) 7.5 metres ii) 6.0 metres for the lands in the hatched area as shown on Figure 1.	
(f)	Flankage Yard Depth (minimum)	2.3 metres	
(g)	Building Height (maximum)	12.0 metres	
(h)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit	
(i)	Driveway Width (maximum)	5.5 metres	

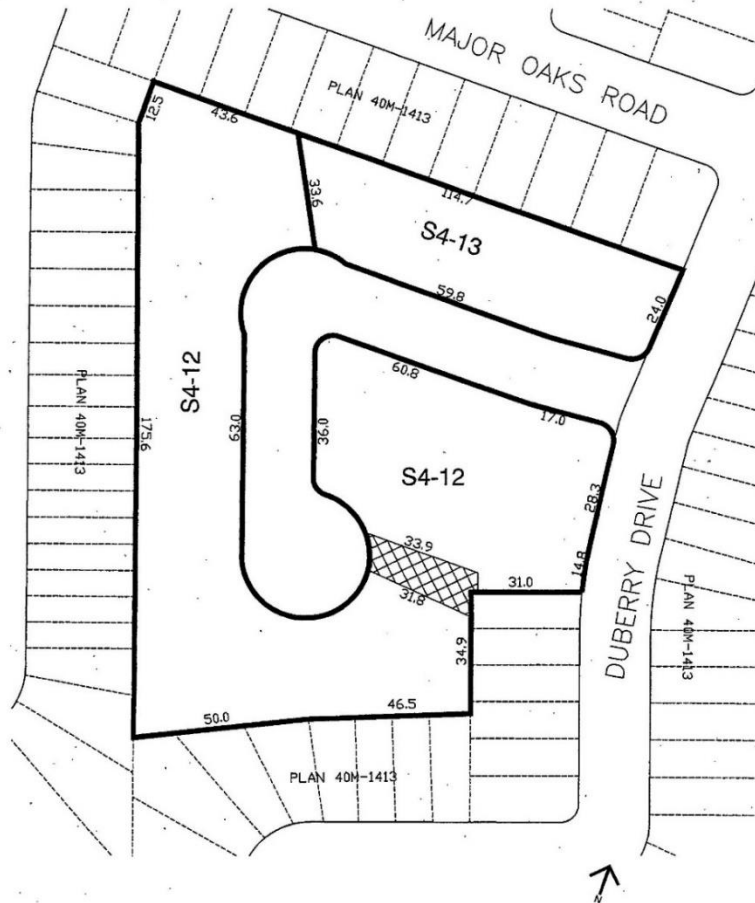
		"S4-12" Zone	"S4-13" Zone
(j)	Garage Requirements	Minimum 1 private garage per lot attached to the main building, the vehicular entrance of which shall be located not less than 6.0 metres from the front lot line	
(k)	Interior Garage Size (minimum)	A private garage shall have a minimum width of 2.9 metres and a minimum depth of 6.0 metres provided, however, the width may include 1 interior step and the depth may include 2 interior steps	
(l)	Garage Projection	Maximum 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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	

c) Special Provisions ("S4-12" and "S4-13" 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 metres or half the distance of the required yard, whichever is less;
- ii. A porch, deck or balcony may encroach into any required front yard to a maximum of 2.0 metres;
- iii. A porch, deck or balcony may encroach into any required flankage yard to a maximum of 2.0 metres or half the distance of the required yard whichever is less;
- iv. A porch or deck may encroach into any required rear yard to a maximum of 2.0 metres;
- v. Stairs to a porch or deck may encroach to within 0.3 metres of the front lot line or flankage lot line; to within 1.0 metre of a rear lot line; and to within 0.6 metres of a side 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 metres or half the distance of the required yard, whichever is less, and
- vii. A porch, deck or balcony off a storey above the first storey shall not encroach into the rear yard.

3. Figure 1



SCHEDULE I TO BY-LAW 7541/17  
PASSED THIS 27th  
DAY OF February 2017

MAYOR \_\_\_\_\_  
CLERK \_\_\_\_\_  
*[Signature]*  
*[Signature]*

## 15.127 Exception Zone 127 (By-law 7570-17)

### 1. Definitions

- a) “Air Conditioner” means 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” means a communal outdoor area located anywhere on a lot, or the roof of a parking structure, private garage or any other building which includes landscape area and is designed to accommodate play equipment, but which may also include areas of decking, decorative paving or other similar surface.
- c) “Balcony” means 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) “Basement” means a portion of a building below the first storey.
- e) “Bay, Bow, Box Window” means 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.
- f) “Building” means a structure occupying an area greater than ten square metres and consisting of any combination of walls, roof and floor but shall not include a mobile home.
- g) “Building Height” means the vertical distance between the established grade, 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 level between eaves and ridge.
- h) “Dwelling” means a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer.
- i) “Dwelling, Back-to-Back Townhouse” means a building containing a minimum of four units that is divided vertically and where each unit is divided by common walls, including a common rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front yard or exterior side yard.
- j) “Dwelling, Block Townhouse” means a residential use building containing three or more attached principal dwelling units divided vertically, and where

all dwelling units are accessed from a public road, private street, laneway or condominium aisle.

- k) “Dwelling Unit” means a residential unit that:
  - i. consists of a self-contained set of rooms located in a building or structure;
  - ii. is used or intended for use as a residential premises;
  - iii. contains kitchen and bathroom facilities that are intended for the use of the unit only; and
  - iv. is not a mobile home or any vehicle.
- l) “Grade” or “Established Grade” means the average elevation of the finished level of the ground adjoining all exterior walls of a building.
- m) “Lands, Subject” means the lands subject of this by-law.
- n) “Lot” means 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.
- o) “Parapet Wall” means the portion of an exterior wall extending above the roof.
- p) “Parking Lot” means a lot or portion thereof provided for the parking of motor vehicles accessory or incidental to the main use.
- q) “Porch” means a roofed deck or portico structure attached to the exterior wall of a building. A basement may be located under the porch.
- r) “Premises” means the whole or part of lands, buildings or structures, or any combination of these.
- s) “Primary Entrance Door” means the principal entrance by which the resident enters or exits a dwelling unit.
- t) “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.
- u) “Street” means a right-of-way or roadway that is used by vehicles and includes a public highway and a private street within a condominium.
- v) “Street, Private” means:
  - i. a right-of-way or roadway that is used by vehicles and is maintained by a condominium corporation;





- iv. Parking Requirements (minimum):
    - A. 2.0 parking spaces per dwelling unit plus 0.25 of a parking space per dwelling unit for visitors
  - v. Driveway Width (maximum):
    - A. Block Townhouse Dwelling and Back-to-Back Townhouse Dwelling: 3.7 metres
    - B. Despite 2(b)v.A. above, Maximum Driveway Width shall not apply for the lands in the hatched area A as shown on Figure 2.
  - vi. Garage Requirements:
    - A. Block Townhouse Dwelling and Back-to-Back Townhouse Dwelling: Minimum 1 private garage per dwelling unit attached to the main building, the vehicular entrance of which shall be located a minimum of 6 metres from the private street that provides vehicle access to the private garage.
    - B. Despite 2(b)vi.A. above, a minimum 1 private garage per dwelling unit attached to the main building for the lands in the hatched area A as shown on Figure 2.
  - vii. Interior Garage Size (minimum):
    - A. Block Townhouse Dwelling and Back-to-Back Townhouse Dwelling: A private garage shall have a minimum width of 2.9 metres and a minimum depth of 6.0 metres; however, the width may include 1 interior step and the depth may include 2 interior steps.
    - B. Despite 2(b)vii.A. above, a private garage shall have a minimum width of 5.2 metres and a minimum depth of 6.0 metres; however, the width may include 1 interior step and the depth may include 2 interior steps for the lands in the hatched area A as shown on Figure 2.
- c) Special Provisions (“MD-H16” Zone)
- i. Despite Section 2(b)(i)(A), projections including balconies, uncovered and covered porches, decks, platforms and awnings, window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs and other similar architectural features may project outside the building envelope identified on Figure 1, provided that no such feature projects a maximum of 1.8 metres from the main wall of the building and is wholly within the “MD-H16” zone.
  - ii. The minimum pavement width for a private street shall be 6.5 metres.
  - iii. Air conditioners shall not be located any closer than 0.6 metres to the building envelope and shall not be located on any easement in favour of the City or the Toronto and Region Conservation Authority.

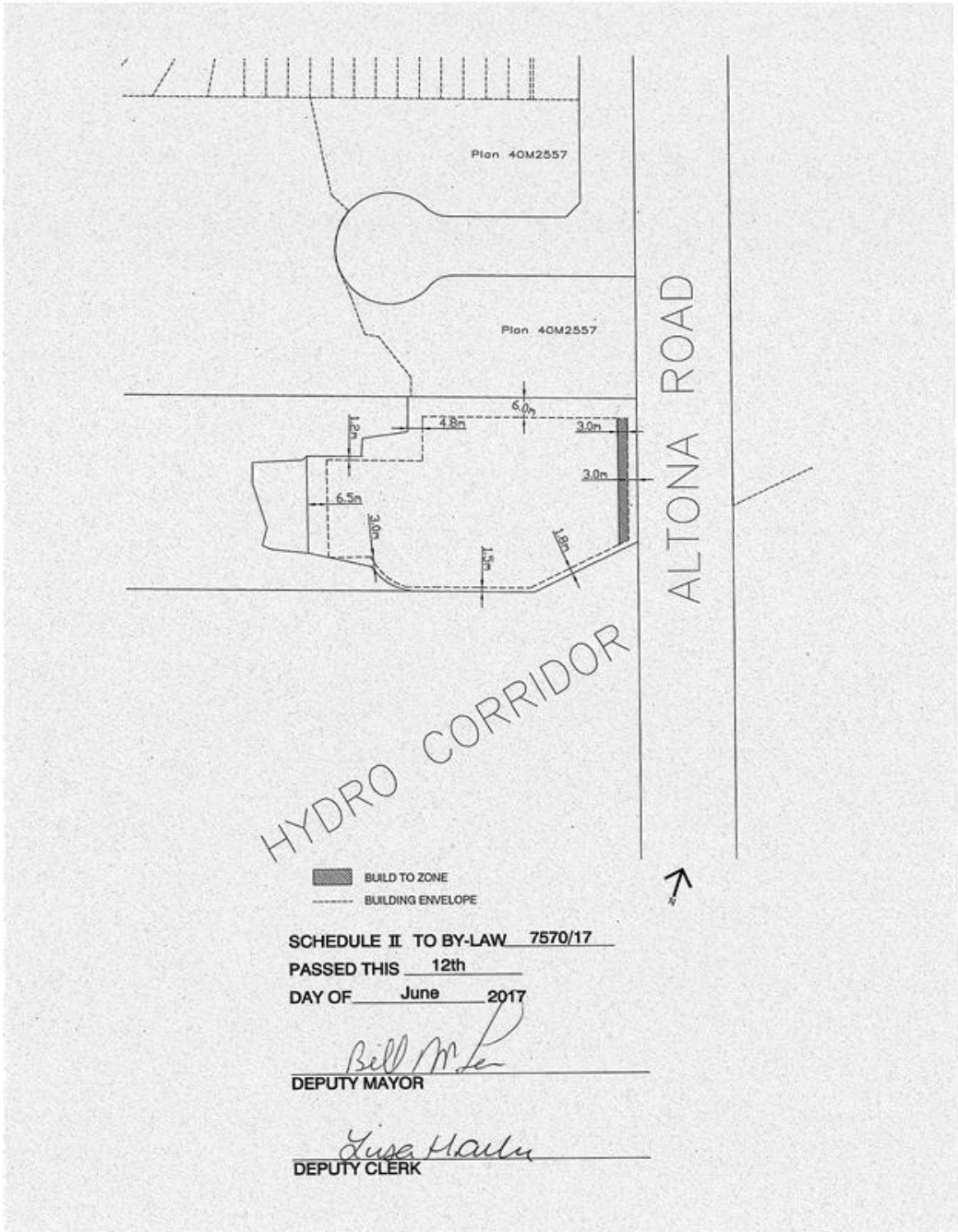
- iv. Amenity Area – a minimum 140 square metres as generally identified as the hatched area B on Figure 2 on lands zoned “MD-H16” and “OS-HL-6” as identified.
  - v. Despite the provisions of Section 5.6 of By-law 3036, as amended, the requirement for the frontage on a public street shall be satisfied by establishing frontage on a private street.
  - vi. Despite the provisions of Sections 5.22 and 6.5(iv) of By-law 3036, as amended, shall not apply to the lands zoned “MD-H16”.
  - vii. Despite provision 2(a)i. and 2(b) above, a water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempt from the “MU-H16” zone use provisions and zone requirements.
- d) Uses Permitted (“OS-1” Zone)
- No person shall within the lands zoned “OS-1” use any lot or erect, alter, or use any building or structure for any purpose except the following:
- i. Community micro-grid battery storage
  - ii. Community micro-grid energy generation
- e) Zone Requirements (OS-1 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 community micro-grid battery storage and community micro-grid energy generation.
- f) Uses Permitted (“OS-HL-6” Zone)
- No person shall within the lands zoned “OS-HL-6” 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, including pedestrian and/or bicycle trails.
  - iii. Amenity Area – a minimum 140 square metres as generally identified as the hatched area B on Figure 2 on lands zoned “MD-H16” and “OS-HL-6” as identified.
  - iv. Access driveway as generally illustrated on Figure 2
- g) Zone Requirements (OS-HL-6 Zone)
- i. 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, resource management, or pedestrian and/or bicycle trails.

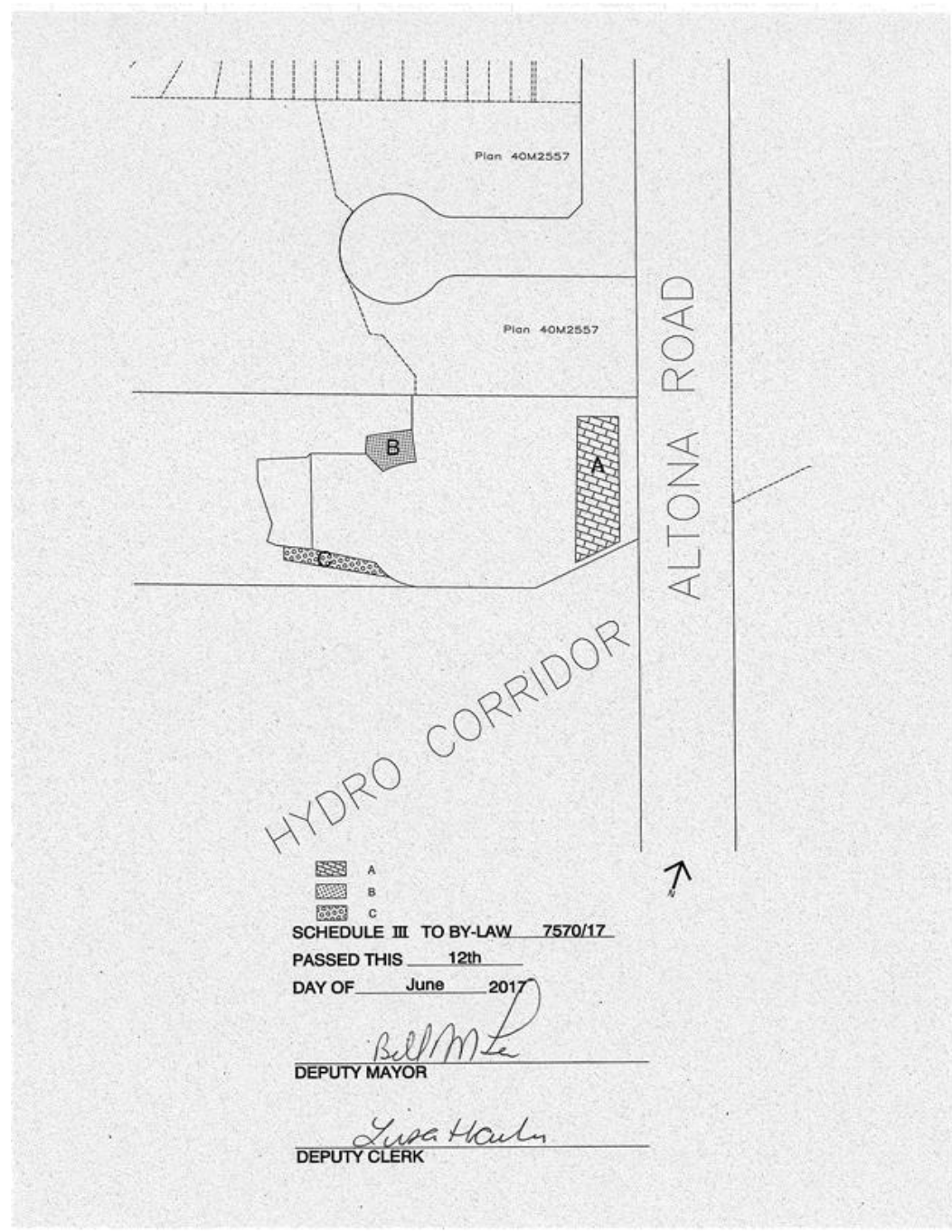
3. Model Homes

- a) A maximum of 1 block, together with not fewer than 2 parking spaces per Model Home, may be constructed on the lands zoned “MD-H16”.
- b) For the purpose of this By-law, “Model Home” shall mean a dwelling unit which is not used for residential purpose, but which is used exclusively for sales, display and marketing purposes pursuant to an agreement with the City of Pickering.

4. Figure 1



5. Figure 2



## 15.128 Exception Zone 128 (By-law 7607-18)

### 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) "Balcony" shall mean an attached covered or uncovered platform projecting from a 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.
- c) "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, and may or may not include a window seat; and may include a door.
- d) "Deck" shall mean a raised platform attached to the exterior wall of a building and which has direct access from within a building and from grade.
- e) "Driveway" shall mean a portion of a lot used to provide vehicular access from a roadway to an off-street parking space on the same lot as a principal use.
- 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, Multiple-Horizontal" shall mean a building containing three or more dwelling units attached horizontally by an above grade wall or walls.
- i) "Floor Area - Residential" 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 - 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.
- 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 Area" shall mean the total horizontal area within the lot lines of a 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) "Parapet Wall" shall mean the portion of an exterior wall extending above the roof.
- p) "Parking Space" shall mean an area of land or building that is accessible by a driveway or aisle, having access to a street or lane that is reserved for the purpose of the temporary parking or storage of one vehicle and shall be a minimum of 2.6 metres in width by a minimum of 5.3 metres in length.
- 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) "Street" shall mean a right-of-way or roadway that is used by vehicles and includes a public highway.
- s) "Wall, Front" shall mean the wall of the dwelling closest to the front lot line.
- t) "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.
- 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 ("SA-23" Zone)

a) Uses Permitted ("SA-23" Zone)

No person shall within the lands zoned "SA-23" use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. Multiple-Horizontal Dwelling

b) Zone Requirements ("SA-23" Zone)

No person shall within the lands zoned "SA-23" use any lot or erect, alter or use any building or structure except in accordance with the following:

		"SA-23" Zone
(a)	Lot Frontage (minimum)	5.8 metres
(b)	Lot Area (minimum)	185 square metres
(c)	Front Yard Depth (minimum)	6.0 metres
(d)	Rear Yard Depth (minimum)	10.0 metres

		"SA-23" Zone
(e)	Side Yard Width (minimum)	1.8 metres except where dwellings on adjacent lots are attached, no interior side yard shall be required
(f)	Flankage Side Yard Width (minimum)	2.7 metres
(g)	Building Height (maximum)	9.5 metres
(h)	Garage (minimum)	1 private garage per lot
(i)	Internal Garage Width (minimum)	3.0 metres which may include one interior step
(j)	Internal Garage Length (minimum)	6.0 metres which may include two interior steps
(k)	Garage Setback (minimum)	9.0 metres from the front lot line
(l)	Parking per Unit (minimum)	2.0 spaces, of which 1.0 must be provided in an attached private garage
(m)	Driveway Width (maximum)	3.7 metres

3. Special Provisions ("SA-23" Zone)

The following special provisions shall apply to lands zoned "SA-23":

a) Obstruction of Yards (maximum):

- i. uncovered and covered unenclosed porches and associated stairs not exceeding 1.5 metres in height above established grade may encroach a maximum of 2.0 metres into the minimum required front or flankage yard;
- ii. uncovered balconies, decks and associated stairs, not exceeding 1.5 metres in height above grade may encroach a maximum of 4.0 metres into the required rear yard, provided they are setback 0.6 metres from a side lot line;
- iii. balconies located above the first floor projecting or inset in the rear are prohibited;

- iv. 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; and
  - v. window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eaves troughs, and other similar architectural features are permitted to project a maximum of 0.6 metres into any required yard and are required to be setback 0.6 metres from a side lot line.
- b) Air Conditioners:
- i. air conditioner units are permitted on a lot provided they are located within the rear or side yard or on a balcony or roof;
  - ii. such air conditioning units shall not be located any closer than 0.6 metres to a side lot line and shall not be located on any easement; and
  - iii. despite Section 3(b)(ii), air conditioner units located on a balcony are not required to be setback from a side lot line.
- c) Accessory Dwelling Unit
- i. An accessory dwelling unit is permitted within a Multiple Dwelling - Horizontal, provided:
    - A. a minimum total of 3 parking spaces are provided;
    - B. the accessory dwelling unit does not exceed 100 square metres in ground floor area; and
    - C. a home-based business is not operated within the Multiple Dwelling – Horizontal.

## 15.129 Exception Zone 129 (By-law 7723-19)

### 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 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, Detached” shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- i) “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;
- j) “Multiple Dwelling – Horizontal” shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls.

- k) “Floor Area – Residential” 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 – 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.
- m) “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.
- 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 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 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;
- 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) “Park, Private” means a park which is maintained by a condominium corporation.
- r) “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.
- s) “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.
- t) “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*.

- u) “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.
- v) “Tandem Parking Space” means two or more parking spaces abutting each other end to end with only one having access to an aisle.
- 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 (“MD-H17”, “MD-H18” and “SD-8” Zones)

a) Uses Permitted (“MD-H17”, “MD-H18” and “SD-8” Zones)

No person shall within the lands zoned “MD-H17” and MD-H18” use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. multiple dwelling – horizontal

No person shall within the lands zoned “SD-8” use any lot or erect, alter, or use any building or structure for any purpose except the following:

- ii. semi-detached dwelling

b) Zone Requirements (“MD-H17”, “MD-H18” and “SD-8” Zones)

No person shall within the lands zoned “MD-H17”, “MD-H18” and “SD-8” use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

		“MD-H17” Zone	“MD-H18” Zone	“SD-8” Zone
(a)	Number of Dwelling Units	(i) Minimum number of dwelling units: 66 (ii) Maximum number of dwelling units: 108		
(b)	Lot Frontage (minimum)	3.9 metres	5.5 metres	6.0 metres
(c)	Lot Area (minimum)	90 square metres	140 square metres	175 square metres
(d)	Front Yard Depth (minimum)	3.0 metres	6.0 metres to the garage	(i) 6.0 metres (ii) 4.8 metres for a lot in

		"MD-H17" Zone	"MD-H18" Zone	"SD-8" Zone
				the cross hatched area as shown on Figure 1
(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		0.75 metres
(f)	Rear Yard Depth (minimum)	1.3 metres	6.8 metres	6.8 metres
(g)	Flankage Yard Depth (minimum)	1.0 metres		
(h)	Building Height (maximum)	12.0 metres		
(i)	Private Park Areas (minimum)	750 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	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 common element condominium street	
(m)	Interior Garage Size (minimum)	(i) A private garage shall have a minimum width of 5.6 metres and a minimum depth of	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	



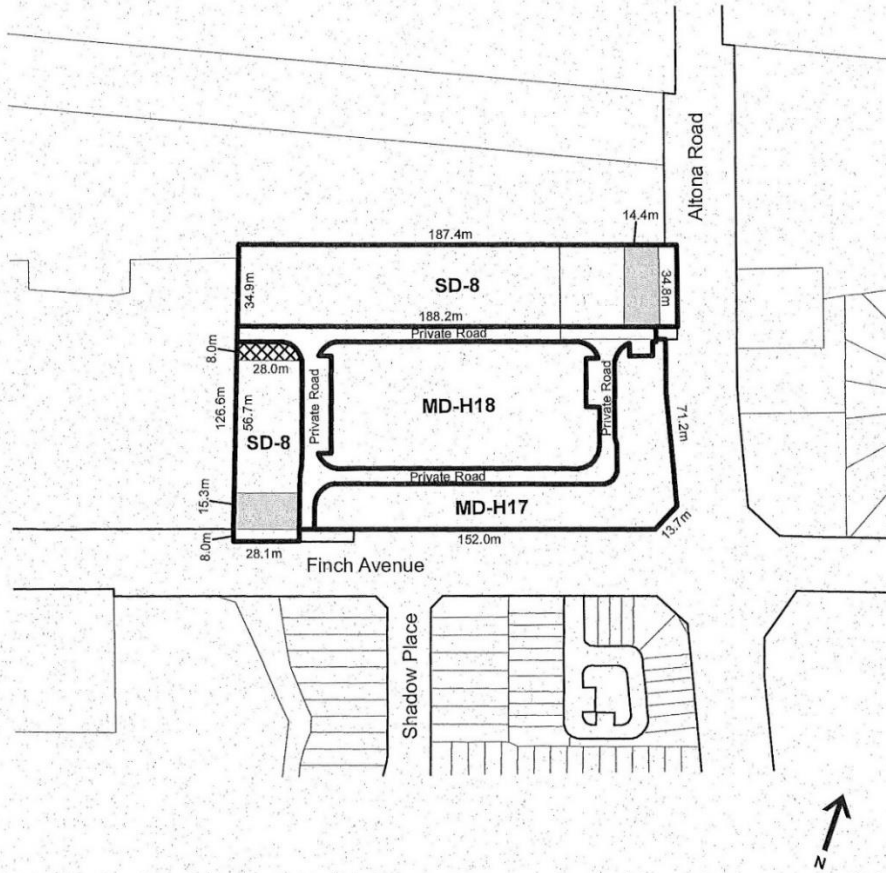
		"MD-H17" Zone	"MD-H18" Zone	"SD-8" Zone
		<p>5.7 metres provided, however, the width may include one interior step and the depth may include two interior steps; or</p> <p>(ii) A private garage may permit tandem parking and shall have a minimum width of 3.0 metres and a minimum depth of 11.0 metres provided, however the width may include two interior steps and depth may include one interior step</p>	the depth may include two interior steps	
(n)	Driveway Width (maximum)	Not applicable	3.7 metres	6.5 metres for a lot in the shaded area as shown on Figure 1

c) Special Provisions ("MD-H17", "MD-H18" and "SD-8" 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. A porch, uncovered deck or balcony may encroach into any required front 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 flankage yard to a maximum of 2.0 metres and into any required side yard to a maximum of 1.2 metres;

- iv. Stairs to porch, uncovered deck or an entrance may encroach to within 0.3 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. 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;
  - vi. 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.
  - vii. Minimum Private Amenity Area for lands zoned “MD-H17”:
    - A. 6.5 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-H17”, “MD-H18” and “SD-8” 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 for the subject lands;
  - 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-H17”;
  - 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-H17”, “MD-H18” and “SD-8” zone use provisions and zone requirements;
  - iv. Section 5.22 of By-law 3036, as amended, shall not apply to the lands zoned “MD-H17”, “MD-H18” and “SD-8”.

3. Figure 1



Schedule I to By-Law 7723/19  
Passed This 25<sup>th</sup>  
Day of November 2019

*[Signature]*  
Deputy Mayor

*[Signature]*  
Clerk

## 15.130 Exception Zone 130 (By-law 7830-21)

### 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 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, Detached” shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- i) “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;
- j) “Multiple Dwelling – Horizontal” shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls.

- k) “Floor Area – Residential” 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 – 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.
- m) “Height, Building” shall mean the vertical distance between the 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.
- 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 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 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;
- 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) “Park, Private” means a park which is maintained by a condominium corporation.
- r) “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.
- s) “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.
- t) “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*.

- u) “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.
- v) “Tandem Parking Space” means two or more parking spaces abutting each other end to end with only one having access to an aisle.
- 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 (“S4-20” and “S4-21” Zones)

a) Uses Permitted (“S4-20” and “S4-21” Zones)

No person shall within the lands zoned “S4-20” and “S4-21” use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. dwelling, detached

b) Zone Requirements (“S4-20” and “S4-21” Zones)

No person shall within the lands zoned “S4-20” and “S4-21” use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

		“S4-20” Zone	“S4-21” Zone
(o)	Number of Dwellings	Maximum number of dwellings: 42	
(p)	Lot Frontage (minimum)	11.3 metres	10.5 metres
(q)	Lot Area (minimum)	300 square metres	
(r)	Front Yard Depth (minimum)	4.5 metres	
(s)	Side Yard Width (minimum)	1.2 metres on one side and 0.6 metres on the other side	

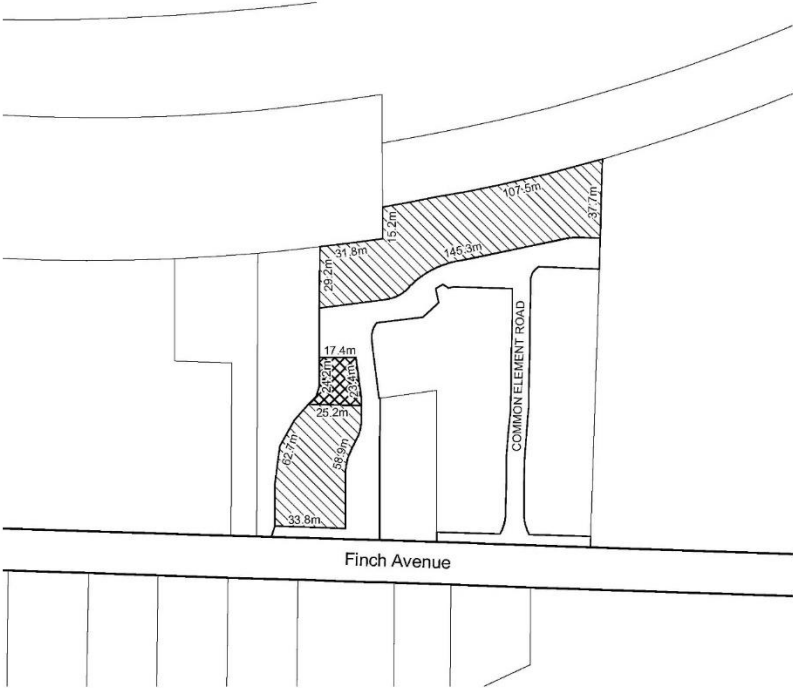
		"S4-20" Zone	"S4-21" Zone
(t)	Rear Yard Depth (minimum)	(i) 7.0 metres (ii) 6.5 metres for a lot in the diagonally crossed area as shown on Figure 1 (iii) 5.0 metres for a lot in the crossed-hatched area as shown on Figure 1	
(u)	Flankage Yard Width (minimum)	2.5 metres	
(v)	Building Height (maximum)	11.0 metres	
(w)	Lot Coverage (maximum)	50 percent	
(x)	Parking Requirements (minimum)	2.0 parking spaces per dwelling, plus an additional 1.0 parking space per accessory dwelling unit	
(y)	Visitor Parking Requirements (minimum)	0.25 of a parking space per dwelling, which may be provided on a separate lot	
(z)	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 common element condominium street or sidewalk	
(aa)	Interior Garage Size (minimum)	A private garage shall have a minimum width of 5.4 metres and a minimum depth of 5.9 metres provided, however, the width may include one interior step and the depth may include two interior steps	
(bb)	Driveway Width (maximum)	5.8 metres	
(cc)	Private Park Areas (minimum)	240 square metres	



- c) Obstruction of Yards (“S4-20” and “S4-21” Zones)
  - i. Projections such as window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, 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. Eaves and eave troughs may be permitted in any yard, provided that no such feature projects into the required yard more than 0.45 of a metre;
  - iii. An uncovered deck, covered or uncovered porch and associated stairs may encroach into any required front yard to a maximum of 2.5 metres;
  - iv. A covered or uncovered porch may encroach into any required flankage yard to a maximum of 2.0 metres or half the distance of the required yard, whichever is less;
  - v. Stairs to a covered or uncovered porch may encroach to within 0.6 of a metre of a flankage lot line;
  - vi. An uncovered porch or uncovered deck, and uncovered stairs, may encroach a maximum of 2.5 metres into any required rear yard;
  - vii. Stairs to an entrance may encroach to within 0.6 of a metre of a side lot line;
  - viii. Uncovered decks, uncovered balconies and associated stairs having access from a second storey are not permitted, except:
    - A. On lots within the diagonally crossed area and crossed-hatched area on Figure 1, where they are permitted to encroach a maximum of 3.0 metres into the required rear yard; or,
    - B. Where a minimum setback of 7.0 metres can be maintained between the rear lot line and the nearest limit of the uncovered deck and associated stairs or uncovered balcony;
  - ix. A bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach into any required front, rear or flankage yard to a maximum of 0.6 of a metre or half the distance of the required yard, whichever is less;
  - x. Eaves or eaves troughs located on or as part of a permitted bay, box or bow window may encroach an additional 0.45 of a metre into the required yard;
  - xi. Stairs to a below grade access are permitted to encroach a maximum of 2.0 metres into any required rear yard;

- xii. Air conditioners are permitted on a lot provided they are located in the rear yard or side yard. 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.
- d) Special Regulations (“S4-20” and “S4-21” 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 for the subject lands;
  - ii. A water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempt from “S4-20” and “S4-21” zone use provisions and zone requirements;
  - iii. One accessory dwelling unit is permitted within each detached dwelling as permitted by Section 2(a)(i), provided that such accessory dwelling unit does not exceed 150 square metres;
  - iv. Section 5.22 of By-law 3036, as amended, shall not apply to the lands zoned “S4-20” and “S4-21”.

7. Figure



Schedule II to By-Law 7830/21  
Passed This 22<sup>nd</sup>  
Day of March 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## 15.131 Exception Zone 131 (By-law 7841-21)

### 1. Definitions

- a) “Air Conditioner” means any mechanical equipment which is required for residential use and must be installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators and other such equipment.
- b) “Balcony” means 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.
- c) “Basement” means a portion of a building below the first storey.
- d) “Bay, Bow, Box Window” means 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” means spaces and features owned in common by all stakeholders in a condominium and may include private streets, walkways and parking and amenity areas.
- f) “Deck” means a raised platform attached to the exterior wall of a building and with direct access from within a building and from grade.
- g) “Grade” or “Established Grade” means, 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 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.
- h) “Parapet Wall” means the portion of an exterior wall extending above the roof.
- i) “Porch” means a roofed deck or portico structure attached to the exterior wall of a building; a basement may be located under the porch.
- j) "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;
- k) “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.
- l) "Wall, Front" means a primary exterior wall of a building, not including permitted projections, which contains the primary entrance door.
  - m) "Water Meter Building" means a building or structure that contains devices supplied by the Region of Durham which measures the quantity of water delivered to a property.
  - n) "Front Yard Depth" means 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 Depth" means 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 Width" means 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 Width" means 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.

## 2. Provisions

- a) Uses Permitted ("S3-17" and "R4-23" Zone)

No person shall within the lands zoned "S3-17" and "R4-23", use any lot or erect, alter, or use any building or structure for any purpose except the following

- i. Detached dwelling

b) Zone Requirements (“S3-17” and “R4-23” Zone)

No person shall within the lands zoned “S3-17” and “R4-23” use any lot or erect, alter or use any building except in accordance with the following provisions:

		“S3-17” Zone	“R4-23” Zone
(i)	Lot Area (minimum)	350 square metres	430 square metres
(ii)	Lot Frontage (minimum)	12.0 metres	13.5 metres
(iii)	Front Yard Depth (minimum)	4.5 metres	7.5 metres
(iv)	Side Yard Width (minimum)	1.2 metres, and 0.6 of a metre on the other side	1.5 metres
(v)	Flankage Side Yard Width (minimum)	3.0 metres	4.5 metres
(vi)	Rear Yard Depth (minimum)	7.5 metres	
(vii)	Building Height (maximum)	9.0 metres	
(viii)	Lot Coverage (maximum)	38 percent	33 percent
(ix)	Parking Requirements (minimum)	A minimum of 2 residential parking spaces per dwelling unit, one of which must be provided within an attached private garage, and 0.25 visitor parking spaces per dwelling unit	A minimum of 2 residential parking spaces per dwelling unit, one of which must be provided within an attached private garage
(x)	Driveway Width (maximum)	Maximum driveway width shall not exceed the width of the exterior walls of the private garage	

		"S3-17" Zone	"R4-23" Zone
(xi)	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 metres from the front lot line	
(l)	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 provided; however, the width may include one interior step and the depth may include two interior steps	
(m)	Garage Projection	A maximum of 1.5 metres projection beyond the wall containing the main entrance to the dwelling unit	

c) Special Provisions ("S3-17" and "R4-23" Zone)

- i. Projections such as window sills, chimney breasts, fireplaces, belt courses, cornices, plasters, 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. Porches and associated stairs not exceeding 1.5 metres in height above established grade may encroach a maximum of 2.0 metres into the required front yard.
- iii. Decks and associated stairs not exceeding 1.0 metre in height above grade may encroach a maximum of 2.0 metres into the required rear yard provided they are setback 0.6 of a metre from a side lot line;
- iv. A bay, box or bow window, with or without foundations, 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;
- v. 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;
- vi. Despite any front yard depth, rear yard depth or flankage side yard width requirement; on a corner lot, the setback to a corner rounding at the front, rear, side or flankage of a lot shall be 2.5 metres;

vii. A water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempt from “S3-17” and “R4-23” zone use provisions and zone requirements.

d) Uses Permitted (“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 environmental, soil and wildlife.

e) Zone Requirements (“OS-HL” Zone)

i. 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, resource management, or pedestrian and/or bicycle trails.



## 15.132 Exception Zone 132 (By-law 7937-22)

### 1. Definitions

- a) “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.
- b) “Dwelling, Semi Detached or Semi-Detached Dwelling” shall mean one of a pair of single dwellings, such as dwellings being attached together horizontally in whole or in part above grade, below grade, or both above and below grade.
- c) “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.
- d) “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.
- e) “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.
- f) “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.
- g) “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.
- h) “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.
- i) “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.

- j) “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.
- k) “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.
- l) “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.
- m) “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 (“R3/SD” Zone)

No person shall within the lands zoned “R3/SD”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwellings subject to the provisions of By-law 3036, as amended, except that the Maximum Building Height shall be 10.0 metres;
- i. semi-detached dwellings

b) Zone Requirements for semi-detached dwellings:

(i)	Lot Area (minimum)	350 square metres
(ii)	Lot Frontage (minimum)	7.5 metres
(iii)	Front Yard Depth (minimum)	7.5 metres
(iv)	Side Yard Depth (minimum)	<ul style="list-style-type: none"> <li>(i) 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.</li> <li>(ii) 1.8 metres to the north lot line for a lot in the diagonally hatched area as shown on Figure 1</li> </ul>
(v)	Rear Yard Depth (minimum)	7.5 metres

(vi)	Lot Coverage (maximum)	36 percent
(vii)	Building Height (maximum)	10 metres
(viii)	Parking Requirements (minimum)	2 parking spaces per dwelling unit
(ix)	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 front lot line.
(x)	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

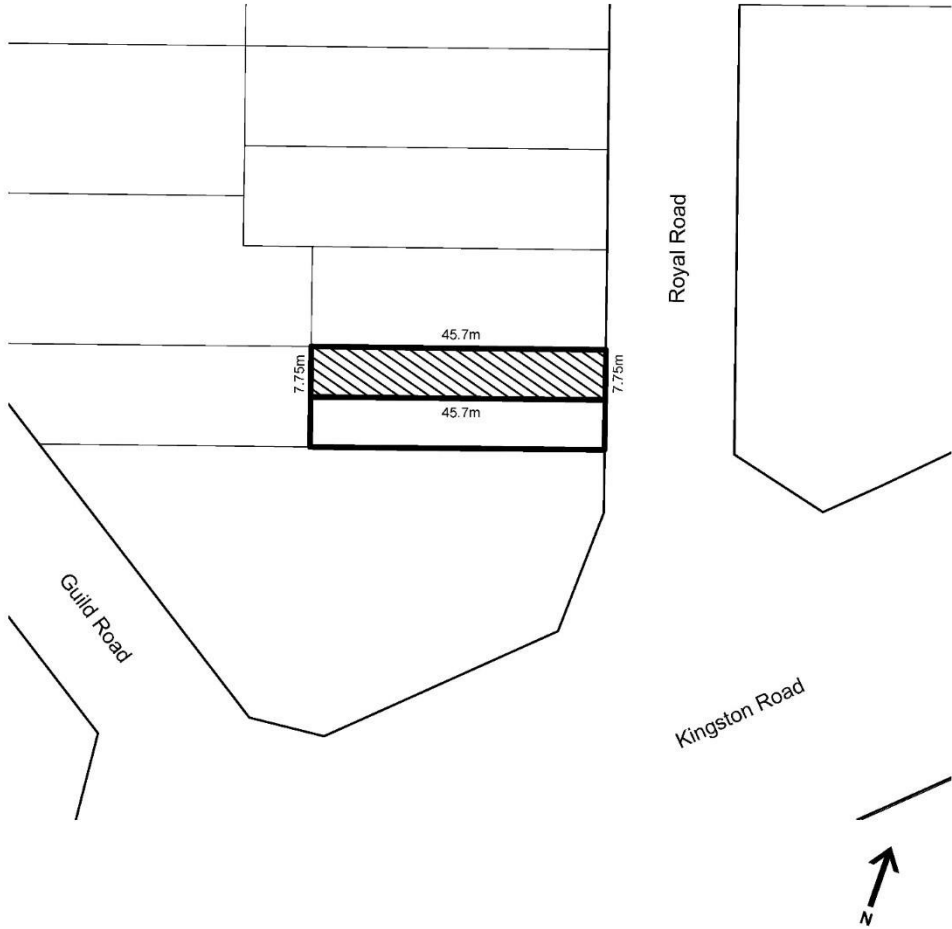
### 3. Special Regulations

The following special provisions shall apply to lands zoned “R3/SD”:

a) Obstruction of Yards (maximum):

- i. uncovered and covered unenclosed porches and associated stairs not exceeding 1.5 metres in height above established grade may encroach a maximum of 2.0 metres into the minimum required front or flankage yard;
- ii. uncovered balconies, decks and associated stairs, not exceeding 1.5 metres in height above grade may encroach a maximum of 3.0 metres into the required rear yard, provided they are setback 0.6 metres from a side lot line;
- iii. balconies located above the first floor projecting or inset in the rear are prohibited;
- iv. 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 or half the required side yard, whichever is less; and
- v. window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eaves troughs, and other similar architectural features are permitted to project a maximum of 0.6 metres into any required yard and are required to be setback 0.6 metres from a side lot line.

4. Figure 1



Schedule II to By-Law 7937/22  
Passed This 24<sup>th</sup>  
Day of May 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## 15.133 Exception Zone 133 (By-law 6005-02)

### 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 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, 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 ("S1-14" Zone)

No person shall within the lands zoned "S1-14", 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- 14" Zone)

No person shall within the lands zoned "S1-14", 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): 1.2 metres
- 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 all buildings and structures on a lot;
  - B. 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.
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot attached to the main building;
  - B. 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; and,
  - C. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- xi. SPECIAL REGULATION:

Notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part thereof exceeds 6.0 metres in width.

## **15.134 Exception Zone 134 (By-law 6010-02, as amended by By-law 6188-03)**

### 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) “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;
- d) “Multiple Dwelling-Horizontal” shall mean a building containing three or more dwelling units attached horizontally by an above-grade wall or walls, or an above grade floor or floors or both;
- e) “Floor Area – Residential” shall mean the aggregate of the floor area 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) “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) “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) “Storey” shall mean that portion of a building other than a basement, cellar, attic, or below-grade parking structure, included between the surface of any floor and the surface of the floor, roof deck or ridge next above it;

### 2. Provisions (“RMM-4” Zone)

#### a) Uses Permitted (“RMM-4” Zone)

No person shall, within the lands zoned “RMM-4”, use any building or structure for any purpose except the following:

- i. multiple dwelling – vertical, only on lands cross-hatched on Figure 1;



- ii. multiple dwelling – horizontal
- b) Zone Requirements (“RMM-4” Zone)

No person shall, within the lands zoned “RMM-4”, use any building or structure except in accordance with the following provisions:

i. BUILDING RESTRICTIONS:

- A. No multiple dwelling - vertical or multiple dwelling - horizontal shall be erected outside the building envelope shown on Figure 2;
- B. Clause 5.18 (a) of By-law 3036, as amended, shall not apply to lands zoned “RMM-4”;
- C. No building or part of a building or buildings shall be erected within the lands zoned “RMM-4”, unless 75% of the length of the build-to-zone contains a building or part of a building or buildings;
- D. The building envelope and build-to-zone of the lands shown on Figure 2 shall be measured from said property lines;
- E. No multiple dwelling horizontal building adjacent to Sheppard Avenue shall contain more than 4 dwelling units;
- F. The horizontal distance between multiple dwelling buildings shall be a minimum of 2.5 metres;
- G. Despite any of the setback or build-to-zone provisions of this By-law, a setback of 0.5 of a metre is permitted for underground buildings and structures, or parts thereof;
- H. Despite section 5.7(b) of By-law 3036, covered and unenclosed porches, verandahs, flankage entrance features and bay windows with or without foundations, may project no more than 1.5 metres beyond the building envelope;
- I. Section 5.6 and Clause 5.22 (5) of By-law 3036, as amended, shall not apply to lands zoned “RMM-4”.

ii. BUILDING HEIGHT:

- A. Within the cross-hatched area shown on Figure 1, the minimum building height shall be 3 functional storeys and the maximum building height shall be 18 metres and 4 storeys;
- B. Within the area not cross-hatched on Figure 1, the maximum building height shall be 12.0 metres and 3 storeys;
- C. Despite Clause 2(b)ii.B. above, on lands fronting Sheppard Avenue not within the cross-hatched area shown on Figure 1, the maximum building height shall be 11 metres and 2 storeys for the facades of buildings facing Sheppard Avenue;

D. Dwelling units adjacent to Sheppard Avenue and Whites Road shall have their main front doors oriented to Sheppard Avenue or Whites Road.

iii. DWELLING UNIT REQUIREMENTS:

A maximum of 55 units per net hectare shall be permitted within the lands zoned “RMM-4”.

iv. PARKING REQUIREMENTS:

A. Despite clauses 6.5 (b) and 6.5 (c) of By-law 3036, as amended, there shall be provided and maintained on the lands one private garage attached to the building, one parking space located between the vehicular entrance of the private garage and the nearest traffic aisle, and a minimum of 0.25 visitor parking spaces for each dwelling unit;

B. Clauses 5.21.2 (a), (b), (c), (e), (f) and (i) of By-law 3036, as amended, shall not apply to lands zoned “RMM-4”;

C. Despite clauses 5.21.2 (g) and 5.21.2 (k) 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. Provisions (“OS-HL” Zone)

a) Uses Permitted (“OS-HL” Zone)

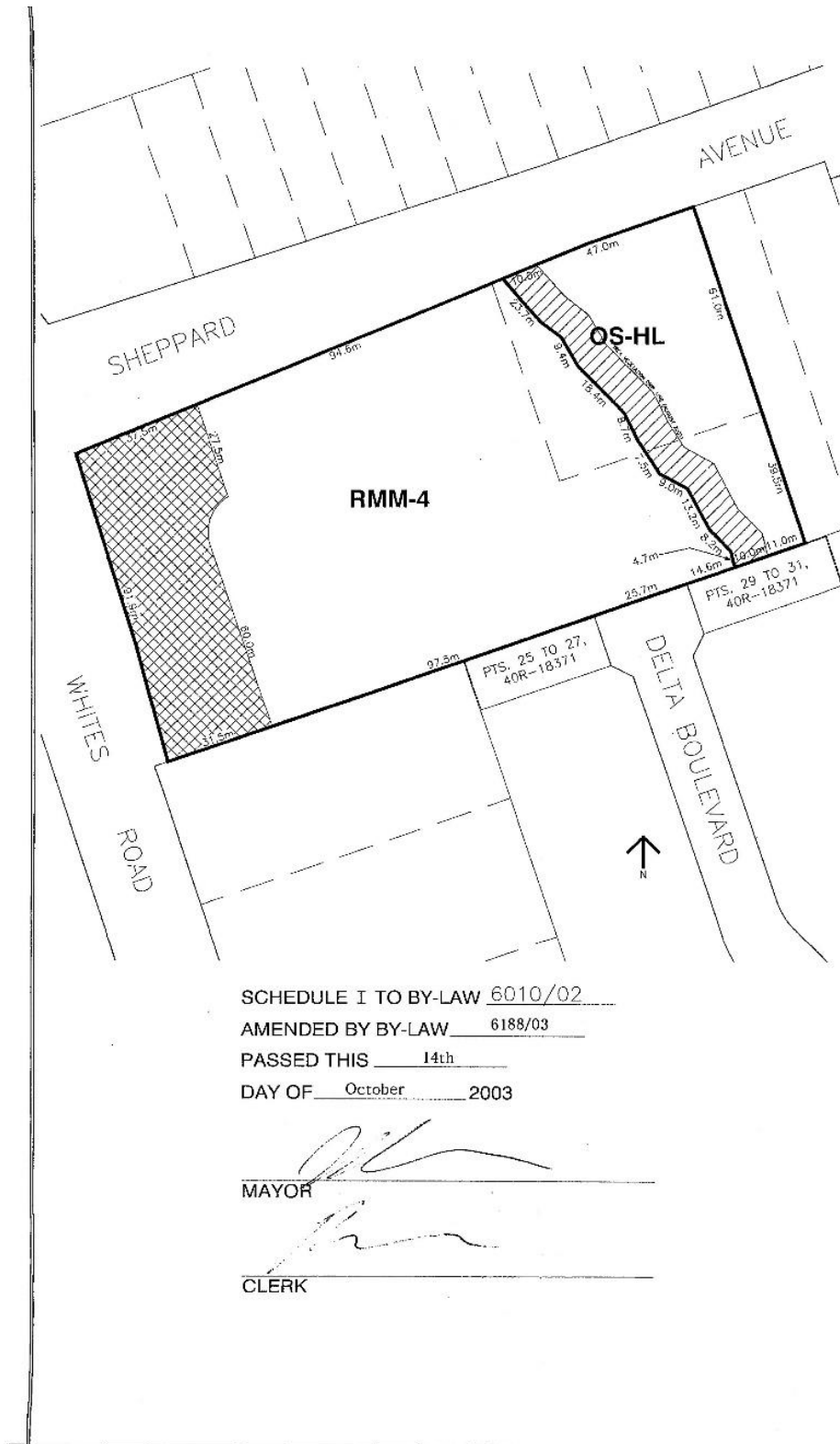
No person shall within the lands zoned “OS-HL” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. preservation and conservation of the natural environment, soil and wildlife;
- ii. resource management;
- iii. pedestrian trails & walkways;

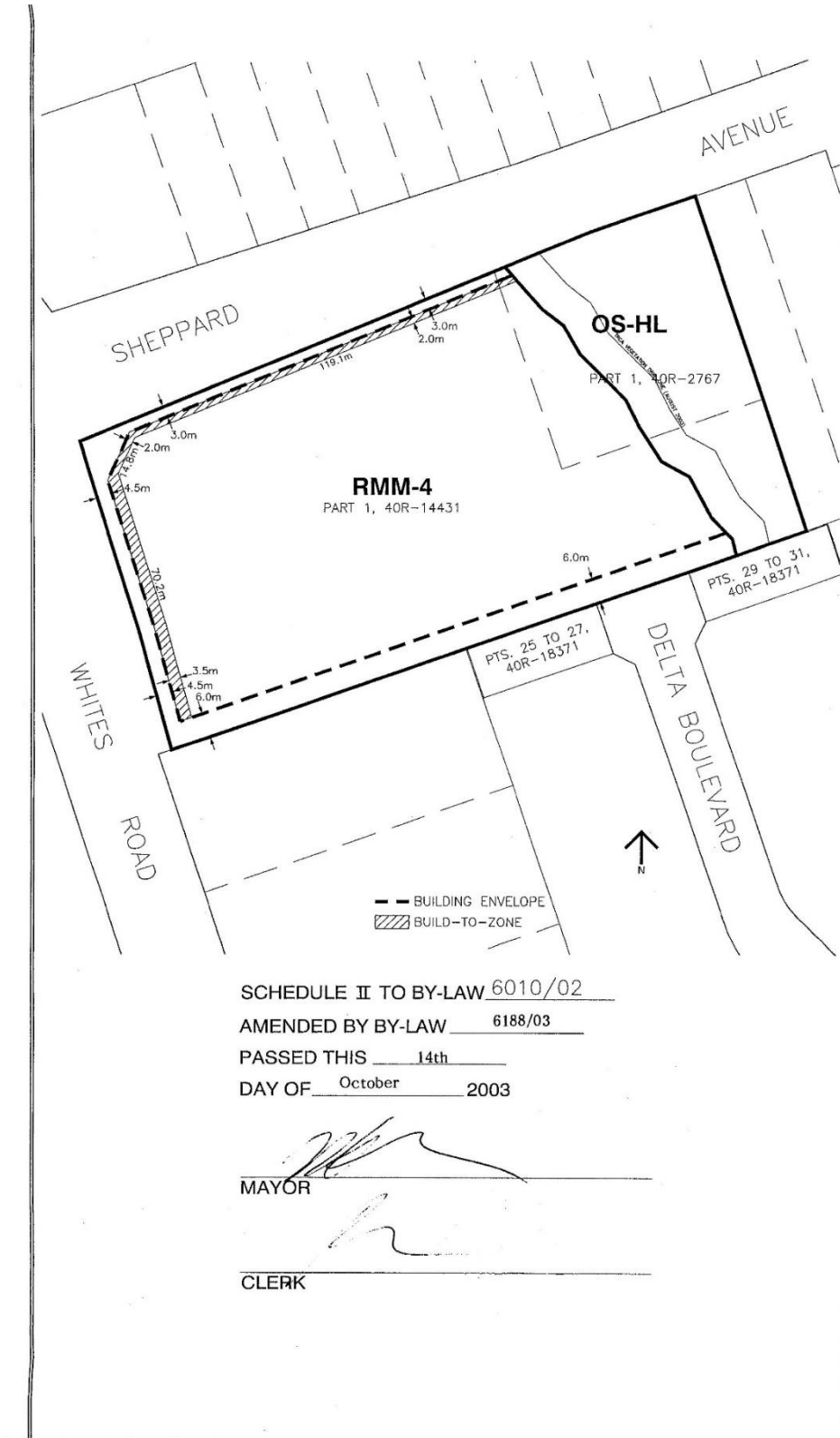
b) Zone Requirements (“OS-HL” Zone)

- i. 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, resource management, or pedestrian trail and walkway purposes.
- ii. Despite Clause i. above, tot lots, visitor parking spaces and associated traffic aisles are permitted within the diagonally hatched area as illustrated on Figure 1 attached hereto.

4. Figure 1



5. Figure 2



## 15.135 Exception Zone 135 (By-law 6027-02)

### 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 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, 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 ("S3-7" Zone)

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

- i. detached dwelling;

### b) Zone Requirements ("S3-7" Zone)

No person shall within the lands zoned "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):
  - A. 1.2 metres one side and 0.6 metres on the other side;
  - B. despite paragraph A. 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 0.6 metres on the other side;
- v. FLANKAGE SIDE YARD WIDTH (minimum):
  - A. for lots flanking on Fairport Road: 4.5 metres;
  - B. for all other lots: 2.7 metres;
- vi. REAR YARD DEPTH (minimum): 7.5 metres;
- vii. BUILDING HEIGHT (maximum): 9.0 metres;
- viii. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres;
- ix. PARKING & PRIVATE GARAGE REQUIREMENTS:
  - A. minimum one private garage per lot;
  - B. any vehicular entrance for a private 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;
  - C. 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;
  - D. 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; or
  - E. 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;

x. SPECIAL REGULATIONS:

A. despite the provisions of Section 2(b)(ii) of this By-law unenclosed porches not exceeding 1.5 metres in height above established grade, with or without floor space below, may encroach a maximum of 1.5 metres into a required minimum front yard and minimum flankage side yard and a maximum of 0.6 metres into a required side yard where the side yard is a minimum of 1.2 metres;

c) Uses Permitted ("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

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, resource management, or pedestrian trail and walkway purposes.



## 15.136 Exception Zone 136 (By-law 6057-02)

### 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 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;
- 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 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) "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 ("S5-2" Zone)

No person shall within the lands zoned "S5-2", 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 ("S5-2" Zone)

No person shall within the lands zoned "S5-2", 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): 9.0 metres;
- iii. FRONT YARD DEPTH (minimum): 4.5 metres;
- iv. SIDE YARD WIDTH (minimum): 1.2 metres one side and 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): 48 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:
  - A. 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;
  - 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
    - 1) 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
    - 2) 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;

xi. SPECIAL REGULATIONS:

- A. 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; and
- B. a bay window shall be permitted to project a maximum of 0.6 metres into any required flankage side yard.

c) Uses Permitted ("SD-7" Zone)

No person shall within the lands zoned "SD-7", 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-7" Zone)

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

- i. LOT AREA (minimum): 205 square metres;
- ii. LOT FRONTAGE (minimum): 7.0 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 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, or a direct extension thereof, 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): 7.0 metres;
- vii. LOT COVERAGE (maximum): 50 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:

- A. 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;
- B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.

xi. SPECIAL REGULATIONS:

- A. 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; and
- B. a bay window shall be permitted to project a maximum of 0.6 metres into any required flankage side yard.

e) Uses Permitted ("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;

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, resource management, or pedestrian trail and walkway purposes.

## 15.137 Exception Zone 137 (By-law 6123-03)

### 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 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 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, 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 ("S4-8" Zone)

No person shall within the lands zoned "S4-8", 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 ("S4-8" Zone)

No person shall within the lands zoned "S4-8", 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): 10.0 metres;
- iii. FRONT YARD DEPTH (minimum): 4.5 metres;

- iv. SIDE YARD WIDTH (minimum): 1.2 metres one side and 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): 48 percent;
- viii. BUILDING HEIGHT (maximum): 9.0 metres;
- ix. GROSS FLOOR AREA (minimum): 100 square metres;
- x. PARKING REQUIREMENTS:
  - A. 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;
  - 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
    - 1) 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
    - 2) 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;
- xi. SPECIAL REGULATIONS:
  - A. 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; and



## 15.138 Exception Zone 138 (By-law 6164-03)

### 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 or zoned 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 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) “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, and which includes a chartered bank or a branch thereof;
- f) “Floor Area” shall mean the aggregate of the floor surface contained within the outside walls of a storey;
- g) “Gross 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;
- h) “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;
- i) “Laundromat” shall mean a self-serve clothes washing establishment containing washing, drying, ironing, finishing or other incidental equipment;
- 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 bodyrub 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) “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; and,
- m) “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.

## 2. Provisions

### a) Uses Permitted (“C18” Zone)

No person shall, within the lands zoned “C18” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. bakery;
- ii. business office;
- iii. dry cleaning depot;
- iv. financial institution;
- v. laundromat;
- vi. personal service shop;
- vii. professional office;
- viii. restaurant, type A;
- ix. retail stores.

b) Zone Requirements (“C18” Zone)

No Person shall, within the lands zoned “C18”, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i. BUILDING RESTRICTIONS

- A. Buildings and Structures shall be located entirely within the building envelope illustrated on Figure 1;
- B. For the purpose of this clause, the building envelope shown on Figure 1 shall be measured from the property lines;
- C. Building Height: maximum 9.0 metres.

ii. OPEN STORAGE

All uses, other than parking, shall take place entirely within enclosed buildings or structures with no outside storage or display permitted.

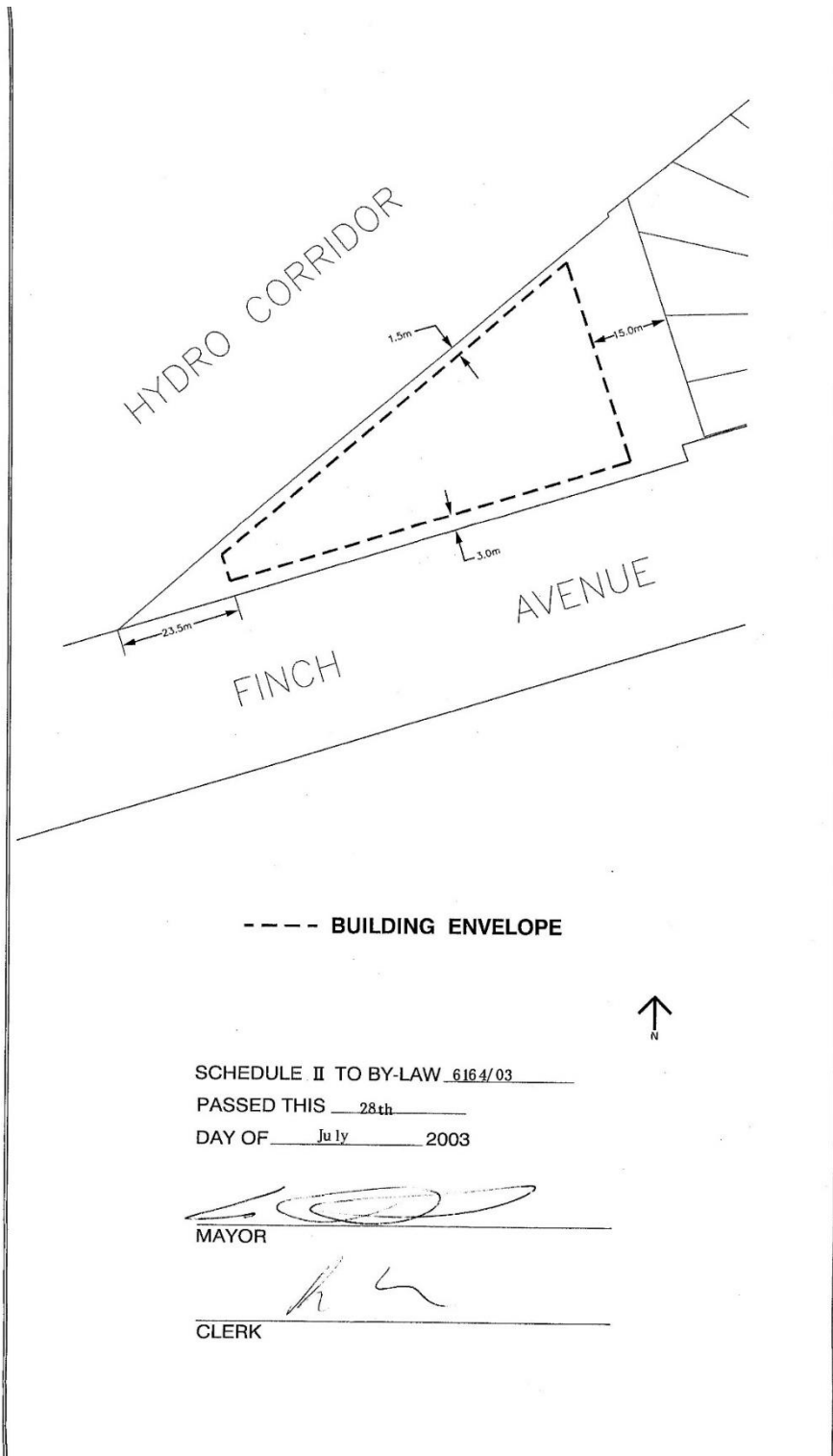
iii. PARKING REQUIREMENTS

- A. A minimum of 5.5 parking spaces shall be provided and maintained on lands zoned “C18” for every 100 square metres of gross leasable floor area or part thereof;
- B. Clauses 5.21.2 (a), (b), (c) and (e) inclusive, of Bylaw 3036, as amended, shall not apply to the lands zoned “C18”;
- C. Despite Clauses 5.21.2 (g) and 5.21.2 (k) 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; and,
- D. All parking spaces shall be set back a minimum of 3.0 metres from Finch Avenue and the easterly boundary of the lands zoned “C18”.

iv. SPECIAL RESTRICTIONS:

- A. No drive-through facility shall be permitted in association with any of the uses permitted on the lands zoned “C18”; and,
- B. The gross floor area of restaurant Type ‘A’ uses on the lot shall not exceed 220 square metres.

3. Figure 1



## 15.139 Exception Zone 139 (By-law 6176-03)

### 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 to be located; -
- b) "Day Nursery" shall mean. lands and premises duly licensed pursuant to the provisions of the Day Nurseries. Act, or any successor thereto, for 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) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- f) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate, and detached from other main buildings or structures;
- g) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single 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 metres;
- h) "Dwelling, Single Attached or Single Attached Dwelling" shall mean one of a group of not less than three adjacent dwellings attached together horizontally by an above grade common wall; -
- i) "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;
- j) "Floor Area - Residential" shall mean the aggregate of the floor area 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; -
- k) "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;
- 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 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 distance from the front lot line;
  - 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) "Recreation Facility" shall mean a place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities, and uses accessory thereto;
  - q) "Storey" shall mean that portion of a building other than a basement, cellar, attic, or below grade parking structure, included between the surface of any floor and the surface of the floor, roof deck or ridge next above it;
  - 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) "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) "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 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) "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) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. Provisions ("S-SD-3" Zone)

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

No person shall within the lands zoned "S-SD-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. semi-detached dwelling residential use;

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

No person shall within the lands zoned "S-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. INTERIOR SIDE YARD WIDTH (minimum):

#### A. detached dwelling residential use:

- 1) 0.3 of a metre one side, and 1.2 metres on the other side;
- 2) despite 1) above, where a side lot line abuts a public walkway a minimum 1.2 metre side yard is required;
- 3) despite 1) above, no detached dwellings shall be constructed so that the 0.3 m side yard width abuts a neighbouring 0.3 m side yard width.

#### B. semi-detached dwelling residential use:

- 1) 1.2 metres; and
- 2) 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

dwelling units are attached, shall be set back from the lot line separating such lots as follows:

- 3) 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
  - 4) 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. REARYARD DEPTH (minimum): 7.5 metres;
- vii. LOT COVERAGE (maximum): 50 percent;
- viii. BUILDING HEIGHT:
- A. (maximum): 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS:
- A. minimum gross floor area - residential of 100 square metres;
- x. OBSTRUCTION OF YARDS:
- A. Despite section 5.7(b) of By-law 3036, covered and unenclosed porches, verandahs and flankage entrance features not exceeding 1.5 metres in height above the established grade may project no more than:
    - 1) 1.5 metres into any required front yard or rear yard;
    - 2) 1.5 metres into any required flankage side yard;
    - 3) 0.6 metres into any required side yard;
  - B. Notwithstanding section 2(b)(x)(A) above, for those lots backing onto lands zoned OS-P, or the Hydro Corridor, covered and enclosed porches, verandahs and flankage entrance features not exceeding 3.5 metres in height above the established grade may project no more than 2.5 metres into any rear yard, and shall have a maximum width of 5.0 metres.
- xi. PARKING REQUIREMENTS:
- A. a minimum of one private garage shall be provided 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;
  - 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:
    - 1) 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, 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-

- 2) 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 any attached private garage, no part of any attached private garage shall extend more than 4.5 metres beyond the wall containing the main entrance to the dwelling unit;

C. width of garage entrance (maximum): 3.1 metres;

3. Provisions ("SA-12" Zone)

a) Uses Permitted ("SA-12" Zone)

No person shall, within the lands zoned "SA-12", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single attached dwelling residential uses on lands zoned "SA-12"

b) Zone Requirements ("SA-12" Zone)

No person shall, within the lands zoned "SA-12", 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 lands zoned "SA-12" 180 square metres;

ii. LOT FRONTAGE (minimum):

A. on lands zoned "SA-12" 6 metres;

iii. FRONT YARD DEPTH: (minimum)

A. on lands zoned "SA-12" 4.5 metres

iv. INTERIOR SIDE YARD WIDTH (minimum):

A. 1.2 metres; and

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

- 3) 0.6 of a metre 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. REARYARD DEPTH (minimum): 7.5 metres;
- vii. OBSTRUCTION-OF YARDS:
  - A. Despite section 5.7(b) of By-law 3036, covered and unenclosed porches, verandahs and flankage entrance features not exceeding 1.5 metres in height above the established grade may, project no more than:
    - 1) 1.5 metres into any required front or rear yard;
    - 2) 1.5 metres into any required flankage side yard;
    - 3) 0.6 metres into any required side yard;
  - B. Notwithstanding section 3(b)(vii)(A) above, for those lots backing onto lands zoned OS-P, or the Hydro Corridor, covered and enclosed porches, verandahs and flankage entrance features not exceeding 3.5 metres in height above the established grade may project no more than 2.5 metres into any rear yard, and shall have a maximum width of 5.0 metres.
- viii. BUILDING HEIGHT:
  - A. maximum: 12.0 metres
- ix. DWELLING UNIT REQUIREMENTS:
  - A. minimum gross floor area - residential of 100 square metres;
- x. PARKING REQUIREMENTS:
  - A. on the lands zoned "SA-12":
    - 1) a minimum of one private garage shall be provided per lot, any vehicular entrance to 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;
    - 2) 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:
    - 3) 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, 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
    - 4) 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 any attached private garage, no part of any attached private garage shall extend more than 4.5 metres beyond the wall containing the main entrance to the dwelling unit.

4. Provisions ("SA-21" Zone)

a) Uses Permitted ("SA-21" Zone)

No person shall, within the lands zoned "SA-21", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single detached dwelling residential uses on lands zoned "SA-21"

b) Zone Requirements ("SA-21" Zone)

No person shall, within the lands zoned "SA-21", 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 lands zoned "SA-21" 250 square metres;
- ii. LOT FRONTAGE (minimum):
  - A. on lands zoned "SA-21" 10.0 metres;
- iii. FRONT YARD DEPTH (minimum)
  - A. on lands zoned "SA-21" 4.5 metres;
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. 1.2 metres; and
    - 1) 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:
    - 2) 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
    - 3) 0.6 of a metre 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. OBSTRUCTION OF YARDS:

- A. Despite section 5.7(b) of By-law 3036, covered and unenclosed porches, verandahs and flankage entrance features not exceeding 1.5 metres in height above the established grade may project no more than:
  - 1) 1.5 metres into any required front or rear yard;
  - 2) 1.5 metres into any required flankage side yard;
  - 3) 0.6 metres into any required side yard;
- B. Notwithstanding section 4(b)(vii)(A) above, for those lots backing onto lands zoned OS-P, or the Hydro Corridor, covered and enclosed porches, verandahs and flankage entrance features not exceeding 3.5 metres in height above the established grade may project no more than 2.5 metres into any rear yard, and shall have a maximum width of 5.0 metres.

viii. BUILDING HEIGHT:

- A. maximum: 12.0 metres

ix. DWELLING UNIT REQUIREMENTS:

- A. minimum gross floor area - residential of 100 square metres;

x. PARKING REQUIREMENTS:

- A. on the lands zoned "SA-21":
  - 1) a minimum of one private garage shall be provided per lot, any vehicular entrance to 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;
  - 2) 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:
  - 3) 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, 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
  - 4) 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 any attached private garage, no part of any attached private

garage shall extend more than 4.5 metres beyond the wall containing the main entrance to the dwelling unit.

5. Provisions ("RC" Zone and "OS-P" Zone)

a) Uses Permitted ("RC" Zone and "OS-P" Zone)

No person shall, within the lands zoned "RC" and "OS-P", use any lot or erect, alter or use any building or structure for any purpose except for a recreation facility and uses accessory thereto;

b) Zone Requirements ("RC" Zone and "OS-P")

No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed except where buildings or structures are to be used for the purpose of a recreation facility and uses accessory thereto.

6. By-law 3036

Clauses 5.9 and 5.22 of By-law 3036 shall not apply to the land designated "S-SD-3", "SA-12" and "SA-21".

## 15.140 Exception Zone 140 (By-law 6526-05)

### 1. Provisions

- a) Despite the height requirement provision of Subsection 5.9 of By-law 3036, the yard requirement provision of Subsection 5.22 of By-law 3036, the corner lot provision of Subsection 6.4 of By-law 3036, the side yard requirement provision of Subsection 10.2.3 of By-law 3036, and the lot coverage provision of Subsection 10.2.6 of By-law 3036, where any lot having frontage on Rougemount Drive on lands known as Part of Lot 33, Plan 228 in the City of Pickering, is used for a detached dwelling, the following provisions shall apply:
  - i. Dwelling Height (maximum): 9.0 metres
  - ii. Side Yard Width (minimum): 1.2 metres
  - iii. Flankage Side Yard Width (minimum): 4.5 metres
  - iv. Lot Coverage (maximum): 38%
  - v. No part of any attached private garage shall extend more than 2.0 metres beyond the front wall of the dwelling to which it is attached;
  - vi. Despite iii. above, where a single-storey, covered and enclosed verandah or porch having no habitable space above it is attached to the flankage side of the dwelling unit, such verandah or porch may extend a maximum of 1.5 metres in the required minimum flankage side yard width.

## 15.141 Exception Zone 141 (By-law 6370-04)

### 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 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, 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 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 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) "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) "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;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. Provisions

### a) Uses Permitted ("MD-H5" Zone)

No person shall within the lands zoned "MD-H5", 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-H5" Zone)

No person shall within the lands zoned " MD-H5", use any lot or erect, alter, or use any building except in accordance with the following provisions:

#### i. BUILDING REQUIREMENTS:

- A. Number of Dwelling Units (maximum): 132
- B. Building Height (maximum):12.0 metres



- C. Dwelling Unit Width (minimum): 5.5 metres
  - D. Lot Coverage (maximum): 40 percent
  - E. Dwelling Unit Requirements:
    - 1) Maximum one dwelling unit per lot;
    - 2) Minimum gross floor area residential of 100 square metres;
  - F. Building Location and Setbacks:
    - 1) No building, part of a building, structure or part of a structure shall be erected except within the limits of the building envelope illustrated on Figure 1;
    - 2) Despite paragraph 1) above, buildings or structures associated with permitted mechanical, recreational, security, parking, refuse storage and other ancillary residential facilities shall be permitted beyond the limits of the building envelope but no closer than 3.0 metres to the northern, eastern or western limit of the lands illustrated on Figure 1;
    - 3) Despite paragraph (1) above uncovered steps, covered porches and platforms not exceeding 2.0 metres in height shall be permitted to project a maximum of 1.5 metres beyond the limits of the building envelope shown on Figure 1;
- ii. PARKING REQUIREMENTS:
- A. Minimum Parking Spaces (per dwelling unit): 2 spaces
  - B. Minimum private garage per lot: 1
  - C. Any vehicular entrance for a private garage shall be located a minimum of 5.8 metres from any lot line that abuts the street or private road that provides vehicle access to the private garage;
  - D. Where a townhouse dwelling unit provides two parking spaces within a private garage located on the same lot the requirements of paragraph C above are not required.
  - E. Visitor Parking Spaces:
    - 1) For all lands zoned "MD-H5" a minimum of 40 visitor parking spaces shall be provided;
  - F. Despite 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;
  - G. Clauses 5.21.2a), 5.21.2b), 5.21.2c), 5.21.2d) 5.21.2e), 5.21.2f), and 5.21.2i) of By-law 3036, as amended, shall not apply to lands zoned "MD-H5";

iii. SPECIAL REGULATIONS:

- A. Clauses 5.18(a) and 5.22 of By-law 3036, as amended, shall not apply to lands zoned "MD-H5";
- 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;

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

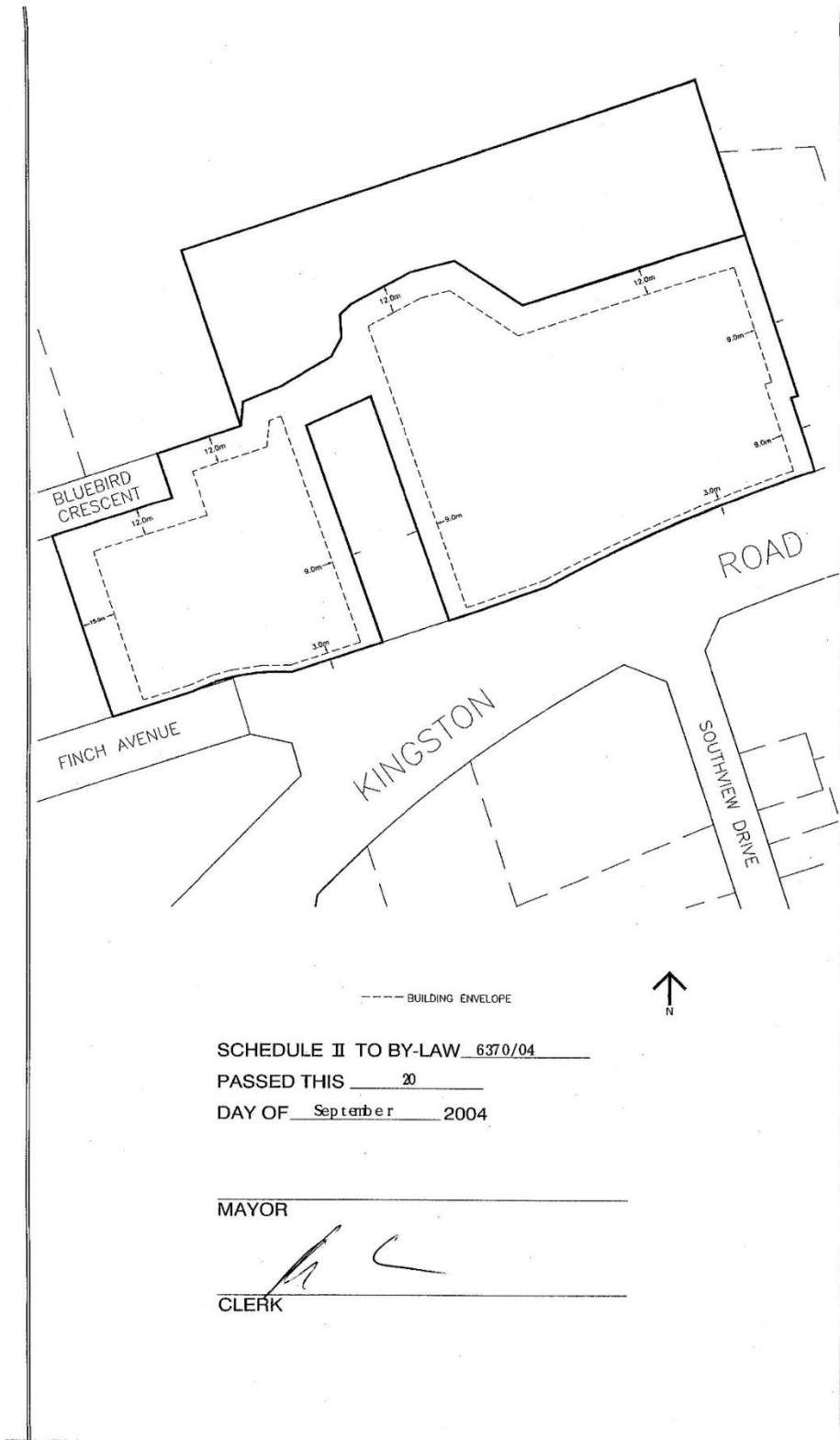
No person shall within the lands zoned "OS-HL" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. preservation and conservation of the natural environment, soil and wildlife;
- ii. resource management;

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

- i. 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, resource management, or trail and walkway purposes.

3. Figure 1



## 15.142 Exception Zone 142 (By-law 6528-05)

### 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 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, 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("S1-14" Zone)

No person shall within the lands zoned "S1-14", 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 ("S1-14" Zone)

No person shall within the lands zoned "S1-14", 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): 1.2 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent for all buildings and structures on a lot;
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:
  - maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot attached to the main building;
  - B. any vehicular entrance of which shall be located a minimum of 6 metres from the front lot line, and 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; and,
  - C. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- xi. SPECIAL REGULATION
  - A. Notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part thereof exceeds 6.0 metres in width.
  - B. Notwithstanding clause 5.7(b) of By-law 3036, as amended, unenclosed covered or uncovered porches with or without cold cellars may encroach a maximum of 1.5 metres into a required front or flankage side yard.
- c) Uses Permitted (“S3-7” Zone)
  - No person shall within the lands zoned “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

d) Zone Requirements (“S3-7” Zone)

No person shall within the lands zoned “S3-7”, 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. INTERIOR 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
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 38 percent for all buildings and structures on a lot;
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot attached to the main building;
  - B. any vehicular entrance of which shall be located a minimum of 6 metres from the front lot line, and 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; and,
  - C. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- xi. SPECIAL REGULATION:
  - A. Notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part thereof exceeds 6.0 metres in width;

- B. The horizontal distance between buildings on adjacent lots, shall be not less than 1.8 metres;
  - C. Notwithstanding clause 5.7(b) of By-law 3036, as amended, unenclosed covered or uncovered porches with or without cold cellars may encroach a maximum of 1.5 metres into a required front or flankage side yard.
- e) Uses Permitted (“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 preservation and conservation of the natural environment and 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 and resource management.



## **15.143 Exception Zone 143 (By-law 6537-05, as amended by By-law 7060-10)**

### 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 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, 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 ("S1-14" Zone)

No person shall within the lands zoned "S1-14", 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 ("S1-14" Zone)

No person shall within the lands zoned "S1-14", 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): 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): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:
  - A. maximum one dwelling unit per lot with a minimum gross floor area of 100 square metres.
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot attached to the main building, any vehicular entrance of which shall be located a minimum of 6.0 metres from the front lot line, and 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; and,
  - B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- xi. EXCEPTION:

Despite the zone requirements within Clause 2(b) of this By-law, a minimum front yard depth of 4.0 metre, a minimum rear yard depth of 6.0 metre, and a maximum lot coverage of 40 percent may be permitted on the most south-lying lot in the North Part of Lot 18, Plan 329 located within the “S1-14” zone, as shown by the cross-hatched area on Figure 1.

### 3. Provisions (“OS-HL” Zone)

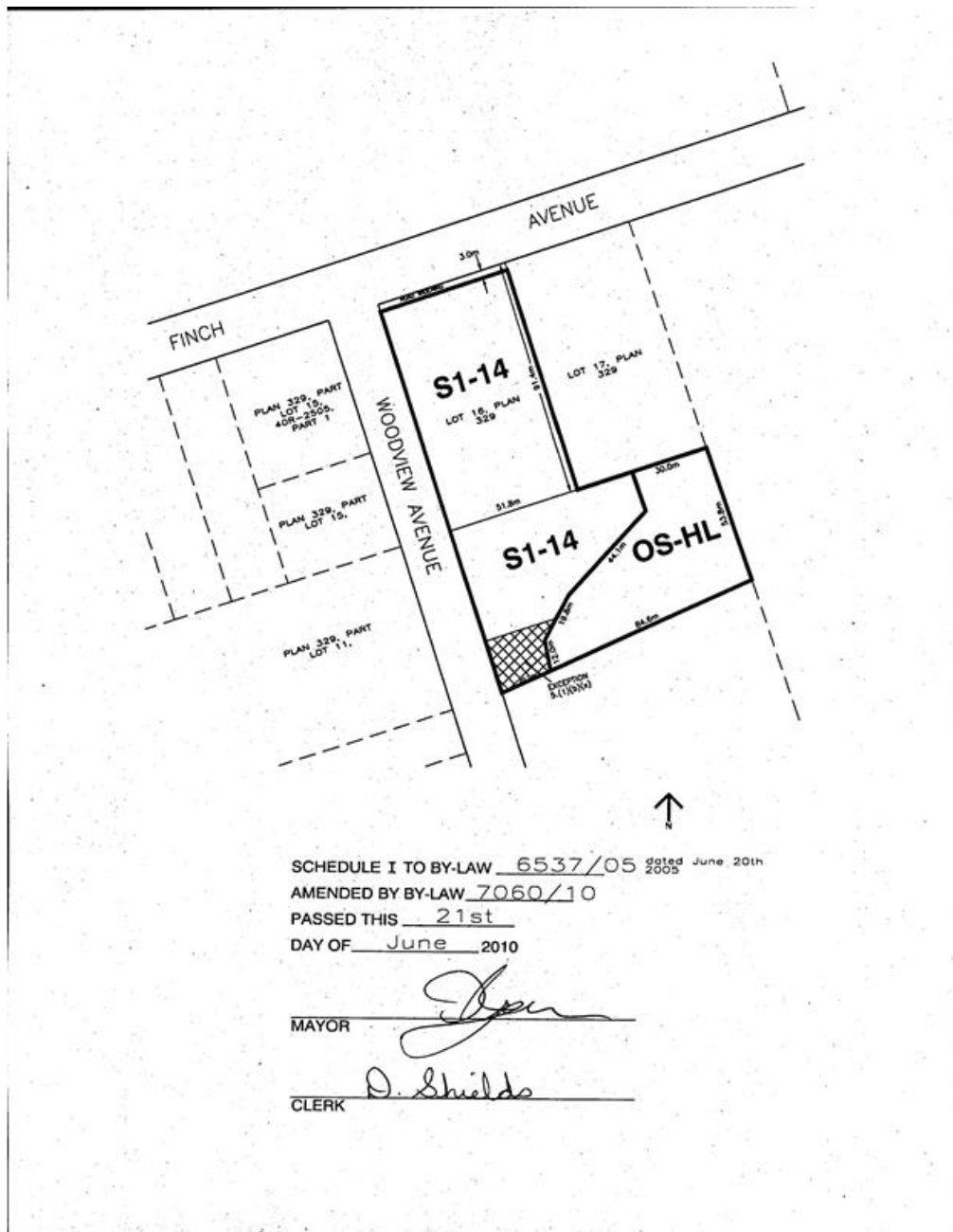
#### a) Uses Permitted (“OS-HL” Zone)

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)
  - i. 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, resource management, or pedestrian trail and walkway purposes.

4. Figure 1



## 15.144 Exception Zone 144 (By-law 6551-05)

### 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 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 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) “Storey” shall mean that 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;
- 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 (“SA-10”)

No person shall, within the lands zoned "SA-10" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. single-attached dwelling

### b) Zone Requirements (“SA-10”)

No person shall, within the lands zoned “SA-10” 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): 160 square metres
- ii. LOT FRONTAGE (minimum): 5.4 metres

- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres; and
  - A. 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 of a metre measured perpendicularly to such side lot line if a side yard is provided on the abutting lot;
- v. REAR YARD DEPTH (minimum): 6.5 metres
- vi. BUILDING HEIGHT (maximum): 9.0 metres
- vii. DWELLING UNIT REQUIREMENTS:
  - maximum one dwelling unit per lot and minimum gross floor area – residential of 100 square metres;
- viii. PARKING REQUIREMENT:
  - A. 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;
  - B. no part of any attached garage shall extend more than 2.4 metres beyond the wall containing the main front entrance to the dwelling unit;
  - C. the required parking garage shall have a minimum length of 11.0 metres;
- ix. SPECIAL REGULATIONS
  - A. no more than 4 dwelling units shall be permitted to be attached together;
- c) Uses Permitted Zone Requirements (“H” Zone)
  - Until such time as the “H” Holding provision is lifted, the lands shall not be used for any purpose other than one single detached dwelling and accessory uses, subject to the provisions of Section 9 of By-law 3036.

d) Removal of the “H” Holding Symbol

The “H” Holding Symbol shall not be removed from the “SA-10” zone until such time as a subdivision agreement/development agreement has been executed with the City.



## **15.145 Exception Zone 145 (By-law 6585-05, as amended by By-law 6638-06)**

### 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) "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 vertically, by an above grade wall or walls, or an above grade floor or floors, or both;
- g) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single 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;
- h) "Dwelling, Single Attached" shall mean one group of not less than three single adjacent units, attached together horizontally by an above grade common wall;
- i) "Floor Area - Residential" 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 - 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;
- 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 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) "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 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) "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 on a reserve on the opposite side of which is a street;
- w) "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;

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

## 2. Provisions

### a) Uses Permitted ("S5" Zone)

No person shall within the lands zoned "S5", 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" Zone)

No person shall within the lands zoned "S5", 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. Rear Yard Depth (minimum): 7.5 metres;
- v. Side Yard Width (minimum): 1.2 metres on one side and 0.6 metres on the other side;
- vi. Flankage Side Yard Width (minimum): 2.7 metres;
- vii. Building Height (maximum): 12.0 metres;
- viii. Lot coverage (maximum): 38 percent;
- ix. Gross floor area per dwelling unit (minimum): 100 square metres;
- x. Garage Requirements:
  - minimum one private garage per lot attached to the main building and 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 the street;
- xi. Garage Projection (maximum):
  - 2.5 metres beyond the wall containing the main entrance to the dwelling unit;
- xii. Uncovered steps and platform projection into rear yard (maximum):
  - 1.5 metres for any uncovered steps and platform not exceeding 2.0 metres in height;

xiii. Minimum building separation:

the horizontal distance between buildings on adjacent lots shall be a minimum of 1.2 metres;

c) Uses Permitted ("SD-7" Zone)

No person shall within the lands zoned "SD-7", use any lot or erect, alter, or use any building or structure for any purpose except the following:

i. semi-detached dwelling;

d) Zone Requirements ("SD-7" Zone)

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

i. Lot Area (minimum): 205 square metres;

ii. Lot Frontage (minimum): 7.0 metres;

iii. Front Yard Depth (minimum): 4.5 metres;

iv. Rear Yard Depth (minimum): 7.5 metres;

v. Side Yard Width (minimum): 1.2 metres on one side; and,

A. 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, or a direct extension thereof, shall be set back from the lot line separating such lots as follows;

B. 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or

C. 0.6 metres measured perpendicularly to such side lot line if a side yard is provided on the abutting lot;

vi. Flankage Side Yard Width (minimum): 2.7 metres;

vii. Building Height (maximum): 12.0 metres;

viii. Lot coverage (maximum): 50 percent;

ix. Gross floor area per dwelling unit (minimum): 100 square metres;

x. Garage Requirements

minimum one private garage per lot attached to the main building and 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 the street;

- xi. Garage Projection (maximum):
  - 2.5 metres beyond the wall containing the main entrance to the dwelling unit;
- xii. Uncovered steps and platform projection into rear yard (maximum):
  - 1.5 metres for any uncovered steps and platform not exceeding 2.0 metres in height.
- e) Uses Permitted ("SA-8" Zone)

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

  - i. single attached dwelling;
- f) Zone Requirements ("SA-8" Zone)

No person shall within the lands zoned "SA-8", 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. Rear Yard Depth (minimum): 7.5 metres except where the rear yard abuts open space the minimum rear yard depth is 6.0 metres;
  - v. Side Yard Width (minimum):
    - A. 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 setback from the side lot line separating such lots as follows:
    - B. 1.2 metres measured perpendicularly to such side lot line if no side yard is provided on the abutting lot; or
    - C. 0.6 metres measured perpendicularly to such side lot line if a side yard is provided on the abutting lot;
  - vi. Flankage Side Yard Width (minimum): 2.7 metres;
  - vii. Building Height (maximum): 12.0 metres;
  - viii. Lot coverage (maximum): 50 percent;
  - ix. Gross floor area per dwelling unit (minimum): 100 square metres;

x. Garage Requirements:

minimum one private garage per lot attached to the main building and 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 the street;

xi. Garage Projection (maximum):

2.5 metres beyond the wall containing the main entrance to the dwelling unit;

xii. Uncovered steps and platform projection into rear yard (maximum):

1.5 metres for any uncovered steps and platform not exceeding 2.0 metres in height.

g) Uses Permitted ("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;

h) 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, resource management, or pedestrian trail and walkway purposes.

## 15.146 Exception Zone 146 (By-law 6578-05)

### 1. Provisions

- a) The only Institutional uses permitted on lands zoned “Agriculture – A” are as follows:
  - i. A church and religious institution, as defined herein, shall be permitted on the lands designated “A” located in Concession 2 Pt. Lot 18, Now RP 40R9710, Part 3, identified as Property Identification No. 26439-0192 and known as 2065 Brock Road;
  - ii. A cemetery, as defined herein, shall be permitted on the lands designated “A” located in Concession 2, South Part Lot 26, identified as Property Identification Numbers 26372-0051 and 26372-0049 and known as 902 Finch Avenue;
  - iii. A cemetery, as defined herein, shall be permitted on the lands designated “A” located in Concession 2, N. Pt., Lot 18, except RP 40R20062, Parts 2, 3 and 4 (CO179234), identified as Property Identification No. 26439-0506 and known as 2275 Brock Road;
  - iv. A cemetery, as defined herein, shall be permitted on the lands designated “A” located in Concession 1, North Part of Lot 19, identified as Property Identification No. 26334-0017 and known as 1900 Brock Road;
  - v. A cemetery, as defined herein, shall be permitted on the lands designated “A” located in Concession 2, Part Lot 27, Now RP 40R3892, Part 1, identified as Property Identification No. 26371-0375 and known as 886-898 Finch Avenue;
  - vi. A church and religious institution, as defined herein, shall be permitted on the lands designated “A” located in Concession 2, Part Lot 22, identified as Property Identification No. 26377-0209 and known as 1302 Finch Avenue;
  - vii. Churches, church halls, public and private schools, public or institutional buildings, public and private hospitals and cemeteries, as defined herein, shall be permitted on the lands designated “A” located on Part of Lot 18, Concession 2, identified as Property Identification Numbers 26439-0184 and 26439-0185, known as 2177 and 2185 Brock Road.
- b) Institutional uses permitted by Clause 7.1.4.1 shall be governed by the provisions of Section 5.15 of By-law 3036.

## 15.147 Exception Zone 147 (By-law 6887-08)

### 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) “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;
- 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) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- f) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate, and detached from other main buildings or structures;
- g) “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;
- 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) "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 Section 224 (9)(b) of the *Municipal Act*, R.S.O. 1990, chapter M.45, as amended from time-to-time, or any successor thereto or an Adult Entertainment Parlour as defined herein;
- 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) "Veterinary Clinic" shall mean a building or part of a building in which medical and surgical services are performed or consultation is given for domestic pets, may include accessory sales of associated products, accessory services such as grooming, emergency overnight accommodation, but shall not include long-term boarding on the premises.

## 2. PROVISIONS

### a) Uses Permitted (“R3-MU-1” Zone)

No person shall, within the lands zoned “R3-MU-1” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. dwelling unit
- ii. business office
- iii. professional office
- iv. veterinary clinic

### b) Zone Requirements (“R3-MU-1 ” Zone)

No person shall within the lands zoned “R3-MU-1” use any lot or erect, alter or use any building except in accordance with the following provisions:

#### i. REQUIREMENTS

- A. Any permitted use shall be subject to the requirements of Section 9.2 of Zoning By-law 3036, as amended;
- B. Despite A. above, Section 9.2.4, 9.2.5 and 9.2.6 of By-law 3036 inclusive shall not apply to the lands zoned “R3-MU-1”;
- C. Building Height: maximum 6.0 metres;

#### ii. PARKING REQUIREMENTS

- A. There shall be provided and maintained on the lands zoned “R3-MU-1”, a minimum of 12 parking spaces;
- B. Despite clause A. above, if the lands zoned “R3-MU-1” are used for only a dwelling unit, a minimum of 2 parking spaces shall be provided;
- C. Clauses 5.21.2 (a), and 5.21.2 (b), of By-law 3036, as amended, shall not apply to the lands zoned “R3-MU-1”;
- D. Despite Clauses 5.21.2 (g) and 5.21.2 (k) of By-law 3036, as amended, all entrance and exits to parking areas and all parking areas shall be surfaced with brick, asphalt, or concrete, or any combination thereof;
- E. Despite Clause 2.2.1 of By-law 3036, as amended, the minimum perpendicular width of an aisle to a parking stall shall be 6.0 metres for two way traffic;

#### iii. SPECIAL REGULATIONS

- A. The maximum combined gross leasable floor area for all uses on the lands zoned “R3-MU-1” shall be 300 square metres;

- B. Section 5.32 of By-law 3036, as amended, shall not apply to the lands zoned “R3-MU-1”;
- C. Section 5.22 of By-law 3036, as amended, shall not apply to the lands zoned “R3-MU-1”;

## 15.148 Exception Zone 148 (By-law 6912-08)

### 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 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, 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 ("S1-15" Zone)

No person shall within the lands zoned "S1-15", 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 ("S1-15" Zone)

No person shall within the lands zoned "S1-15", 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): 7.5 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):
  - A. 38 percent for all buildings and structures on a lot;
  - B. 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.
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:

maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot attached to the main building;
  - B. 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; and,
  - C. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- xi. SPECIAL REGULATION:

Notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part thereof exceeds 6.0 metres in width.

## 15.149 Exception Zone 149 (By-law 6929-09)

### 1. Definitions

- a) "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;
- b) "Breeder" shall mean a person who keeps animals for the purpose of breeding the offspring for sale;
- c) "Commercial Kennel" shall mean a building or a part of a building which is used for the purposes of the boarding, breeding, daycare, grooming, training and a veterinary hospital for domesticated animals; dog exercise facilities; a pet shop and the retail sale of animal merchandise as an accessory use, but shall not include a business office or a retail store;
- d) "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;
- e) "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;
- f) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- g) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate, and detached from other main buildings or structures;
- h) "Floor Area - Residential" 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 - 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;
- 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) "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;

- l) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- m) "Pet Shop" shall mean every shop, place, or premise in which animals are sold or kept for sale as pets but does not include a breeder;
- 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) "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;
- 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 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;
- 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) "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;
- y) "Interior Side Yard" shall mean a side yard other than a flankage side yard;

2. Provisions

a) Uses Permitted ("A-CK1" Zone)

No person shall, within the lands zoned "A-CK1" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. All uses permitted in Section 7, Rural Agricultural Zone "A" of By-law 3036
- ii. Commercial Kennel
- iii. Detached Dwelling Unit

b) Zone Requirements ("A-CK1" Zone)

No person shall within the lands zoned "A-CK1", use any lot or erect, alter, or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.8 hectares
- ii. LOT FRONTAGE (minimum): 60.0 metres
- iii. FRONT YARD DEPTH (minimum): 12.0 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. 3.0 metres
  - B. All buildings shall have a minimum setback of 10.0 metres from an OS-HL Zone
- v. REAR YARD DEPTH (minimum): 10.0 metres from an OS-HL Zone
- vi. LOT COVERAGE (maximum): 20 percent
- vii. BUILDING HEIGHT (maximum): 12.0 metres
- viii. DWELLING UNIT REQUIREMENTS: maximum one
- ix. PARKING REQUIREMENTS:
  - A. minimum of 2 parking spaces shall be provided and maintained on each lot for every 100 square metres of gross leasable floor area or part thereof for a commercial kennel establishment;

- B. Clauses 5.21.2a) to 5.21.2e) inclusive, of By-law 3036, as amended, shall not apply to the lands zoned “A-CK1”;
- C. Despite Clause 5.21.2b) of By-law 3036, side yard parking shall only be permitted no closer than 1.5 metres from any side lot line;
- D. minimum 2 parking spaces per dwelling unit;
- E. any vehicular entrance for a detached dwelling and/or a caretaker’s residence shall be located not less than 6.0 metres from the front lot line;

x. SPECIAL REGULATIONS

- A. Despite Sections 2(a)(i) and 2(a)(ii), agricultural uses are not permitted in conjunction with a commercial kennel;
- B. Despite Section 2(a)(ii), an accessory veterinary clinic associated with a commercial kennel shall not include a clinic for the care of livestock animals;
- C. The aggregate gross floor area of a commercial kennel and caretaker’s residence shall not exceed 700 square metres;
- D. A caretaker’s residence not exceeding a maximum gross floor area of 186 square metres shall be permitted within the building containing a commercial kennel;
- E. Despite Section 5.32 of Zoning By-law 3036, an accessory dwelling unit is not permitted in conjunction with a commercial kennel and/or a caretaker’s residence.

3. Provisions

a) Uses Permitted (“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 flood and erosion control, resource management, or pedestrian trail and walkway purposes.

## 15.150 Exception Zone 150 (By-law 6987-09)

### 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 dwellings, such dwellings being attached above grade by a common wall connected by an attached garage, an attached dwelling or both which extends from the base of the foundation to the roof line of a garage and for a horizontal distance of not less than the length of an attached garage attached to the main building;
- 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 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) "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 ("S-SD-4" Zone)

No person shall within the lands zoned "S-SD-4", 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

b) Zone Requirements ("S-SD-4 " Zone)

No person shall within the lands zoned "S-SD-4", 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: 9.0 metres
- B. for detached dwellings located within the area hatched: 8.5 metres
- C. for semi-detached dwellings: 7.5 metres

iii. FRONT YARD DEPTH (minimum): 4.5 metres

- A. despite Section 5.7(b) of By-law 3036 as amended, uncovered and covered platforms/porches attached to a main dwelling may provide a front yard depth of 3.0 metres.

iv. INTERIOR SIDE YARD WIDTH (minimum):

A. for detached dwellings:

- 1) for lots not within the areas hatched;
  - 1.2 metres one side, 0.6 metre on the other;
- 2) for lots within the areas hatched;
  - 0.6 metres on both sides.

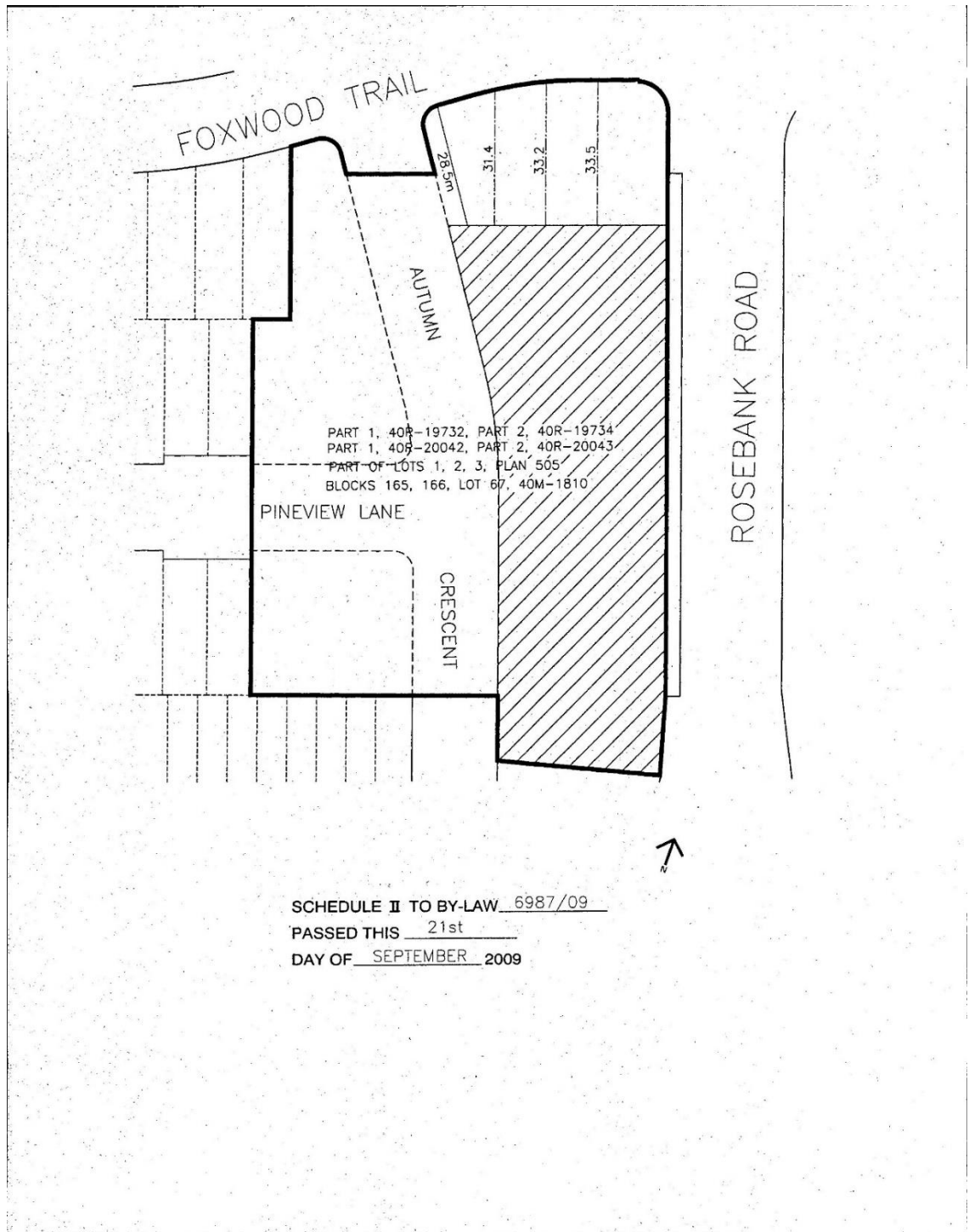
B. for semi-detached dwellings: minimum 1.2 metres except that,

- 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 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 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
  - A. despite Section 5.7(b) of By-law 3036 as amended, uncovered and covered platforms/porches attached to a main dwelling may provide a flankage side yard width of 2.0 metres.
- vi. REAR YARD DEPTH (minimum): 7.5 metres
  - A. despite Section 5.7(b) of By-law 3036 as amended, uncovered and covered platforms/porches attached to a main dwelling may provide a rear yard depth of 6.0 metres.
- 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 REQUIREMENTS:
  - A. 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;
  - B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- x. SPECIAL REGULATIONS:
  - A. semi-detached dwellings are permitted only within the hatched area on Figure 1;
  - B. for lot frontages less than 10.0 metres, the maximum width for a garage attached to a main dwelling shall be no more than half the width of a dwelling;
  - C. despite Section 5.7(a) of By-law 3036 as amended, bay windows, sills, cornices or other similar features below or above grade may project a maximum of 0.6 metre into a front, rear or flankage side yard;
  - D. despite Section 5.7(b) of By-law 3036, as amended, uncovered rear decks less than or equal to 0.6 metre in height for detached dwellings with a lot of frontage less than 9.0 metres or semi-

detached dwellings located within the hatched area may have a minimum side yard width of 0.3 metres;

3. Figure 1



## 15.151 Exception Zone 151 (By-law 6992-09)

### 1. Definitions

- a) "Bed and Breakfast Establishment" shall mean an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public in, up to two guest rooms which is operated from a detached dwelling on the lot, or a building or structure accessory to the detached dwelling which is managed, directed or conducted by one or more of the occupants of the detached dwelling on the lot.
- 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 data processing establishment, the premises of a real estate or insurance agent, but shall not include a retail store, or a contractor's yard;
- c) Contractors Yard shall mean the yard of any general contractor, builder or landscaper where equipment and material are stored or where a general contractor, builder or landscaper performs shop or assembly work or assembles material for offsite work;
- d) Domestic Business - Type C shall mean an antique store, an arts and crafts shop, a book store, a business office, a clothing boutique, professional office-non medical, or a tea room, and shall not include a contractor's yard, and which is:
  - i. operated from a detached dwelling on the lot, or a building or' structure accessory to the detached dwelling on the lot;
  - ii. managed, directed or conducted by one or more of the occupants of the detached dwelling on' the lot;
- 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 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 single dwelling containing one dwelling unit and uses accessory hereto;
- h) "Dwelling Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;



- i) "Dwelling Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single 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;
- j) "Floor Area - Residential" shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- k) "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,
- 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 maybe, 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 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) "Professional Office-Non-Medical" shall mean a building or part of a building in which legal or other professional service is performed or consultation given, and which may include the offices of an architect, a chartered accountant, an engineer, or a lawyer, but shall not include the office of a physician or a body rub parlour as defined by the *Municipal Act*, R.S.O. 1990, c.M. 45, as amended from time-to-time, or any successor 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 of the lot, or where there is no rear lot line, the function 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) "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;
  - y) "Interior Side Yard" shall mean a side yard other than a flankage side yard.
2. Provisions ("S2-DB" Zone)

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

No person shall, within the lands zoned "S2-DB", 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. Domestic Business - Type C
- iv. Bed and Breakfast Establishment

b) Zone Requirements ("S2 DB" Zone)

No person shall within the lands zoned "S2-DB" 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: 350 square metres
  - B. for semi-detached dwellings: 175 square metres

- ii. LOT FRONTAGE (minimum):
  - A. for detached dwellings: 12.0 metres
  - B. for semi detached dwellings: 6.0 metres
- iii. FRONT YARD DEPTH:
  - (minimum) 3.0 metres
  - (maximum) 6.0metres
- iv. REAR YARD DEPTH (minimum): 7.5 metres
- v. SIDE YARD WIDTH (minimum)
  - A. for detached dwellings 1.2 metres on one side and 0.6 metres on the other side
  - B. for semi detached dwellings minimum 0.6 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 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:
      - 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.
- vi. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vii. BUILDING HEIGHT (maximum): 9.0 metres.
- viii. LOT COVERAGE (maximum): 40 percent for all buildings and structures
- ix. PARKING REQUIREMENTS:
  - A. one additional parking space if a Domestic Business - Type C is operation from the lot, which space shall be located within the rear yard or side yard;

B. one parking space for each guest room associated with a Bed and Breakfast Establishment;

x. SPECIAL REGULATIONS:

A. despite the provisions of this by-law, any lot in the S2-DB zone, which existed on the date of passing of this by-law, and has insufficient lot area, parking, lot frontage, front, rear or side yards, or exceeds the permitted lot coverage or building height, shall be deemed to comply with this by-law. Nothing in this bylaw shall prevent the erection of an addition to any such dwelling, provided the addition conforms to the provisions of this by-law.

B. Domestic Business Type C; shall only be located on the ground floor of the dwelling or any accessory building or structure on the lot; shall not exceed 90 square metres gross leasable floor area and shall be limited to only one Domestic Business - Type C use at any given time on a property and if a Domestic Business - Type C use is operating, a home base business is prohibited on the property.

C. contractors' yard is a prohibited use on any lot within the "S2-DB"zone;

xi. Uncovered steps and platform projection into rear yard (maximum): 1.5 metres for any uncovered steps and platform not exceeding 2.0 metres in height;

xii. OPEN STORAGE:

All uses, other than parking, shall take place entirely within enclosed buildings or structures with no outside storage or display.

3. PROVISIONS ("C2-DB" Zone)

a) Uses Permitted ("C2-DB"Zone)

No person shall, within the lands zoned "C2-DB" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. antique store;
- ii. arts and crafts shop;
- iii. book store;
- iv. business office;
- v. clothing boutique;
- vi. professional office-non medical;
- vii. tea room;
- viii. Bed and Breakfast Establishment;

b) Zone Requirements ("C2-DB"Zone)

No person shall within the lands zoned "C2-DB" 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): 3.0 metres
- iv. REAR YARD DEPTH (minimum): 7.5 metres.
- v. SIDE YARD WIDTH (minimum): 1.2 metres, on one side, and 0.6 metres on the other side
- vi. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vii. BUILDING HEIGHT (maximum): 9.0 metres
- viii. SPECIAL REGULATIONS:
  - A. despite the provisions of this by-law, any lot in the "C2-DB" zone, which existed on the date of passing of this by-law, and has insufficient lot area, parking, lot frontage, front, rear or side-yards, or exceeds the permitted lot coverage or building height, shall be deemed to comply with this by-law. Nothing in this bylaw shall prevent the erection of an addition to any such dwelling, provided the addition conforms to the provisions of this by-law;
  - B. a contractor's yard is a prohibited use on any lot within the "C2-DB" zone;
- ix. PARKING REQUIREMENTS:
  - A. one parking space for each guest room associated with a Bed and Breakfast Establishment;
  - B. there shall be provided on the lot a minimum of 4 parking spaces at all times, associated with all other uses within the "C2-DB" zone;
- x. OPEN STORAGE:

All uses, other than parking, shall take place entirely within enclosed buildings or structures with no outside storage or display.
- xi. EXCEPTION  

Despite the uses permitted within Section 3(a), a maximum of four dwelling units may be permitted within a building or structure located within the "C2-DB" zone

4. PROVISIONS ("S3-8"Zone)

Lands known as 1062 Dunbarton Road shall be zoned "S3-8" and shall be subject to all of the provisions of that zone, as set out in By-law 3036, as amended by By-law 5342/98.

5. PROVISIONS ("R3-DN" Zone)

The lands zoned "R3-DN" may be used for the purposes of one day nursery, in addition to the uses permitted within Section 9.1 of By-law 3036.

6. PROVISIONS ("OS-HL" Zone.)

a) Uses Permitted ("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 flood and erosion control, resource management, or pedestrian trail and walkway purposes.

## 15.152 Exception Zone 152 (By-law 5044-97)

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

## 2. Provisions

### a) Uses Permitted ("S4-6" Zone)

No person shall within the lands zoned "S4-6" 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 ("S4-6" Zone)

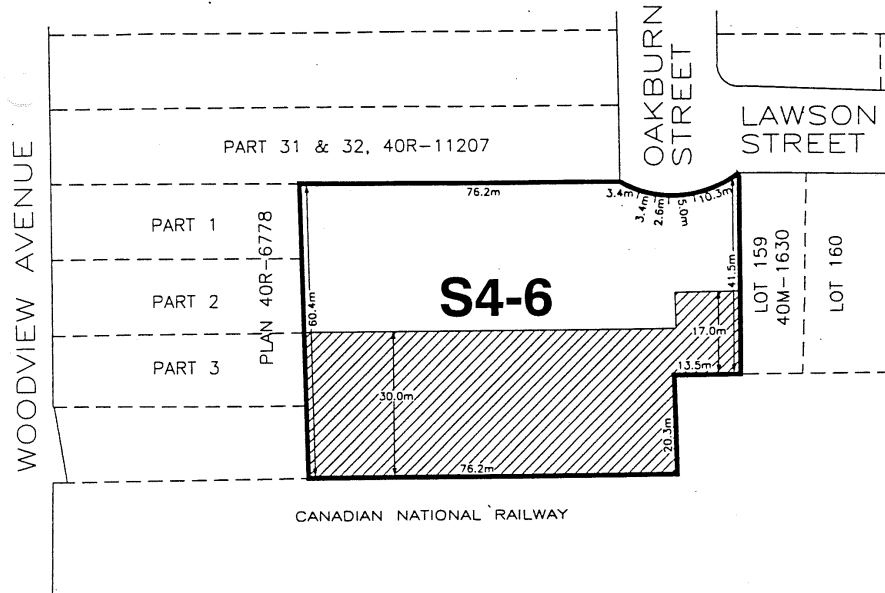
No person shall within the lands zoned "S4-6" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT AREA (minimum): 300.0 square metres
- ii. LOT FRONTAGE (minimum): 10.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres



- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres one side, 0.6 metres on other side.
- 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 AND PRIVATE GARAGE 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 a street or abutting on a reserve on the opposite side of which is a street;
- x. SPECIAL REGULATION: no detached dwelling or part thereof maybe located within the area hatched on Figure 1.

3. Figure 1




SCHEDULE I TO BY-LAW 5044/97

PASSED THIS 23rd

DAY OF JUNE 1997

  
MAYOR

  
CLERK

## **15.153 Exception Zone 153 (By-law 5107-97, as amended by By-law 5636-00 and By-law 5871-01)**

### 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) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- f) "Multiple Dwelling - Horizontal" shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- g) "Multiple Dwelling - Quadruplex" shall mean a multiple dwelling containing only four dwelling units, each unit being connected to two or more other units, and generally arranged with two units adjacent to the front lot line and the other two units at the rear thereof;
- h) "Dwelling Unit Width" shall mean the shortest horizontal dimension of a dwelling unit between the exterior of the main side walls of the unit, except that where a side wall is a common wall, in which case the dimension shall be from the centre of that wall;
- i) "Floor Area-Residential" 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-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;
- k) "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;

- 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 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) "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;
- 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) "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;
- r) "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;
- s) "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;
- t) "Front Yard Width" shall mean the shortest horizontal dimension of a front yard of a lot between the side lot lines, or between the side lot line and the flankage of 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 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;

- 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 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) "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;
- aa) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. Provisions ("RMM-2 Zone)

### a) Uses Permitted ("RMM-2" Zone)

No person shall within the lands zoned "RMM-2" 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
- iii. multiple dwelling - quadruplex

### b) Zone Requirements ("RMM-2" Zone)

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

- i. LOT AREA (minimum per dwelling unit):
  - A. semi-detached dwelling: 225 square metres
  - B. multiple dwelling - horizontal: 160 square metres
  - C. multiple dwelling - quadruplex: 180 square metres
- ii. LOT FRONTAGE (minimum per dwelling unit):
  - A. semi-detached dwelling: 7.5 metres
  - B. multiple dwelling - horizontal: 5.4 metres
  - C. multiple dwelling - quadruplex: 24 metres for 4 units

- iii. FRONT YARD DEPTH (minimum per dwelling unit):
  - A. semi-detached dwelling: 4.5 metres
  - B. multiple dwelling - horizontal: 4.5 metres
  - C. multiple dwelling - quadruplex: 6 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum per dwelling unit):
  - A. semi-detached dwelling and multiple dwelling - horizontal:
    - 1.2 metres except that
      - 1) where dwelling units on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
      - 2) where dwelling units on abutting lots share a common wall and one of those dwelling units 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 unit is located;
      - 3) where dwelling units on abutting lots share a common wall and one of those dwelling units has an extension of that common wall that does not extend 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 unit 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 unit is located if an abutting interior side yard is provided on the other lot;
  - B. multiple dwelling - quadruplex: 1.2 metres except
    - 1) where dwelling units on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
    - 2) where the side wall of the front unit directly abuts a parking space or aisle of the rear unit, no interior side yard shall be required for the front unit;
    - 3) where dwelling units on abutting lots share a common wall and one of those dwelling units 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 unit is located;

- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum per dwelling unit):
  - A. semi-detached dwelling: 7.5 metres
  - B. multiple dwelling - horizontal: 7.5 metres
  - C. multiple dwelling - quadruplex (front units): 0 metres
  - D. multiple dwelling - quadruplex (rear units): 10 metres
- vii. LOT COVERAGE (maximum per dwelling unit):
  - A. semi-detached dwelling: 45 per cent
  - B. multiple dwelling - horizontal: 45 per cent
  - C. multiple dwelling - quadruplex: 50 per cent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
  - A. semi-detached dwelling:
    - 1) minimum gross floor area-residential of 100 square metres per dwelling unit;
    - 2) minimum unit width 6 metres;
    - 3) maximum one dwelling unit per lot;
  - B. multiple dwelling - horizontal:
    - 1) minimum gross floor area-residential of 100 square metres per dwelling unit;
    - 2) minimum unit width 5.4 metres;
    - 3) maximum one dwelling unit per lot;
  - C. multiple dwelling - quadruplex:
    - 1) minimum gross floor area-residential of 100 square metres per dwelling unit;
    - 2) maximum one dwelling unit per lot;
- x. PARKING REQUIREMENTS:
  - A. there shall be provided and maintained on the lot a minimum of one private garage per dwelling unit 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 a reserve on the opposite side of which is a street;
  - B. 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

- 1) 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
- 2) where a covered and unenclosed porch or verandah extends a minimum of 2.4 metres from the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than 3.6 metres beyond the wall containing the main entrance to the dwelling unit;

xi. SPECIAL REGULATIONS:

A. semi-detached dwelling:

- 1) 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;
- 2) despite the definition of "Dwelling, Semi-Detached or Semi-Detached Dwelling" in Section 1(d) above, semi-detached dwellings erected in a "RMM-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 per cent of the horizontal depth of the building.

B. multiple dwelling - quadruplex:

- 1) all portions of the front yard not used for parking purposes as required by this By-law shall be maintained as landscaped open space;
- 2) there shall be a minimum front yard width of 2 metres;

C. landscaped open space requirement (minimum):

- 1) for multiple dwelling - horizontal units, the area devoted to landscaped open space shall be not less than 10 per cent of the lot area.

3. PROVISIONS ("RM1-5" Zone)

a) Uses Permitted ("RM1-5" Zone)

No person shall within the lands zoned "RM1-5" use any lot or erect, alter or use any building or structure for any purpose except the following residential uses:

- i. detached residential use
- ii. multiple dwelling – horizontal



b) Zone Requirements ("RM1-5" Zone)

No person shall within the lands zoned "RM1-5" use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum per dwelling unit):
  - A. detached dwelling 200 square metres
  - B. multiple dwelling – horizontal 95 square metres
- ii. LOT FRONTAGE (minimum per dwelling unit):
  - A. detached dwelling 20 metres
  - B. multiple dwelling – horizontal 4.8 metres
- iii. FRONT YARD DEPTH (minimum per dwelling unit):
  - A. detached dwelling 2.6 metres
  - B. multiple dwelling – horizontal 4.5 metres
  - C. despite subsection B above, on the lands shaded on Figure 1, a multiple dwelling – horizontal may provide a minimum front yard depth of 2.6 metres;
- iv. INTERIOR SIDE YARD WIDTH (minimum per dwelling unit):
  - A. detached dwelling 2.7 metres
  - B. multiple dwelling – horizontal 1.2 metres except that
    - 1) where dwelling units on abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot;
    - 2) where dwelling units on abutting lots share a common wall and one of those dwelling units 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 unit is located;
    - 3) where dwelling units on abutting lots share a common wall and one of those dwelling units has an extension of that common wall that does not extend 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 unit 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 unit is located if an abutting interior side yard is provided on the other lot;

- v. FLANKAGE SIDE YARD WIDTH (minimum):
  - A. detached dwelling 2.7 metres
  - B. multiple dwelling – horizontal:
    - 1) 2.7 metres; or
    - 2) 2.0 metres from a temporary road
- vi. REAR YARD DEPTH (minimum per dwelling unit):
  - A. detached dwelling 1.2 metres
  - B. multiple dwelling – horizontal 6.0 metres
  - C. despite subsection B above, on the lands shaded on Figure 1, a multiple dwelling – horizontal may provide a minimum rear yard depth of 5.0 metres
- vii. LOT COVERAGE (maximum per dwelling unit): 50 percent for detached dwellings
- viii. BUILDING HEIGHT (maximum):
  - A. detached dwelling 9.0 metres
  - B. multiple dwelling – horizontal 12 metres
- ix. DWELLING UNIT/BUILDING REQUIREMENTS:
  - A. detached dwellings:
    - 1) minimum gross floor area-residential of 100 square metres per dwelling unit;
    - 2) maximum one dwelling unit per lot; and
  - B. multiple dwelling – horizontal:
    - 1) minimum gross floor area-residential of 95 square metres per dwelling unit;
    - 2) minimum unit width 4.8 metres;
    - 3) maximum one dwelling unit per lot;
    - 4) maximum 8 units per Multiple Dwelling - Horizontal; and
    - 5) the horizontal distance between buildings shall not be less than 2.4 metres
- x. PARKING REQUIREMENTS:
  - A. there shall be provided and maintained on the lot a minimum of one private garage per dwelling unit 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 a reserve on the opposite side of which is a street;

- B. for detached dwellings, no part of any attached private garage shall extend beyond the wall containing the main entrance to the dwelling unit;
- C. for multiple dwellings – horizontal, 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
  - 1) 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
  - 2) where a covered and unenclosed porch or verandah extends a minimum of 2.4 metres from the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than 3.6 metres beyond the wall containing the main entrance to the dwelling unit;

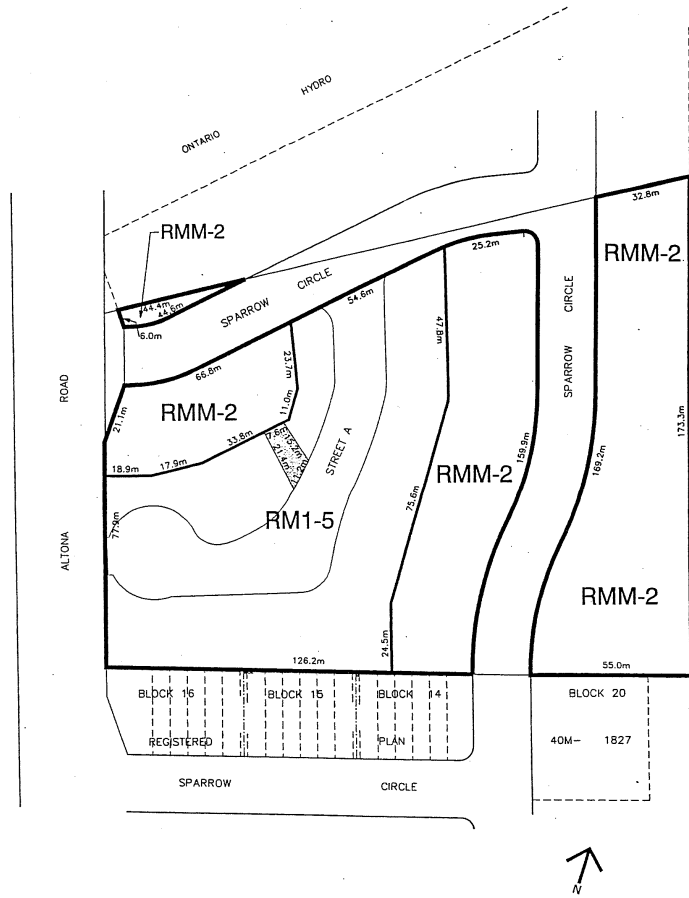
xi. SPECIAL REGULATION:

- A. no more than 3 detached dwellings may be located on the lands zoned “RM1-5”.

4. Model Homes

- a) Despite the provisions of Section 6.1 of By-law 3036, a maximum of 15 Model Homes, together with not fewer than two parking spaces per Model Home, may be constructed on the lands prior to division of those lands by registration of a plan of subdivision or condominium.
- b) For the purposes of this By-law, “Model Home” shall mean a dwelling unit used exclusively for sales display and for marketing purposes pursuant to an agreement with the Town of Pickering, and not used for residential purposes.

5. Figure 1



SCHEDULE II TO BY-LAW 5107/97 AS AMENDED BY BY-LAW 5636/00

SCHEDULE I TO BY-LAW 5871/01

PASSED THIS 7

DAY OF ~~Augst~~ 2001

  
MAYOR

  
DEPUTY CLERK

## 15.154 Exception Zone 154 (By-law 5139-97)

### 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, 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;
- d) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- e) "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;
- f) "Floor Area-Residential" "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 for the storage of one or more vehicles, in which structure no business or service is conducted for profit or otherwise;

- l) "Storey" shall mean that 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;
- 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 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) "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 (“SD-A” Zone)

No person shall within the lands zoned “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 with the lands zoned “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 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 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(c), 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 land 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.

c) Uses Permitted (“SA-7” Zone)

No person shall within the lands zoned “SA-7” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. single-attached dwelling

d) Zone Requirements (“SA-7” Zone)

No person shall with the lands zoned “SA-7” use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 160 square metres
- ii. LOT FRONTAGE (minimum): 5.4 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum): 1.2 metres, except
  - 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) 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

- 2) 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 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): 40 percent
- viii. BUILDING HEIGHT (maximum): 9.0 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:
  - A. Single Attached Dwellings in an “SA-7” 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;
  - B. no more than 4 dwelling units shall be permitted within the area zoned “SA-7”;
  - C. for dwellings sited on a corner lot on land zoned “SA-7”, 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;
  - D. for dwellings sited on interior lots on lands zoned “SA-7”, no part of any attached private garage shall extend more than 2.4 metres beyond the outer limit of the roof overhang of the front porch of the dwelling to which it is attached;

## **15.155 Exception Zone 155 (By-law 5148-97)**

### 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, 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) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- 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) "Neighbourhood Park" shall mean a municipal public park;
- l) "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;

- 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) "Front Yard Width" shall mean the shortest horizontal dimension of a front yard of a lot between the side lot lines, or between the side lot line and the flankage of 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 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) "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 on a reserve on the opposite side of which is a street;
- w) "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;
- x) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

2. Provisions ("S3/SD/NP" Zone)

a) Uses Permitted ("S3/SD/NP" Zone)

No person shall within the lands zoned "S3/SD/NP" use any lot or erect, alter or use any building or structure for any purpose except the following residential-oriented uses:

- i. detached dwelling
- ii. semi-detached dwelling
- iii. neighbourhood park

b) Zone Requirements ("S3/SD/NP" Zone)

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

- i. LOT AREA (minimum):
  - A. detached dwelling 350 square metres
  - B. semi-detached dwelling: 225 square metres
  - C. neighbourhood park 906 square metres
- ii. LOT FRONTAGE (minimum):
  - A. detached dwelling: 12 metres
  - B. semi-detached dwelling: 7.5 metres
  - C. neighbourhood park: 20 metres
- iii. FRONT YARD DEPTH (minimum):
  - A. detached dwelling: 4.5 metres
  - B. semi-detached dwelling: 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. detached dwelling:
    - 1.2 metres on one side and 0.6 metres on the other side
  - B. semi-detached dwelling:
    - 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 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;
- 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;
- 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 is provided on the other lot;
- v. FLANKAGE SIDE YARD WIDTH (minimum):
- A. dwellings having a flankage side yard abutting Finch Avenue, or a reserve on the opposite side of which is Finch Avenue: 4.5 metres
  - B. except for Lot 1 which shall have a minimum flankage side yard width of: 2.7 metres
  - C. dwellings having a flankage side yard abutting another street: 2.7 metres
- vi. REAR YARD DEPTH (minimum):
- A. detached dwelling : 7.5 metres
  - B. semi-detached dwelling: 7.5 metres
- vii. LOT COVERAGE (maximum):
- A. detached dwelling: 38 per cent
  - B. semi-detached dwelling: 40 per cent
- viii. BUILDING HEIGHT (maximum):
- A. detached dwelling: 12 metres
  - B. semi-detached dwelling: 12 metres
- ix. DWELLING UNIT REQUIREMENTS:
- A. detached dwelling:
    - 1) minimum gross floor area-residential of 100 square metres;
    - 2) maximum one dwelling unit per lot;
  - B. semi-detached dwelling:
    - 1) minimum gross floor area-residential of 100 square metres;
    - 2) maximum one dwelling unit per lot;

x. PARKING REQUIREMENTS:

- A. detached dwelling: there shall be provided and maintained on the lot a minimum of one private garage per dwelling unit attached to the main building, any vehicular access 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 a reserve on the opposite side of which is a street;
- B. semi-detached dwelling: there shall be provided and maintained on the lot a minimum of one private garage per dwelling unit attached to the main building, any vehicular access 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 a reserve on the opposite side of which is a street;
- C. 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;

xi. SPECIAL REGULATIONS:

- A. semi-detached dwelling:
  - 1) 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;
  - 2) despite the definition of "Dwelling, Semi-Detached or Semi Detached Dwelling" in Section 1(d), semi-detached dwellings erected in a "S3/SD/NP" 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.
- B. neighbourhood park:
  - 1) within lands provided through approval of a plan of subdivision for the use of a neighbourhood park, no person shall use any lot or erect, alter or use any building or structure for any purpose except for a neighbourhood park and uses accessory thereto;
  - 2) within lands provided through approval of a plan of subdivision for the use of a neighbourhood park, 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 to be used for the purposes of a neighbourhood park.

## **15.156 Exception Zone 156 (By-law 981-79)**

1. Notwithstanding the provisions of Section 16.1 or Section 16.2 of By-law 3036, the lands designated "O2-1" and located in Part of Lot 17, Concession 2, Town of Pickering, and in Part of the Road Allowance between Lot 17, Concession 2, Town of Pickering, and Lot 16, Concession 2, Town of Ajax, may be used for the purpose of a seasonal camping establishment.



## 15.157 Exception Zone 157 (By-law 5212-98)

### 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 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 ("R4-12" Zone)

No person shall within the lands zoned "R4-12" 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 ("R4-12" Zone)

No person shall within the lands zoned "R4-12" 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): 7.5 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): 9.0 metres

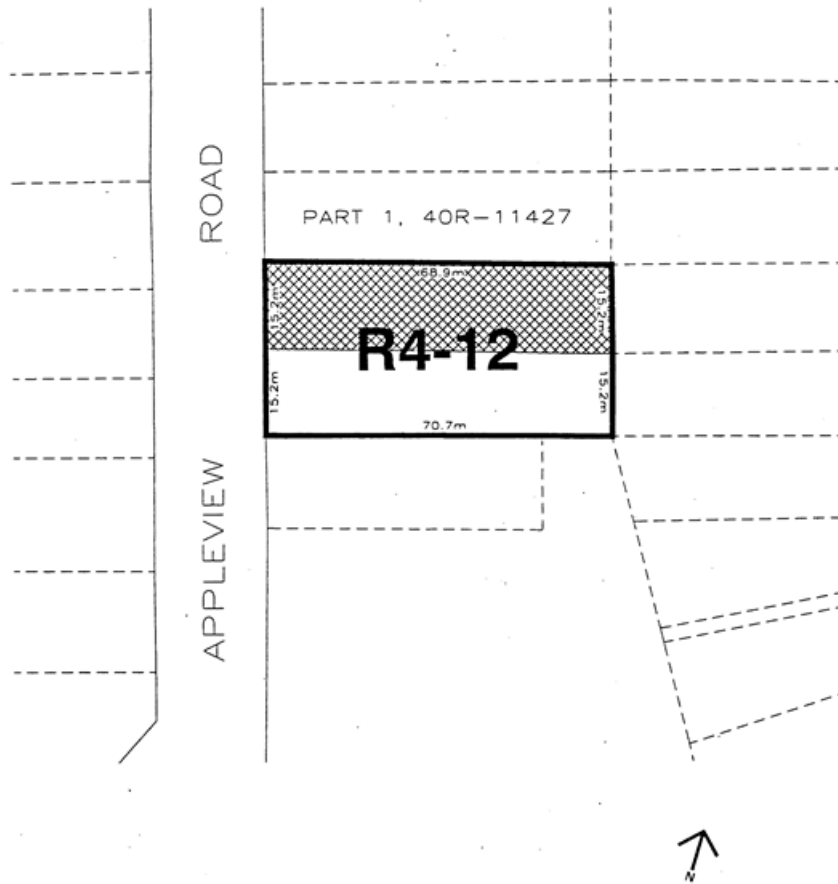
ix. DWELLING UNIT REQUIREMENTS:

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

x. SPECIAL RESTRICTION:

on the lands crosshatched on Figure 1, 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.

3. Figure 1




SCHEDULE I TO BY-LAW 5212/98

PASSED THIS 6th

DAY OF April 1998

  
MAYOR

  
CLERK

## 15.158 Exception Zone 158 (By-law 736-77)

### 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 eave of the said building.
- b) "Coverage" shall mean the percentage of lot area coverage by all buildings on the lot.
- 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) "Semi-Detached Dwelling" shall mean one of a pair of attached dwellings that are attached horizontally in whole or in part above grade and are separated from other buildings by yards.
- e) "Single Attached Dwelling" shall mean one of a group of not more than six (6) attached dwellings that are attached horizontally in whole or in part and are separated from other buildings by yards.
- f) "Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 6 metres distance from the street line.
- g) "Floor Area" shall mean the total area contained within the outside walls of a building excluding, in the case of a dwelling, any private garage, porch, veranda, sunroom, balcony, basement recreation room or unfinished attic or basement.
- h) "Private Garage" means an enclosed or partially enclosed structure for the storage of one or more, vehicles, in which no business or service is conducted for profit or otherwise.
- i) "Yards"
  - i. "Front Yard" shall mean the space between the main front wall of a building and a street extending, the full 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:

- a) The standards and provisions as set out on Figure 1 attached hereto shall apply to the area restricted by this By-law.

3. Figure 1

Zone	Symbol	Maximum Dwelling Units Per Registered Lot	Minimum Frontage	Maximum Lot Area per Dwelling	Minimum Yards			Minimum Floor Area per Dwelling	Minimum Parking Requirements
					Front	Side and Flankage	Rear		
Semi-Detached Dwelling	SD	2 Dwelling Units	9 metres per dwelling except 10.5 metres per corner dwelling	275 square metres	4.5 metres	1.2 metres side 2.7 metres flankage	7.5 metres	115 square metres	Each dwelling shall have at least one private garage setback not less than 6 metres from the street
Single Attached Dwelling	SA	6 Dwelling Units	6 metres per dwelling except 7.5 metres per end dwelling 9 metres per corner dwelling	200 square metres				105 square metres	
Greenbelt	In accordance with the provisions of Section 17 of By-law 3036								

4. Additional Provisions:

- a) Maximum building height = 10.5 metres
- b) Maximum building coverage = 33 percent

## 15.159 Exception Zone 159 (By-law 765-78)

### 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) “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) “Semi-Detached Dwelling” shall mean one of a pair of attached dwellings that are attached horizontally in whole or in part above and/or below grade and are separated from other buildings by yards.
- d) “Lot Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel to and 6.0 metres distant from the front lot line.
- e) “Floor Area” shall mean the total area of all storeys contained within the outside walls of a building excluding, in the case of a dwelling, any private garage, porch, veranda, sunroom, balcony, basement recreation room or unfinished attic or basement.
- f) “Private Garage” means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business or service is conducted for profit or otherwise.
- g) “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

- a) The standards and provisions as set out on Figure 1 attached hereto shall apply to the area restricted by this by-law.



3. Figure 1

Zone	Symbol	Uses Permitted	Minimum Lot Frontage per Dwelling	Minimum Lot Area per Dwelling	Minimum Setbacks per Pair of Attached Semi-Detached Dwellings			Minimum Floor Area per Dwelling	Minimum Parking Requirements
					Front	Side and Flankage	Rear		
Residential Semi-Detached	SD	Residential – One Family semi-detached dwelling	9.5 metres per dwelling except 11 metres per corner dwelling	325 square metres	4.5 metres	1.2 metres side 2.7 metres flankage	7.5 metres	110 square metres	Each dwelling shall have at least one private garage setback not less than 6.0 metres from the street

4. Additional Provisions:

- a) Maximum building height = 10.5 metres
- b) Maximum coverage = 33 percent
- 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.

## 15.160 Exception Zone 160 (By-law 770-78)

### 1. Definitions

- a) "Building Height" shall mean the vertical dimension of a building 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) "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) "Semi-Detached Dwelling" shall mean one of a pair of attached dwelling that are attached horizontally in whole or in part above and/or below grade and are separated from other building by yards.
- d) "Lot Frontage" shall mean the width of a lot between the side lot lines measured along a line parallel to and 6.0 metres distant from the front lot line.
- e) "Floor Area" shall mean the total area of all storeys contained within the outside walls of a building excluding, in the case of a dwelling, any private garage, porch, veranda, sunroom, balcony, basement recreation room or unfinished attic or basement.
- f) "Private Garage" means an enclosed or partially enclosed structure for the storage of one or more vehicles, in which no business or service is conducted for profit or otherwise.
- g) "Yards"
  - i. "Front Yard" shall mean the space between the main front wall of a building and the front lot line 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 the 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 yard to rear yard.

### 2. Provisions

- a) The standards and provisions as set out on Figure 1 attached hereto shall apply to the area restricted by this By-law.

3. Figure 1

Zone	Symbol	Uses Permitted	Minimum Lot Frontage per Dwelling	Minimum Lot Area per Dwelling	Minimum Setbacks per Pair of Attached Semi-Detached Dwellings			Minimum Floor Area per Dwelling	Minimum Parking Requirements
					Front	Side and Flankage	Rear		
Residential Semi-Detached	"SD"	Residential – One Family semi-detached dwelling	9.5 metres per dwelling except 11 metres per corner dwelling	325 square metres	4.5 metres	1.2 metres side 2.7 metres flankage	7.5 metres	110 square metres	Each dwelling shall have at least 1 private garage setback not less than 6.0 metres from the street

4. Additional Provisions:

- a) Maximum building height = 10.5 metres
- b) Maximum coverage = 33 percent
- 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.

## 15.161 Exception Zone 161 (By-law 978-79)

### 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 Attached Dwelling – Attached Above Grade" 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 which wall shall be not less than 3 metres in length and not less than 1 storey in height.
- e) "Single Attached Dwelling – Attached Above or Below Grade" shall mean one of a group of not less than three and not more than six single dwellings which are attached horizontally in whole or in part above grade or below grade, or both.
- f) "Floor Area" shall mean the total area of the floors of all storeys contained within the outside walls of a building excluding, in the case of a building containing a dwelling or dwellings, the floors of any private garage, porch, verandah, sunroom, balcony, basement recreation room or unfinished attic or basement.
- 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 of a lot, such distance being measured along a line which is parallel to a 7.5 metres distance 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 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

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

- i. single attached dwelling attached above grade residential uses.

### b) Zoning Requirements

No person shall within the lands designated "SA-A", 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 except that:
  - A. In the case of a corner lot, the minimum shall be 10.7 metres;

- B. in the case of an interior lot containing a single dwelling attached on only one side above grade, the minimum shall be 8.5 metres.
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTHS (minimal):
  - A. interior side yard: 1.5 metres, except that no interior side yard shall be provided where single attached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, so long as every wall on such side and not part of a common wall, or not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
    - 1) 1.8 metres measured perpendicularly to such side lot line if no abutting side yard is provided on the abutting lot, or
    - 2) 0.9 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.
  - B. flankage side yard: 3 metres
- v. REAR YARD DEPTH (minimum): 7.5 metres
- vi. FLOOR AREA (minimum): 100 square metres
- vii. LOT COVERAGE (maximum): 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLINGS PER LOT (maximum): 1 only
- x. 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

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

- i. single attached dwelling attached above or below grade residential uses.

d) Zone Requirements

No person shall within the lands designated "SA-AB", 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 except that:

- A. in the case of a corner lot, the minimum shall be 10.7 metres,

- B. in the case of an interior lot containing a single dwelling attached on only one side, the minimum shall be 8.5 metres.
- iii. FRONT YARD DEPTH (minimum) 4.5 metres
- iv. SIDE YARD WIDTHS (minimal):
  - A. interior side yard: 1.5 metres, except that no interior side yard shall be required where single attached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, so long as every wall on such side and not part of a common wall, or not a direct extension thereof, shall be set back from the side lot line separating such lots as follows:
    - 1) 1.8 metres measured perpendicularly to such lot line if no abutting side yard is provided on the abutting lot, or
    - 2) 0.9 metres measured perpendicularly to such side lot line if an abutting side yard is provided on the abutting lot.
  - B. flankage side yard: 3 metres
- v. REAR YARD DEPTH (minimum): 7.5 metres
- vi. FLOOR AREA (minimum): 100 square metres
- vii. LOT COVERAGE (maximum) 38 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLINGS PER LOT (maximum) 1 only
- x. PRIVATE GARAGES (minimum):
  - 1 per dwelling attached to the main building and located not less than 6 metres from the front lot line.

## **15.162 Exception Zone 162 (By-law 1055-79, as amended by By-law 6134-03 and By-law 7059-10)**

### 1. Definitions

- a) "Body Rub Parlour" shall mean any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario;
- b) "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;
- c) "Commercial Club" shall mean an athletic or recreational 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, but shall not include any other school defined herein;
- 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 here;
- f) "Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- g) "Discount Department Store" shall mean a discount department store, as defined by Statistics Canada, such as but not limited to, Zellers and Wal-Mart, engaged in general merchandising of a wide range of commodities and services which may include, but is not limited to, apparel, hardware and household goods, garden supplies, automotive supplies, leisure, pet and drug items and toys;
- h) "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, confectionary items, cosmetics, toiletries, periodicals, or similar items of day-to-day household necessity are stored, displayed and offered for retail sale;

- i) "Financial Institution" shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- j) "Floor Area" shall mean the aggregate of the floor areas of all above and below grade storeys, but shall exclude the floor area of any stairwells, elevators, and any part below established grade used exclusively for storage purposes;
- k) "General Merchandise Store" shall mean a general merchandise store as defined by Statistics Canada, such as but not limited to, Bi-Way, Bargain Harolds, and Stedmans, engaged in general merchandising of a wide range of commodities and services, which may include but is not limited to apparel, hardware and household goods, garden supplies, automotive supplies, leisure, pet and drug items and toys;
- 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 those areas used exclusively for storage purposes which are below established grade or within mezzanines;
- m) "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, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision;
- n) "Major Department Store" shall mean a major department store as defined by Statistics Canada, such as but not limited to, Sears and The Bay, engaged in general merchandising of a wide range of commodities and services, which may include, but is not limited to, apparel, hardware and household goods, garden supplies, automotive supplies, leisure, pet and drug items and toys;
- o) "Personal Service Shop" shall mean an establishment in which personal service is performed and which may include a barber shop, 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, c.M. 45, as amended from time-to-time, or any successor thereto;
- 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 by the Municipal Act, R.S.O. 1990, c.M. 45, as amended from time-to-time, or any successor thereto;

- q) “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 food store, a discount department store, a major department store, or a general merchandise store;
- r) “Specialty Food Store” shall mean a retail store specializing in a specific type or class of foods such as an appetizer store, bakery, butcher, delicatessen, fish, gourmet and similar foods;
- s) “Vehicle Sales or Rental Establishment” shall mean an establishment having as its main use the sale, service, rent or lease of vehicles, and which may include an accessory vehicle repair shop, but shall not include any establishment engaged in the retail sale of motor vehicle fuels;
- 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 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 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 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 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

### a) Uses Permitted (“CA3-4” Zone)

- i. No person shall within the lands designated “CA3-4” undertake any use for any purpose except as follows:
  - A. business office
  - B. commercial club
  - C. commercial school
  - D. commercial recreational establishment
  - E. drug store
  - F. financial institution
  - G. personal service shop
  - H. professional office
  - I. retail store
  - J. vehicle sales and rental establishment
- ii. The permitted uses shall only occur within the building existing as of the day of the passing of this by-law on the property being Part 1 40R-3466 and Parts 2-5 40R-5805 generally as shown on the site plan approved on June 21, 2005.

### b) Zone Requirements

- i. No person shall within the lands designated “CA3-4”, use any lot or erect, alter or use any building or structure except in accordance with the provisions of this subsection.
- ii. For the purpose of this section, the lot lines flanking Kingston Road (Highway 2) or an abutting reserve are deemed to be the front lot line, and the lot line deemed to be the rear lot lone.
  - A. Front Yard Depth 15 metres
  - B. Interior Side Yard Width (minimum) 10 metres
  - C. Flankage Side Yard Width (minimum) 15 metres
  - D. Rear Yard Depth (minimum) 10 metres

- E. Lot Coverage (maximum) 30 percent
  - F. Building Height (maximum) 11 metres
  - G. Landscaped Open Area (minimum) 15 percent
- c) Uses Permitted Zone Requirements (“(H)” Zone)
- i. Until such time as the “(H)” Holding Provision is lifted, the lands shall not be used for any purpose other than vehicle sales and rental establishment.
- d) Removal of the “(H)” Holding Symbol
- i. The “(H)” Holding Symbol shall not be removed from the “CA3-4” Zone for lands being Part 1 40R-3466, Parts 2-5 40R-5805 until such time as a traffic analysis has been submitted and an updated Site Plan Agreement has been executed and registered for the lands to the satisfaction of the City of Pickering in consultation with the Region of Durham.
  - ii. The “(H)” Holding Symbol shall not be removed from the “CA3-4” Zone for lands being Part 1 40R-11779 until such time as a Site Plan Agreement for the lands has been executed and registered to the satisfaction of the City of Pickering and the Region of Durham and the flood plain issues associated with the lands have been addressed to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority.

## 15.163 Exception Zone 163 (By-law 1060-79)

### 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) “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.
- 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 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.
- g) “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 distance 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 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.
- 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) “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 as follows:

- i. single 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:

#### i. LOT AREA (minimum):

- A. on the lands designated S1: 500 square metres
- B. on the lands designated S2: 450 square metres
- C. on the lands designated S3: 400 square metres

#### ii. LOT FRONTAGE (minimum):

- A. on the lands designated "S1": 15 metres, except that in the case of a corner lot the minimum lot frontage shall be 16.5 metres

- B. on the lands designated "S2": 13.5 metres, except that in the case of a corner lot the minimum lot frontage shall be 15 metres
- C. on the lands designated "S3": 12 metres, except that in the case of a corner lot the minimum lot frontage shall be 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, except that in the case of a corner lot flanking Whites Road the minimum flankage side yard width shall be 7.5 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. FLOOR AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 35 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 ("S4" Zones)

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

- i. single detached dwelling residential uses

d) Zone Requirements ("S4" Zones)

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

- i. LOT AREA (minimum): 300 square metres
- ii. LOT FRONTAGE (minimum): 10 metres, except that in the case of a corner lot the minimum lot frontage shall be 12.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTHS (minima):
  - A. interior side yard: 1.8 metres, except that no interior side yard shall be required on one side, so long as every wall on such side and not on the side lot line, shall be set back a minimum of 0.9 metres from the side lot line measured perpendicularly therefrom.

- B. flankage side yard: 2.7 metres
- v. REAR YARD DEPTH (minimum): 7.5 metres
- vi. FLOOR AREA (minimum): 100 square metres
- vii. LOT COVERAGE (maximum): 35 percent
- viii. BUILDING HEIGHT (maximum): 12 metres
- ix. DWELLINGS PER LOT (maximum): 1 only
- x. PRIVATE GARAGES (minimum): 1 per dwelling, attached to the main building and located not less than 6 metres from the front lot line
- xi. SPECIAL SIDE YARD PROVISIONS:
  - A. each lot to which this section applies that abuts, on its side lot line, a lot to which this section does not apply shall provide a side yard having a minimum side yard width of 1.8 metres, adjacent to the latter lot.
  - 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 this section applies shall be not less than 1.8 metres.



## 15.164 Exception Zone 164 (By-law 1101-80)

### 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 - Attached Above Grade" shall mean one of a pair of single dwellings which are attached horizontally and divided vertically by an above grade common wall which wall shall not be less than 3 metres in length and not less than 1 storey in height.
- f) "Semi-Detached Dwelling - Attached Above or Below Grade" 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.
- g) "Single Attached Dwelling - Attached Above Grade" 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 which wall shall be not less than 3 metres in length and not less than 1 storey in height.
- h) "Floor Area" shall mean the total area of all storeys contained within the outside walls of a building excluding, in case of a building containing a dwelling or dwellings, any private garage, porch, verandah, sunroom, balcony, basement recreation room, unfinished attic or unfinished basement.
- 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 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.
- 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 ("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 use:

- i. Single detached 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 or structure except in accordance with the following provisions:

- i. LOT AREA (minimum):

- A. on the lands designated "S1": 500 square metres
- B. on the lands designated "S2": 450 square metres
- ii. LOT FRONTAGE (minimum):
  - A. on the lands designated "S1": 15 metres, except that in the case of a corner lot the minimum lot frontage shall be 16.5 metres
  - B. on the lands designated "S2": 13.5 metres, except that in the case of a corner lot the minimum lot frontage shall be 15 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): 35 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 ("SD-A" and "SD-AB" Zones)

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

- i. on the lands designated "SD-A": semi-detached dwelling attached above grade residential uses
- ii. on the lands designated "SD-AB": semi-detached dwelling attached above or below grade residential uses

d) Zone Requirements ("SD-A" and "SD-AB" Zones)

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

- i. LOT AREA (minimum): 275 square metres

- ii. LOT FRONTAGE (minimum): 9 metres except that in the case of a corner lot the minimum lot frontage shall be 10.5 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 in an "SD-A" Zone, or is required in an "SD-AB" Zone, 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): 35 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 ("TH" Zone)
- No person shall within the lands designated "TH" use any lot or erect, alter or use any building or structure for any purpose except the following uses:
- i. single detached dwelling residential uses
  - ii. semi-detached dwelling attached above grade residential uses
  - iii. single attached dwelling attached above grade residential uses
- f) Zone Requirements ("TH" Zone)
- g) No person shall within the lands designated "TH", 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 except that in the case of a corner lot, the minimum shall be 8.2 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. FLOOR AREA (minimum): 100 square metres
- viii. LOT COVERAGE (maximum): 38 percent
- ix. BUILDING HEIGHT (maximum): 12 metres
- x. PRIVATE GARAGES (minimum): 1 per dwelling, attached to the main building and located not less than 6 metres from the front lot line

## 15.165 Exception Zone 165 (By-law 1103-80)

### 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 in whole or in part above grade, or below grade, or both.
- f) "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.
- 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) "Neighbourhood Park" shall mean a municipal public park including recreation uses and buildings, and uses accessory thereto.
- 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 ("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 use:

- i. single detached dwelling residential use

### 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 or structure except in accordance with the following:

- i. LOT AREA (minimum):
  - A. on the lands designated "S1": 500 square metres
  - B. on the lands designated "S2": 450 square metres

- ii. LOT FRONTAGE (minimum):
  - A. on the lands designated "S1": 15 metres, except that in the case of a corner lot the minimum lot frontage shall be 16.5 metres
  - B. on the lands designated "S2": 13.5 metres, except that in the case of a corner lot the minimum lot frontage shall be 15 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres, except that in the case of a lot with a rear lot line abutting in whole or in part an "G" Zone the minimum front yard depth shall be 4 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 ("SD" Zones)

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 use:

- i. semi-detached dwelling residential use

d) Zone Requirements ("SD" Zones)

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

- i. LOT AREA (minimum): 275 square metres
- ii. LOT FRONTAGE (minimum): 9 metres except that in the case of a corner lot the minimum lot frontage shall be 10.5 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 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.

e) 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

f) Uses Permitted ("G" Zone)

g) 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.

## 15.166 Exception Zone 166 (By-law 5342-98)

### 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 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, 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 ("S3-8" Zone)

No person shall within the lands designated "S3-8" 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 ("S3-8" Zone)

c) No person shall within the lands designated "S3-8" 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): 13.5 metres

- iv. INTERIOR SIDE YARD WIDTH: no minimum one side, so long as the other interior side yard width provides at least 3.0 metres to the nearest wall of the main dwelling;
  - v. REAR YARD DEPTH (minimum): 27.5 metres
  - vi. LOT COVERAGE (maximum):
    - A. for all buildings and structures on a lot: 38%
    - B. the lot coverage of all accessory buildings shall not exceed five 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 REQUIREMENTS  
minimum one private garage per lot, which shall be located within the rear yard, or attached to the main rear wall of the dwelling unit.
  - x. SPECIAL REGULATIONS:
    - A. the horizontal distance between dwelling units on adjacent lots shall not be less than 3.0 metres.
    - B. all accessory buildings which are not part of the main dwelling shall be erected not less than 1.0 metre from any lot line, save and except that a private detached garage may be located not less than 0.6 metres from any side lot line.
- d) Uses Permitted ("OS-HL-3" Zone)
- No person shall within the lands designated "OS-HL-3" 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. pedestrian trails and walkways.
- e) Zone Requirements ("OS-HL-3" 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, resource management, or pedestrian trail and walkway purposes.

## 15.167 Exception Zone 167 (By-law 5365-98)

### 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 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 ("S2-10" and "S3-9" Zones)

No person shall within the lands designated "S2-10" and "S3-9" 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 ("S2-10" and "S3-9" Zone)

No person shall within the lands designated "S2-10" and "S3-9" 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):
  - A. on the lands designated “S2-10” 400 square metres
  - B. on the lands designated “S3-9” 350 square metres
- ii. LOT FRONTAGE (minimum):
  - A. on the lands designated “S2-10” 13.5 metres
  - B. on the lands designated “S3-9” 12.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. 1.2 metres each side, or
  - B. 1.8 metres on one side and no minimum on the other side
- v. BUILDING SEPARATION (minimum): 1.8 metres
- vi. FLANKAGE SIDE YARD WIDTH (minimum):
  - A. for lots flanking on Altona 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 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.
  - C. despite clause A above, where a single storey covered and unenclosed verandah or porch having no habitable space above it is attached to the front or flankage side of a dwelling unit, such porch shall be excluded from the calculation of lot coverage.
- ix. BUILDING HEIGHT (maximum): 9.0 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 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.

B. minimum driveway width of 5.0 metres.

xii. MODEL HOMES:

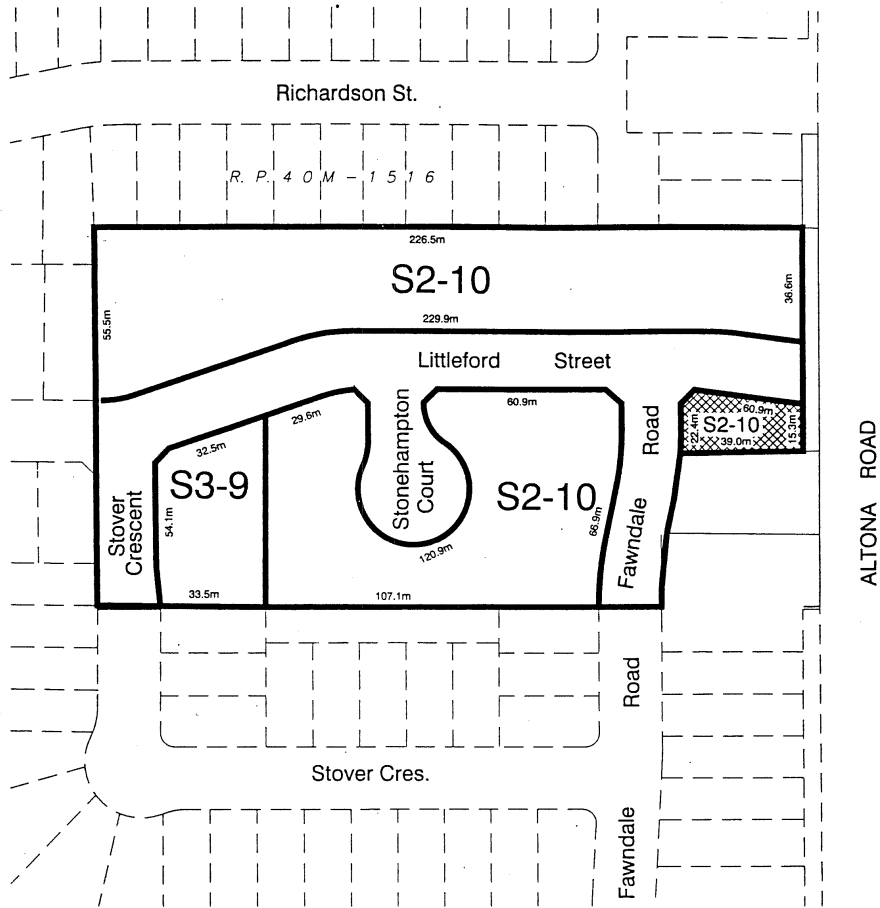
- A. despite the provisions of Section 6.1 of By-law 3036, a maximum of 10 Model Homes, together with not fewer than two parking spaces per Model Home, may be constructed on the lands subject to this exception prior to division of those lands by registration of a plan of subdivision.
- B. for the purposes of this By-law, “Model Home” shall mean a dwelling unit used exclusively for sales display and for marketing purposes pursuant to an agreement with the Town of Pickering, and not used for residential purposes.

xiii. SPECIAL REGULATIONS


- A. despite Sections 2(b)(iii) and 2(b)(vi) of this By-law, pertaining to front yard depth and flankage side yard width, where a single storey covered and unenclosed verandah or porch having no habitable space above it is attached to the front or flankage side of a dwelling unit, such porch may extend a maximum of 1.5 metres into the required minimum front yard depth or flankage side yard width.
- B. despite the provisions of Section 2(b)(vi) of this By-law, on the lands cross-hatched on Figure 1 attached hereto, the minimum flankage side yard width shall be 0.3 of a metre.
- C. on the lands cross-hatched on Figure 1 attached hereto, Section 2(b)(xi) of this By-law pertaining to parking and private garage requirements, and Sections 5.18(a) and 5.18(b), of By-law 3036, as amended, pertaining to accessory building locations shall not apply.
- D. despite clauses B and C above, where a detached dwelling or any part or extension thereof is constructed after September 30, 1998, on the lands cross-hatched on Figure 1 attached hereto, the minimum flankage side yard width shall be 2.7 metres, and Section 2(b)(xi) of this By-law, and Sections 5.18(a) and 5.18(b) of By-law 3036, as amended, shall apply.

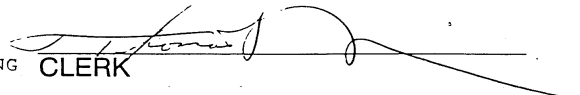


3. Figure 1



SCHEDULE I TO BY-LAW 5365/98  
PASSED THIS 4th  
DAY OF August 1998

  
MAYOR

  
ACTING CLERK

## **15.168 Exception Zone 168 (By-law 5374-98, as amended by By-law 5838-01)**

### 1. Definitions

- a) "Building" shall mean a building in which is conducted the principal uses of the lot on which it is situated. In any residential zone, a building containing one or more dwelling units shall be deemed to be the main building;
- b) "Building Height" shall mean the vertical distance between the established grade 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 level between eaves and ridge. A penthouse tower, cupola, steeple or other roof structure which is used only as an ornament upon which or to house the mechanical equipment of any building, shall be disregarded in calculating the height of such building;
- c) "Build-to-Zone" shall mean an area of land within which all or part of a building or buildings are to be located;
- d) "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;
- e) "Day Nursery" shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, for use as a facility for the daytime care of children;
- 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) "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;
- i) "Functional Floor Level" shall mean an enclosed building storey containing an area of at least 50% of the building's ground floor area, and a ceiling height suitable for the intended use;

- 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) "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;
- 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 parallel to and 7.5 metres distant from the front lot line;
- 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) "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. Chapter M.45, as amended from time to time, or any successor thereto;
- p) "Restaurant - Type E" 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 in the building or elsewhere on the premises;
- q) "Retail Store" shall mean a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public;
- r) "Structure" shall mean anything installed, constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground and, without limiting the generality of the foregoing, includes a vehicle as defined in the Highway Traffic Act, but does not include an in-ground swimming pool;
- s) "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;

- t) "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;
- u) "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;
- v) "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;
- w) "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;
- x) "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;
- y) "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;
- z) "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;
- aa) "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;
- bb) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. PROVISIONS

### a) Uses Permitted ("MD-H4" Zone)

No person shall within the lands designated "MD-H4", 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-H4" Zone)

No person shall within the lands designated "MD-H4", use any lot or erect, alter, or use any building except in accordance with the following provisions:

i. BUILDING RESTRICTIONS:

A. Building Location and Setbacks

- 1) Buildings and structures shall comply with the minimum setbacks illustrated on Figure 1 attached hereto;
- 2) The horizontal distance between multiple dwelling buildings shall be a minimum of 3.0 metres;
- 3) Section 5.22 of By-law 3036, as amended, shall not apply to lands designated "MD-H4".

B. Building Height

- 1) Maximum: 13.5 metres.

ii. PARKING REQUIREMENTS:

- A. 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;
- B. Clauses 5.21.2a) to 5.21.2f), inclusive and clause 5.21.2i) of By-law 3036, as amended, shall not apply to lands designated "MD-H4";
- C. 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.

c) Uses Permitted ("MU-11" Zone)

No person shall within the lands designated "MU-11", use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. Restaurant Type E
- ii. Professional Office
- iii. Business Office
- iv. Retail Store
- v. Day Nursery

d) Zone Requirements ("MU-11" Zone)

No person shall within the lands designated "MU-11", use any lot or erect, alter, or use any building except in accordance with the following provisions:

i. 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 have located on it, a building or part of a building or buildings.
- 2) Notwithstanding clause (1) above, a deck, patio, or any building addition having a gross floor area less than 10 square metres, shall not be considered to be a building or part of a building for the purpose of satisfying the requirements of that clause only;

B. Building Height (minimum): two functional floor levels and 7.0 metres.

C. Building Height (maximum): six functional floor levels and 21 metres.

ii. PARKING REQUIREMENTS:

A. There shall be provided and maintained on the lands designated "MU-11" parking at a ratio of 5.5 spaces per 93 square metres gross leasable area for Retail Store uses, and Business Office and Professional Office uses;

B. There shall be provided and maintained on the lands designated "MU-11" parking at a ratio of 5.5 parking spaces per 93 square metres of activity room area for Day Nursery uses;

C. There shall be provided and maintained on the lands designated "MU-11" parking at a ratio of 8.0 spaces per 93 square metres per gross leasable floor area for Restaurant - Type E uses;

D. Clauses 5.21.2a) to 5.21.2f), inclusive, of By-law 3036, as amended, shall not apply to the lands designated "MU-11";

E. Notwithstanding clauses 5.21.2g) and 5.21.2k) of By-law 3036, as amended, all entrance and exits to parking areas and all parking areas shall be surfaced with brick, asphalt, or concrete, or any combination thereof.

iii. SPECIAL REGULATIONS:

A. All uses, other than parking and outdoor play areas, shall take place entirely within enclosed buildings or structures with no outside storage or display;

- B. Notwithstanding the provisions of subsection 2(c) and subsections 2(d)(i), 2(d)(ii) and 2(d)(iii)(A) above, the building existing on the lands designated "MU-11", on the date of passing of this by-law, as shown on the survey plan prepared by Brown & Coggan Ltd, Ontario Land Surveyors, dated July 13, 1988, shall be deemed to comply with the provisions of By-law 3036, as amended, and the uses therein shall be limited to a Retail Store, Professional Office, Business Office or Restaurant – Type E or Day Nursery.
- 1) The provisions of Sections 5.21.2(b), 5.21.2(d) and Section 2.2.1) of By-law 3036 shall not apply to the existing building and site.
  - 2) The minimum width for a two-way traffic aisle shall be 5.5 metres.
  - 3) Parking shall be provided and maintained at a ratio of 5.5 parking spaces per 93 square metres of gross leasable floor area for a Professional Office, a Business Office and a Retail Store and at a ratio of 8.0 parking spaces per 93 square metres of gross leasable floor area for a Restaurant - Type E, and a minimum of 15 parking spaces shall be provided and maintained for any Day Nursery Use.
  - 4) Any external alterations or additions to the existing building as shown on the survey plan prepared by Brown & Coggan Ltd, Ontario Land Surveyors, dated July 13, 1988 or new development on the lands shall comply with the provisions of the "MU-11" zone, Subsections 2(c), 2.d(i), 2.d(ii), and 2.d(iii)(A) set out herein.

e) Uses Permitted (“(H)” Holding Symbol)

Despite the provisions of Section 2(c) and Subsections 2(d)(i), (ii) and (iii) of this By-law, while the “(H)” – Holding Symbol is in place preceding the “MU-11” Zone designation, no person shall use any lands for any purpose other than those uses permitted and those requirements outlined in Section 2(d)(iii)(B) of this By-law.

f) Removal of the “(H)” Holding Symbol

Prior to an amendment to remove the “(H)” Holding Symbol preceding the “MU-11” Zone designation, on all or part of the area so zoned, the owner shall satisfy the Region of Durham and the City of Pickering respecting road improvements within Altona Road required to provide appropriate access to any new development on the subject lands, including the provision of a northbound left turning lane within Altona Road to the subject lands.

g) 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:

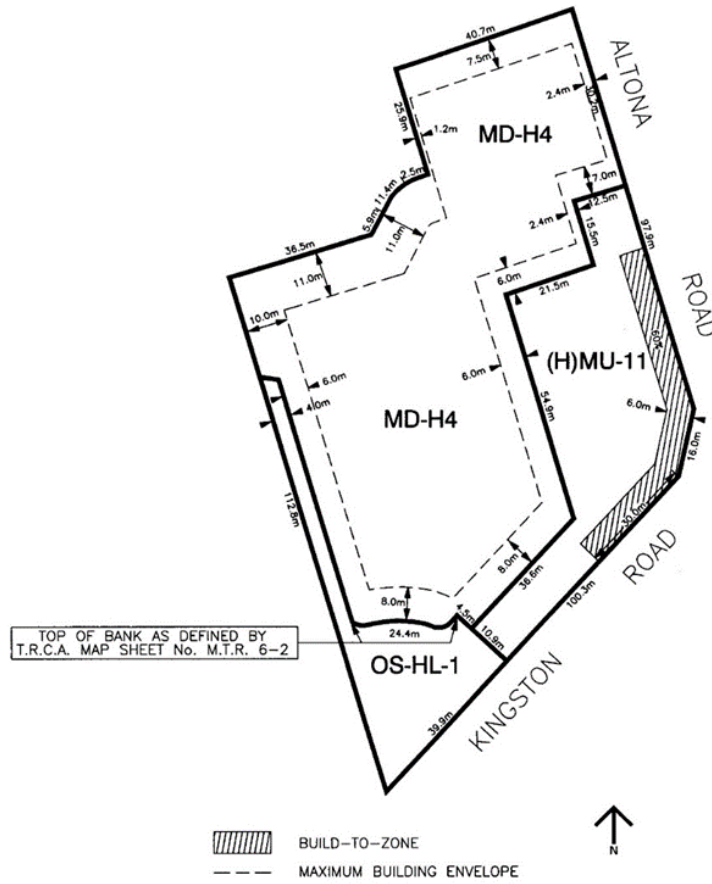
- i. conservation of the natural environment, soil and wildlife; and,
- ii. resource management.

h) 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.




3. Figure 1



SCHEDULE I TO BY-LAW 5838/01  
PASSED THIS 22 AMENDED BY BY-LAW  
DAY OF May 2001 5530/99 AND BY-LAW

  
MAYOR

  
CLERK

## **15.169 Exception Zone 169 (By-law 5412-98, as amended by By-law 5617-00)**

### 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 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 ("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 residential 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 or structure for any purpose except in accordance with the following provisions:

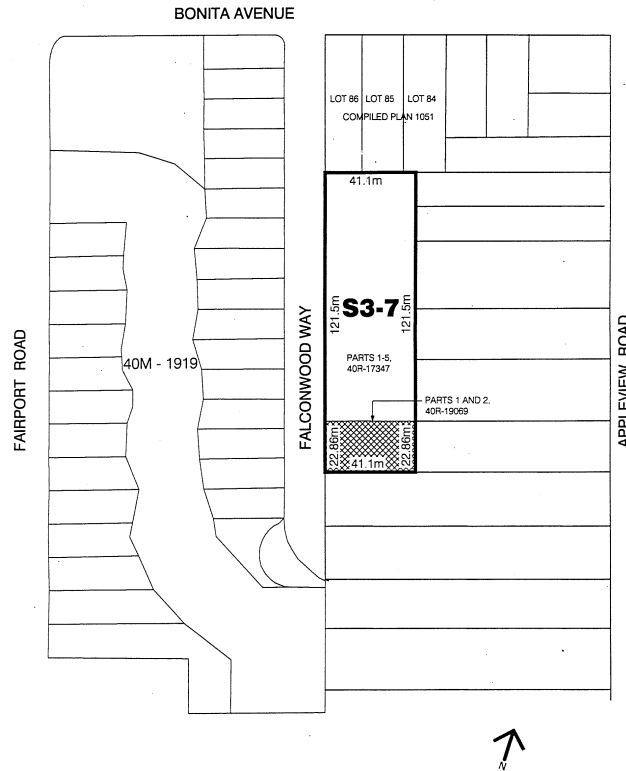
- i. LOT AREA (minimum): 350 square metres

- ii. LOT FRONTAGE (minimum): 12.0 metres
- iii. FRONT YARD DEPTH (minimum):  
4.5 metres, except that, 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 on one side and 0.6 metres on the other side, except that, 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.
  - A. Despite the provisions of Section 2(b)(iv) above, on the lands cross hatched on Figure 1 the minimum north side yard width shall be 0.6 metres and, the minimum south side yard width shall be 2 metres.
- v. BUILDING SEPARATION (minimum): 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 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.
  - 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 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** 5412/98  
**PASSED THIS** 16th **AMENDED BY**  
**DAY OF** November **1998** **BY-LAW** 5617/00

Signed \_\_\_\_\_  
**MAYOR**

Signed \_\_\_\_\_  
**CLERK**

## 15.170 Exception Zone 170 (By-law 5415-98)

### 1. Definitions

- a) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent, and separate housing keeping unit containing a separate kitchen and sanitary facilities;
- 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 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) "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, and may include the provision of nursing services, medical care or treatment, and ancillary administrative offices, 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;
- d) "Retirement Home" shall mean a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate entrance from a common hall, where common facilities for the preparation and consumption of food are provided and common lounges, recreation rooms, medical care facilities and ancillary administrative offices may also be provided;
- e) "Storey" shall mean that portion of a building other than a basement, cellar, attic, or below-grade parking structure, included between the surface of any floor and the surface of the floor, roof deck or ridge next above it;
- f) "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 ("R(RH-NH)" Zone)

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

- i. nursing home
- ii. retirement home

b) Zone Requirements ("R(RH-NH)" Zone)

No person shall within the lands designated "R(RH-NH)", 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):

As illustrated on Figure 1 attached hereto;

iii. PARKING REQUIREMENTS:

A. There shall be provided and maintained on the lands designated "R(RH-NH)" a minimum of 164 parking spaces, which may be provided above and/or below grade;

B. Sections 5.21.2 (b) and 5.21.2 (e) of By-law 3036, as amended, shall not apply to the lands designated "R(RH-NH)";

C. Notwithstanding Section 5.21.2 (g) of By-law 3036, as amended, all parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof;

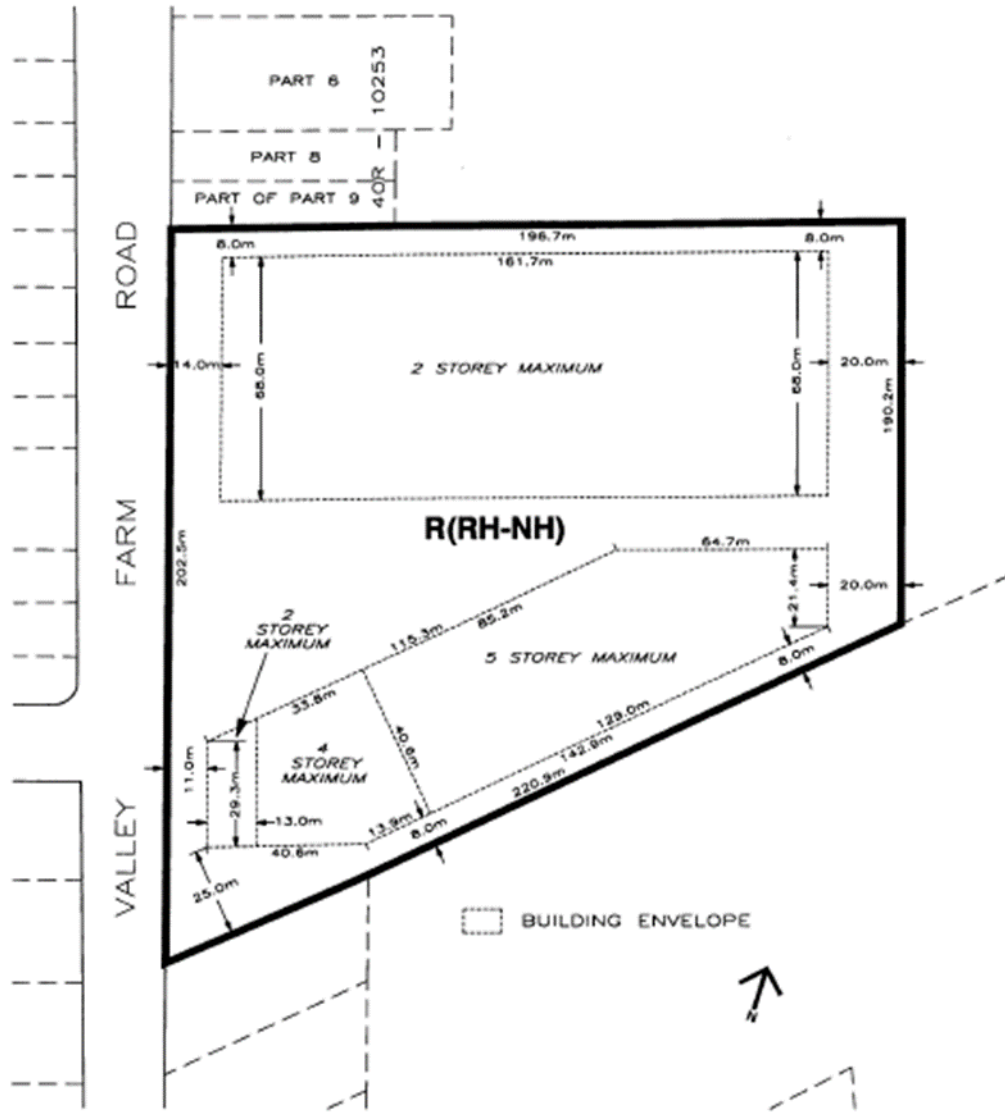
iv. SPECIAL REGULATIONS:

A. No more than 430 total living units provided within a nursing home and/or retirement home use are permitted on the lands designated "R(RH-NH)";

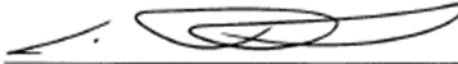
B. For the purposes of this By-law, "Living Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent, and separate housekeeping unit, and which may include a separate kitchenette and/or sanitary facilities, but is not a dwelling unit as defined herein.




3. Figure 1



SCHEDULE I TO BY-LAW 5415/98  
PASSED THIS 7th  
DAY OF December 1998

  
MAYOR

  
CLERK

## 15.171 Exception Zone 171 (By-law 5480-99)

### 1. Definitions

- a) "Build-to-Zone" shall mean an area of land within which all or part of a building or buildings are to be located;
- b) "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 theaters, but shall not include a retail store;
- 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) "Functional Floor Level" shall mean an enclosed building storey containing an area of at least 50% of the building's ground floor area, and a ceiling height suitable for the intended use;
- 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 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) "Office-Associated Commercial Establishment" shall mean an establishment providing retail goods, equipment or wares related to the normal operation of a business office or professional office;
- 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, and engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined in section 224 (9)(b) of The Municipal Act, R.S.O. 1990, Chapter M.45, as amended from time-to-time, or any successor thereto;

## 2. PROVISIONS

- a) Uses Permitted ("MU-7" Zone)
- b) No person shall within the lands designated "MU-7" use any lot or erect, alter or use any building or structure for any purpose except the following:
  - i. business office
  - ii. professional office
  - iii. office-associated commercial establishment
  - iv. dwelling unit

- c) Zone Requirements ("MU-7" Zone)

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

- i. BUILDING RESTRICTIONS:

- A. Building Location and Setbacks:

- 1) Buildings and structures shall comply with the minimum setbacks illustrated on Figure 1 attached hereto;
    - 2) The build-to-zone illustrated on Figure 1 attached hereto shall have located within it all or part of a building or buildings occupying the minimum percentage of the length of the build-to-zone indicated on Figure 1;
    - 3) Notwithstanding clause 2) above, a deck, patio, or any building addition having a gross floor area less than 10 square metres, shall not be considered to be a building or part of a building for the purpose of satisfying the requirements of that clause, only;
    - 4) A minimum of 165 square metres of gross floor area shall be located within the area hatched or cross-hatched on Figure 1 attached to this By-law;

- B. Building Height (minimum): two storeys or 6.5 metres

- C. Building Height (maximum): two storeys or 6.5 metres, except that in the area between the front lot line and a distance measured 40 metres from the front lot line on the lot, the maximum building height is 16 metres and four functional floor levels

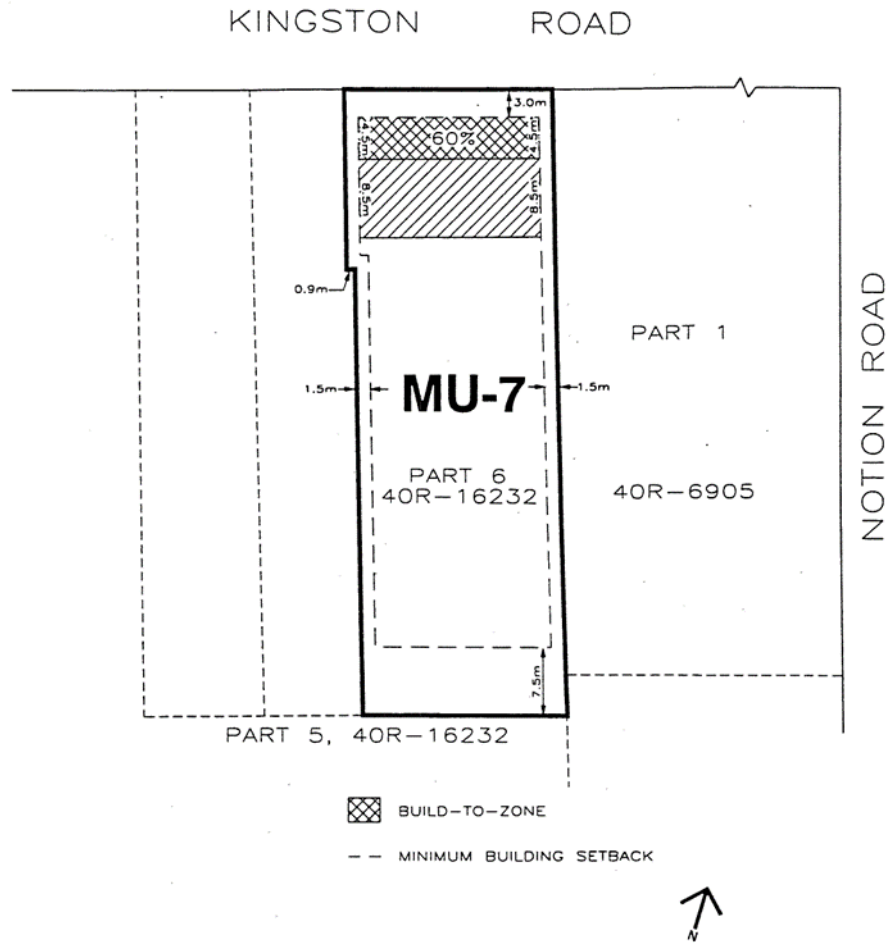
ii. PARKING REQUIREMENTS:

- A. There shall be provided and maintained on the lands designated "MU-7" a minimum of 5.4 parking spaces for each 100 square metres of gross leasable floor area or part thereof devoted to office or an office-associated use, plus 2 parking spaces per dwelling unit;
- B. Clauses 5.21.2a) to 5.21.2e), inclusive, of By-law 3036, as amended, shall not apply to the lands designated "MU-7";
- C. Notwithstanding clauses 5.21.2g) and 5.21.2k) of By-law 3036, as amended, all parking areas and all entrances and exits thereto shall be surfaced with brick, asphalt, or concrete, or any combination thereof;
- D. Notwithstanding clause 2.2.1 of By-law 3036, the minimum two-way parking traffic aisle width shall be 6.0 metres.

iii. SPECIAL REGULATIONS:

- A. All uses, other than parking, shall take place entirely within enclosed buildings or structures with no outside storage or display;
- B. A maximum of two dwelling units are permitted on the lands designated "MU-7";
- C. An office-associated commercial establishment shall be permitted only within a building or structure that contains a business office, professional office, or both business and professional offices, and the aggregate of the gross leasable floor areas of all such office-associated commercial establishments shall not exceed 20 percent of the gross leasable floor area of all business and professional offices within the building or structure;
- D. Notwithstanding the provisions of subsection (i) above, the building existing on the lands designated "MU-7" on the date of passing of this By-law, as illustrated on the site plan granted final site plan approval by the Director of Planning on April 1, 1999, shall be deemed to comply with the provisions of By-law 3036, as amended. Any alterations, additions, or new development on the lands shall comply with all the provisions set out in this By-law.

3. Figure 1




SCHEDULE I TO BY-LAW 5480/99

PASSED THIS 6th

DAY OF April 1999

  
MAYOR

  
CLERK

## **15.172 Exception Zone 172 (By-law 5493-99, as amended by By-law 5708-00)**

### 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 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 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 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, 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 ("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 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): 12.0 metres;
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres;
- x. PARKING REQUIREMENTS:
  - A. 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;
  - 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:
    - 1) 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
    - 2) 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 4.5 metres beyond the wall containing the main entrance to the dwelling unit;



xi. SPECIAL REGULATIONS:

- A. notwithstanding clause 5.18(a) of By-law 3036, as amended, accessory structures shall be set back a minimum 3.0 metres from the rear lot line of any lot abutting lands designated "OS-HL";
- B. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre 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) Uses Permitted ("S4-3" Zone)

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;

d) Zone Requirements ("S4-3" Zone)

No person shall within the lands designated "S4-3" 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:
  - A. 1.2 metres one side;
  - B. 0.6 metres the other side;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres;
- vi. REAR YARD DEPTH (minimum): 7.5 metres;
- vii. LOT COVERAGE (maximum): 48 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 6.0 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.

- 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
  - 1) 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
  - 2) 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;

xi. SPECIAL REGULATIONS:

- A. notwithstanding clause 5.18(a) of By-law 3036, as amended, accessory structures shall be set back a minimum 3.0 metres from the rear lot line of any lot abutting lands designated "OS-HL";
- B. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre 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.

e) Uses Permitted ("SD-4" Zone)

No person shall within the lands designated "SD-4" 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-4" Zone)

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

- i. LOT AREA (minimum): 205 square metres;
- ii. LOT FRONTAGE (minimum): 9.0 metres;
- iii. FRONT YARD DEPTH (minimum): 3.0 metres;
- iv. INTERIOR SIDE YARD WIDTH:
  - 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, or a direct extension thereof, 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): 7.0 metres;
- vii. LOT COVERAGE (maximum): 50 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:
  - A. 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 a street or abutting on a reserve on the opposite side of which is a street;
  - 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;
- xi. SPECIAL REGULATIONS:
  - A. despite the definition of "Dwelling, Semi-Detached" in clause 1(e), semi-detached dwellings erected in the "SD-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 6.0 metres of the horizontal depth of the building;
  - B. despite clause 2(f)(iii) and 2(f)(v) above, a covered porch may extend up to 2.0 metres into the minimum required front yard depth and 1.7 metres into the minimum required flankage side yard width;
  - C. notwithstanding clause 5.18(a) of By-law 3036, as amended, accessory structures shall be set back a minimum 3.0 metres from the rear lot line of any lot abutting lands designated "OS-HL";
  - D. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre 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.

g) Uses Permitted ("S-SD-2" Zone)

No person shall within the lands designated "S-SD-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;

h) Zone Requirements ("S-SD-2" Zone)

No person shall within the lands designated "S-SD-2" 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): 7.5 metres;
- iii. FRONT YARD DEPTH (minimum): 4.5 metres;
- iv. INTERIOR SIDE YARD WIDTH:
  - A. detached dwelling residential use;
    - 1) 0.3 metres one side; and
    - 2) 1.2 metres the other side;
  - B. semi-detached dwelling residential use;
    - 1) 1.2 metres; and
    - 2) 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, or a direct extension thereof, 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. FLANK SIDE YARD WIDTH (minimum): 2.7 metres;
- vi. REAR YARD DEPTH (minimum): 7.5 metres;
- vii. LOT COVERAGE (maximum): 48 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:

- A. 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 a street or abutting on a reserve on the opposite side of which is a street;
- 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:
  - 1) 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
  - 2) 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 4.5 metres beyond the wall containing the main entrance to the dwelling unit;

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" in clause 1(e), semi-detached dwellings erected in the "S-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 6.0 metres;
- C. no more than 16 detached dwellings shall be erected on the lands "cross-hatched" on Figure 1 attached hereto;
- D. notwithstanding clause 5.18(a) of By-law 3036, as amended, accessory structures shall be set back a minimum 3.0 metres from the rear lot line of any lot abutting lands designated "OS-HL";
- E. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre 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.

i) Uses Permitted ("SWM/S3" Zone)

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

- i. stormwater management, and the preservation and conservation of the natural environment, soil and wildlife uses;
- ii. detached dwelling residential use;

j) Zone Requirements ("SWM/S3" Zone)

- i. with respect to the uses permitted by clause 2(i)(i), 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, resource management, or pedestrian trail and walkway purposes;
- ii. with respect to the uses permitted by clause 2(i)(ii), no person shall within the lands designated "SWM/S3", use any lot or erect, alter or use any building except in accordance with the provisions of clause 2(b);

k) 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.

l) 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. preservation and conservation of the natural environment, soil and wildlife;
- ii. resource management;
- iii. pedestrian trails and walkways;

m) 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, resource management, or pedestrian trail and walkway purposes.

n) Uses Permitted ("SWM-OS" Zone)

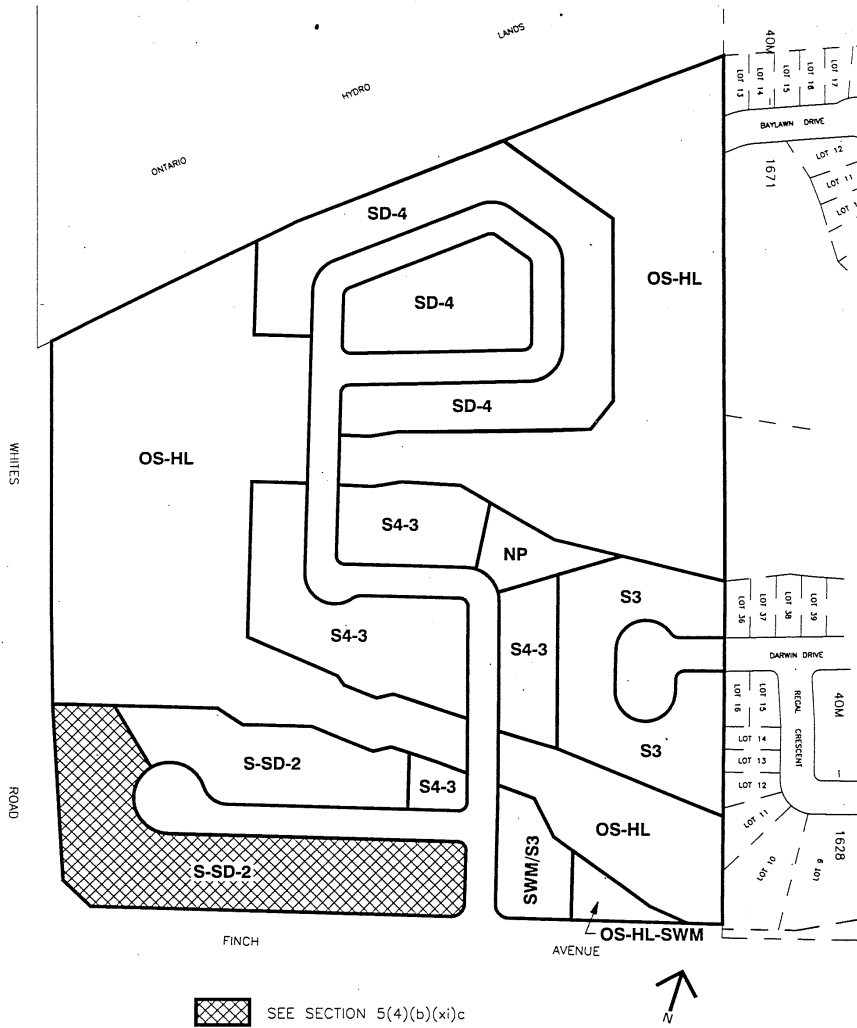
No person shall within the lands designated "SWM-OS" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. stormwater management, and the preservation and conservation of the natural environment, soil and wildlife uses;
- ii. resource management;
- iii. pedestrian trails and walkways;

o) Zone Requirements ("SWM-OS" 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, resource management, or pedestrian trail and walkway purposes.

3. Figure 1



SCHEDULE I TO BY-LAW 5493/99  
PASSED THIS 17th AMENDED BY  
DAY OF MAY 2000 BY-LAW 5708/00

SIGNED \_\_\_\_\_  
MAYOR

SIGNED \_\_\_\_\_  
CLERK



## 15.173 Exception Zone 173 (By-law 5548-99)

### 2. 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 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;
  - 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 ("R3-8", "S1-12" and "S2-13" Zones)

a) Uses Permitted ("R3-8", "S1-12" and "S2-13" Zones)

No person shall, within the lands designated "R3-8", "S1-12" and "S2-13", 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 ("R3-8", "S1-12" and "S2-13" Zones)

No person shall, within the lands designated "R3-8", "S1-12" and "S2-13", 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 "R3-8": 550 square metres;

- B. on the lands designated "S1-12": 450 square metres;
- C. on the lands designated "S2-13": 390 square metres;
- ii. LOT FRONTAGE (minimum):
  - A. on the lands designated "R3-8": 18 metres;
  - B. on the lands designated "S1-12": 15 metres;
  - C. on the lands designated "S2-13": 13 metres;
- iii. FRONT YARD DEPTH (minimum): 4.5 metres;
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. on the lands designated "R3-8":
    - 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;
  - B. on the lands designated "S1-12":
    - 1) minimum 1.2 metres each side; or
    - 2) minimum 1.8 metres one side and no minimum other side;
  - C. on the lands designated "S2-13"
    - 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): 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 REGULATIONS:

- A. despite the side yard width provisions of Section 2(b)(iv) above, the minimum side yard width adjacent to a walkway shall be 1.2 metres;
- B. despite the rear yard provisions of Section 2(b)(vi) above, for lots illustrated with "hatching" on Figure 1 attached hereto, any dwelling shall be set back a minimum 10.0 metres, and any accessory structure shall be set back a minimum 3.5 metres, from the rear property line;
- C. no part of any 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 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit.

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)

No person shall, within the lands designated "S1" and "S2", use any lot or erect, alter or use any building or structure except in the 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 metres;
- B. on the lands designated "S2" 13.5 metres;

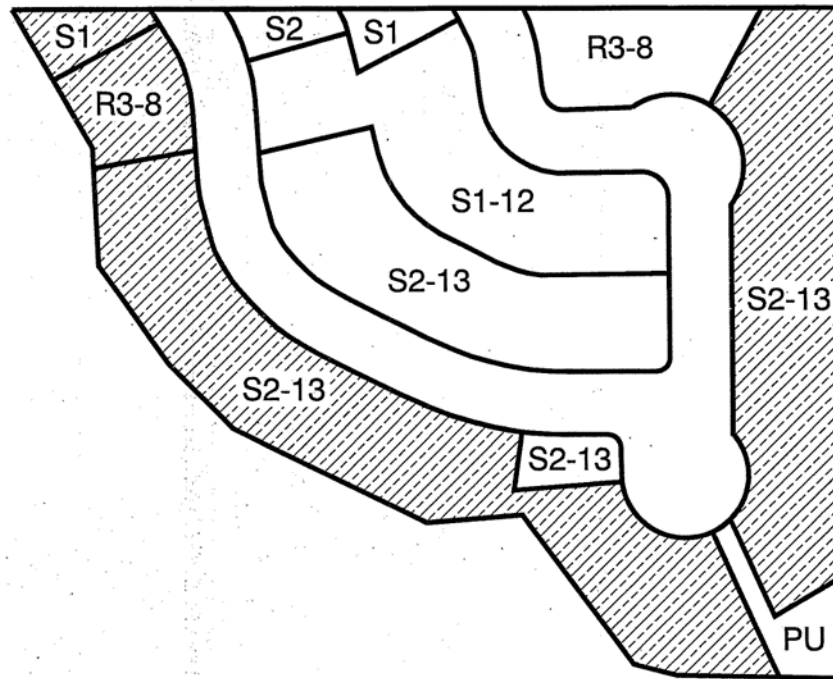
iii. FRONT YARD DEPTH (minimum): 4.5 metres;

iv. SIDE YARD DEPTH (minimum):

- A. on the lands designated "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. 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 attached to the main dwelling, 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. notwithstanding Section 3(b)(vi), the lots identified in tone on Figure 1 to this by-law shall have a minimum rear yard depth of 10 metres, and any accessory structure shall be set back a minimum of 3.5 metres, from the rear property line.
4. PROVISIONS ("PU" Zone)
- a) Uses Permitted ("PU" Zone)
- No person shall, within the lands designated "PU", shall use any lot or erect, alter or use any building or structure for any purposes except the following:
- i. sewage pumping station.

5. Figure 1



 LOTS REQUIRING A MINIMUM 10.0m REAR LOT DEPTH



SCHEDULE I TO BY-LAW 5548/99  
AS MADE BY  
ONTARIO MUNICIPAL BOARD

ORDER DATE September 1, 1999  
(O.M.B. FILE Z980087)

## **15.174 Exception Zone 174 (By-law 5575-99, as amended by By-law 5780-00)**

### 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 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" 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 lots flanking Fairport Road: see Figure 1
- C. for all other flanking lots 4.5 metres
- D. for all other lots: 4.5 metres
- E. despite clause B and C above, a single storey covered and unenclosed porch or veranda with no habitable space above, may project a maximum of 2.4 metres into a required yard.
- F. despite clauses A and D 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":
  - C. 1.2 metres on one side and 0.6 metres on the other side
- D. 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": 2.4 metres
- B. on lands designated "S3-7": 1.2 metres

vi. FLANKAGE SIDE YARD WIDTH (minimum):

- A. for lots flanking on Fairport Road: see Figure 1
- B. for all other lots: 2.7 metres

- C. despite clauses A above, a single storey covered and unenclosed porch or veranda with no habitable space above, may project a maximum of 2.4 metres into the required yard.
- D. despite clauses 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.
- 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 6.0 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, 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 exterior wall of a habitable room adjacent to the garage, or 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.

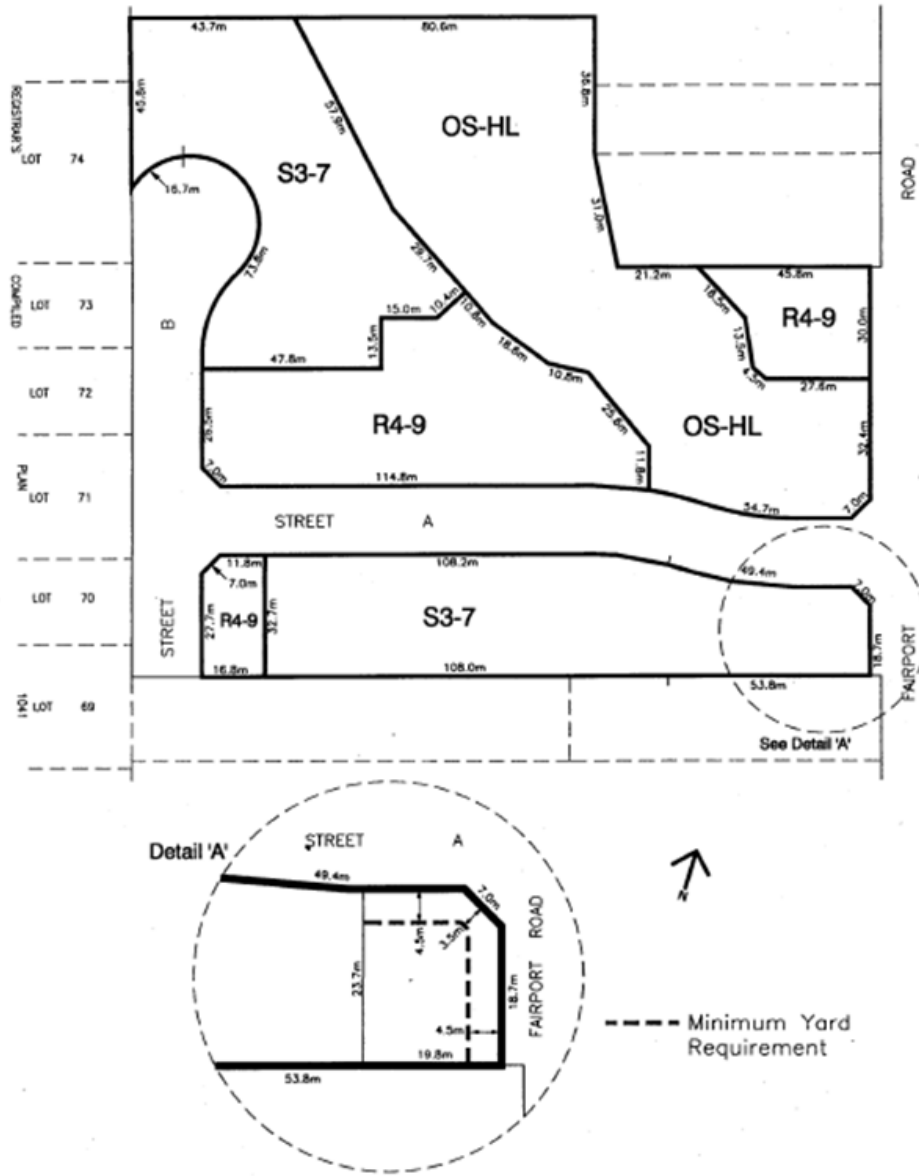
c) Uses Permitted ("OS-HL" Zone)

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.

3. Figure 1



SCHEDULE I TO BY-LAW 5575/99  
AS MADE BY AMENDED BY BY-LAW 5780/00  
ONTARIO MUNICIPAL BOARD

ORDER DATE JANUARY 6, 2000

## 15.175 Exception Zone 175 (By-law 5632-00)

### 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 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) "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 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 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 abutting 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 a reserve, 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 ("S5-1")

No person shall, within the lands zoned "S5-1", 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 (“S5-1”)

No person shall, within the lands zoned "S5-1", 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): 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. 1.2 metres one side; and
  - B. 0.6 metres the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum):
  - A. 7.5 metres; or
  - B. 12.5 metres, where the “OS-HL-1” Zone abuts the rear lot line
- vii. LOT COVERAGE (maximum): 48 percent
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:

maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot;
  - B. 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 a reserve, the opposite side of which is a street;
  - C. notwithstanding clause B 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 a side lot line adjoining and accessing a street;
  - D. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 2.5 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 extends a



minimum of 2.0 metres from the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than 4.5 metres beyond the wall containing the main entrance to the dwelling unit;

xi. SPECIAL REGULATIONS:

- A. the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres;
- B. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres into the required rear yard of each lot provided no part thereof shall exceed 2.5 metres in depth or 6.0 metres in width.

c) Uses Permitted ("S6" Zone)

No person shall, within the lands zoned "S6" on, 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 ("S6" Zone)

No person shall, within the lands zoned "S6", 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): 7.5 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. 0.3 metres one side; and
  - B. 1.2 metres the other side
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
- vi. REAR YARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum): 48 percent
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:

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

x. PARKING REQUIREMENTS:

- A. minimum one private garage per lot, with a maximum outer width of 3.5 metres;
- B. 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 a reserve on the opposite side of which is a street;
- C. no part of any attached garage, whether or not such garage has a second storey, shall extend more than 2.5 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 extends a minimum of 2.0 metres from the wall containing the main entrance to the dwelling unit, no part of any attached private garage shall extend more than 4.5 metres beyond the wall containing the main entrance to the dwelling unit;

xi. SPECIAL REGULATIONS:

- A. the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres;
- B. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres into the required rear yard of each lot provided no part thereof shall exceed 2.5 metres in depth or 6.0 metres in width.

e) Uses Permitted ("OS-HL-1" Zone)

No person shall, within the lands zoned "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

f) 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.

## 15.176 Exception Zone 176 (By-law 5669-00)

### 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 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 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 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, 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 ("SD-4" Zone)

No person shall within the lands designated "SD-4" 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-4" Zone)

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

- i. LOT AREA (minimum): 205 square metres;
- ii. LOT FRONTAGE (minimum): 9.0 metres;
- iii. FRONT YARD DEPTH (minimum): 3.0 metres;
- iv. INTERIOR SIDE YARD WIDTH:
  - 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, or a direct extension thereof, 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): 5.0 metres;
- vii. LOT COVERAGE (maximum): 50 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:
  - A. 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 a street or abutting on a reserve on the opposite side of which is a street;
  - B. no part of any attached private garage shall extend beyond the wall containing the main entrance to the dwelling unit;
- xi. SPECIAL REGULATIONS:
  - A. despite the definition of "Dwelling, Semi-Detached" in clause 1(e), semi-detached dwellings erected in the "SD-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 6.0 metres of the horizontal depth of the building;

- B. despite clause 2(b)(iii) and 2(b)(v) above, a covered porch may extend up to 2.0 metres into the minimum required front yard depth and 1.7 metres into the minimum required flankage side yard width;
  - C. notwithstanding clause 5.18(a) of By-law 3036, as amended, accessory structures shall be set back a minimum 3.0 metres from the rear lot line of any lot abutting lands designated "OS-HL";
  - D. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre 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) 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. preservation and conservation of the natural environment, soil and wildlife;
  - ii. resource management;
  - iii. pedestrian trails and walkways;
- 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, resource management, or pedestrian trail and walkway purposes.

## **15.177 Exception Zone 177 (By-law 5689-00, as amended by By-law 6371-04)**

### 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 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 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, 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 a reserve, 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 a reserve, 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 ("S3-10" Zone)

No person shall within the lands designated "S3-10" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling;

### b) Zone Requirements ("S3-10" Zone)

No person shall within the lands designated "S3-10" 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): 350 square metres
- ii. LOT FRONTAGE (minimum): 12.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR 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
- vi. Rear Yard Depth (minimum):
  - A. the minimum rear yard depth for all lots shall be 7.5 metres;
  - B. despite paragraph A above, for the lot hatched on Figure 1 attached, the minimum rear yard depth shall be 6.0 metres.
- vii. LOT COVERAGE (maximum): 38 percent
- viii. Building HEIGHT (maximum):
  - A. the maximum building height shall be 12.0 metres;
  - B. despite paragraph A above, the maximum height of buildings on the lands being, Part of Lot 27, Plan 1051, (40R-20758, Part 1), shall be 9.0 metres;
- ix. DWELLING UNIT REQUIREMENTS:

maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot;
  - B. any 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 a reserve, the opposite side of which is a street;
  - C. 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 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;
- 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 1.8 metres;

B. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres into the required rear yard of a lot provided no part thereof exceeds 2.5 metres in depth or 6.0 metres in width

C. despite paragraph B above, for the lot hatched on Figure 1 attached, uncovered steps and platforms may not project into the required rear yard.

c) Uses Permitted ("OS-HL-4" Zone)

No person shall, within the lands zoned "OS-HL-4", 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

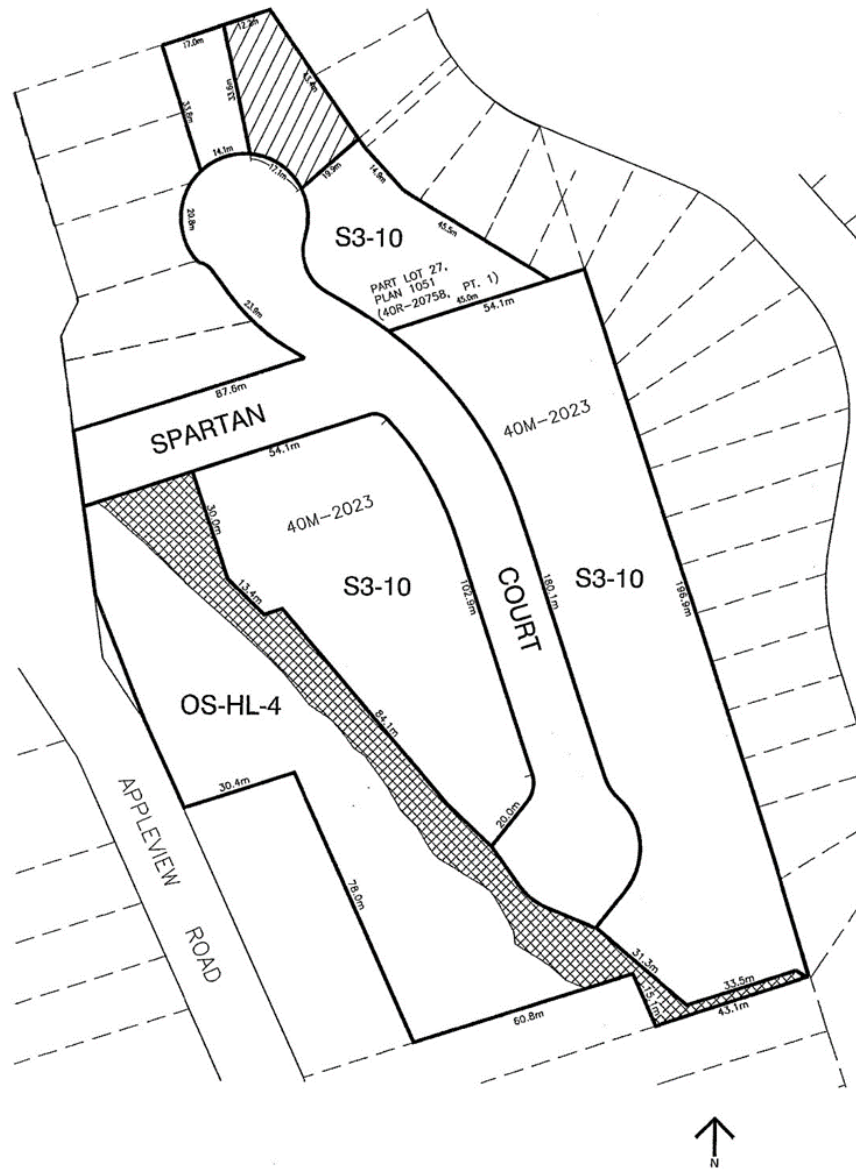
d) Zone Requirements ("OS-HL-4" Zone)

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 the purposes of flood and erosion control, resource management, or to accommodate a pedestrian trail, walkway, or storm sewer facilities;

e) Special Regulations

Despite subsections 2(c) and (d) above, pedestrian trail or walkway activities, and the installation of storm sewer facilities shall be permitted within the cross-hatched areas on Figure 1.

3. Figure 1



SCHEDULE I TO BY-LAW 5689/00

AS MADE BY  
ONTARIO MUNICIPAL BOARD

AS AMENDED BY BY-LAW 6371/04

DECISION/ORDER No. 0856

ISSUE DATE June 7, 2000

(O.M.B. FILE Z000013)

## 15.178 Exception Zone 178 (By-law 5709-00)

### 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 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 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, 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 a reserve, 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 a reserve, 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 ("R4-14" Zone)

No person shall within the lands designated "R4-14" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling;

### b) Zone Requirements ("R4-14" Zone)

No person shall within the lands designated "R4-14" use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- i. LOT FRONTAGE (minimum):

15.0 metres, except that for the area cross-hatched on Figure 1, the minimum lot frontage shall be 16.3 metres

- ii. LOT AREA (minimum):  
460 square metres, except that for the area cross-hatched on Figure 1, the minimum lot area shall be 602.3 square metres
- iii. FRONT YARD DEPTH (minimum):  
4.5 metres, except that for the areas hatched and cross-hatched on Figure 1, the minimum front yard depth shall be 7.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):  
1.2 metres, except that for the area cross-hatched on Figure 1, the minimum interior westerly side yard width shall be 2.5 metres
- v. REAR YARD DEPTH (minimum):  
7.5 metres from the rear lot line, except that where the OS/HL Zone intersects the rear yard of any lot, the minimum rear yard depth shall be 5 metres from the OS/HL zone
- vi. LOT COVERAGE (maximum):
  - A. 38 percent for all buildings and structures on a lot
  - B. 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
  - C. despite clause A above, where a single storey covered and unenclosed verandah or porch having no habitable space above it is attached to the front or flankage side of a dwelling unit, such porch shall be excluded from the calculation of lot coverage
- vii. BUILDING HEIGHT (maximum) 12 metres
- viii. DWELLING UNIT REQUIREMENTS:  
maximum one dwelling unit per lot and minimum gross floor area - residential of 100 square metres
- ix. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot;
  - B. except for areas hatched or cross-hatched on Figure 1, any 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 a reserve, the opposite side of which is a street;

x. SPECIAL REGULATIONS:

A. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres into the required rear yard of a lot provided no part thereof exceeds 2.5 metres in depth or 6.0 metres in width

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

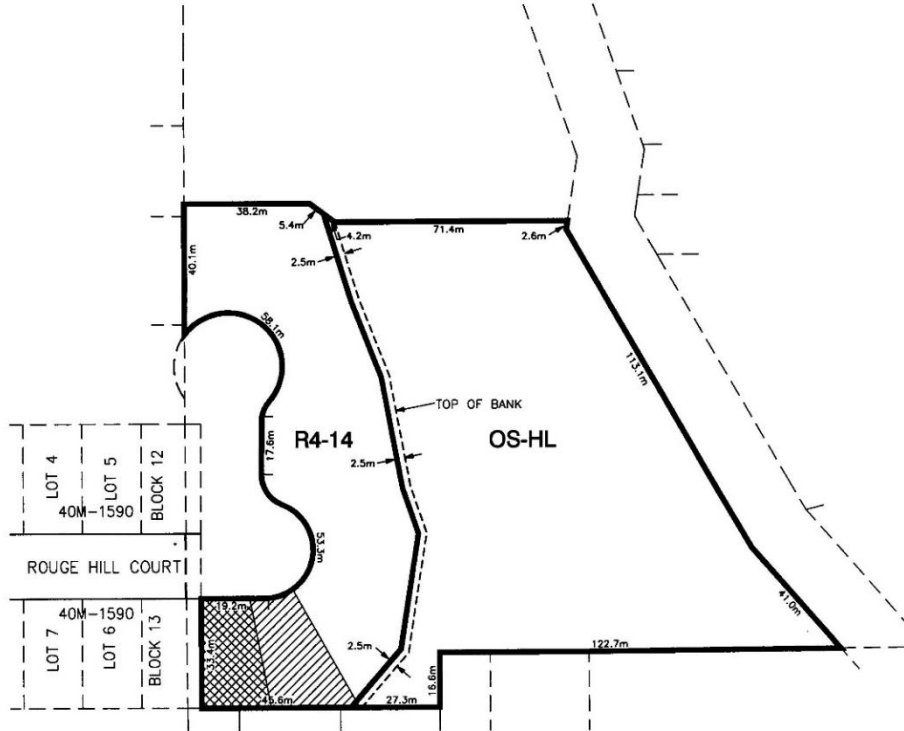
No person shall, within the lands zoned "OS-HL", use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. conservation of the natural environment, soil, and wildlife
- ii. resource management

d) Zone Requirements ("OS-HL" 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.


3. Figure 1

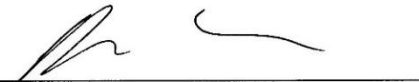


SCHEDULE I TO BY-LAW \_\_\_\_\_ 5709/00

PASSED THIS \_\_\_\_\_ 26th \_\_\_\_\_

DAY OF \_\_\_\_\_ June \_\_\_\_\_ 2000

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK



## 15.179 Exception Zone 179 (By-law 5770-00)

### 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 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 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, 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 ("S1-13" Zone)

No person shall within the lands designated "S1-13", use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling unit

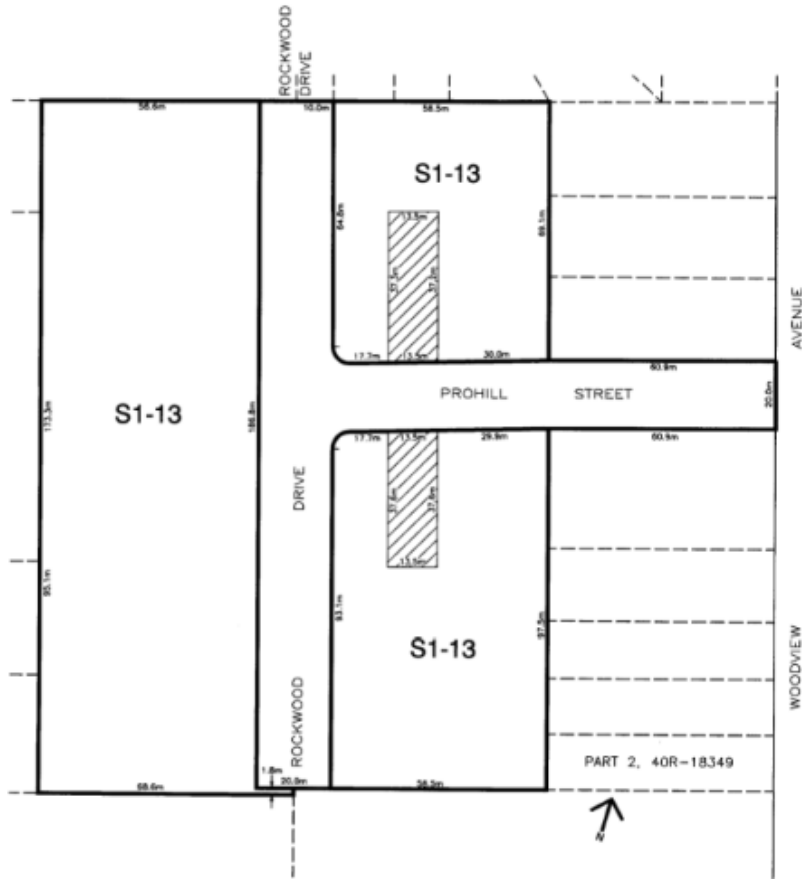
### b) Zone Requirements ("S1-13" Zone)

No person shall within the lands designated "S1-13", 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):
  - A. 15 metres, or

- B. 13.5 metres for any lands located within the area diagonally hatched on Figure 1 attached to this By-law.
- 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%
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:
  - maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- x. PARKING REQUIREMENTS:
  - A. minimum one private garage per lot attached to the main building;
  - B. 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; and,
  - C. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.
- xi. SPECIAL REGULATION:
  - notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part thereof exceeds 6.0 metres in width.

3. Figure 1



SCHEDULE I TO BY-LAW 5770/00  
PASSED THIS 20TH AMENDED BY BY-LAW 5960/02  
DAY OF NOVEMBER 2000

  
MAYOR

  
CLERK

## 15.180 Exception Zone 180 (By-law 5830-01)

### 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, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single 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 metres;
- 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 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, 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-7" Zone)

No person shall within the lands designated "SD-7", 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-7" Zone)

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

- i. LOT AREA (minimum): 205 square metres;
- ii. LOT FRONTAGE (minimum): 7.0 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 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, or a direct extension thereof, 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): 7.0 metres;
- vii. LOT COVERAGE (maximum): 50 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:
  - A. 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;
  - B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.

xi. SPECIAL REGULATIONS:

- A. 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; and
- B. a bay window shall be permitted to project a maximum of 0.6 metres into any required flankage side yard.

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 following:

- i. preservation and conservation of the natural environment, soil and wildlife;
- ii. resource management;
- iii. pedestrian trails and walkways;

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, resource management, or pedestrian trail and walkway purposes.

e) Uses Permitted ("A" Zone)

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

- i. Section 7.1 of By-law 3036.

f) Zone Requirements ("A" Zone)

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

- i. Section 7.2 of By-law 3036.



## 15.181 Exception Zone 181 (By-law 5850-01)

### 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) "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;
- c) "Convenience Store" shall mean a retail 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;
- d) "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;
- e) "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;
- f) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory hereto;
- g) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate, and detached from other main buildings or structures;
- h) "Food Store" shall mean a building or part of a building in which primarily food produce is stored, offered and kept for retail sale to the public and in which items or merchandise of day-to-day necessity may be stored, offered and kept for retail sale to the public;
- i) "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;
- j) "Gross Leasable 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 rooms jointly used by tenants of the building, such as garbage storage areas, mechanical and electrical rooms;

- 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 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) "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 a dressmaking shop or a photographic studio, but shall not include a body-rub parlour as defined in section 224 (9)(b) of the Municipal Act, R.S.O. 1990, Chapter M.45, as amended from time-to-time, or any successor thereto, or an Adult Entertainment Parlour as defined herein;
- o) "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 section 224 (9)(b) of the Municipal Act, R.S.O. 1990, chapter M.45, as amended from time-to-time, or any successor thereto, or an Adult Entertainment Parlour as defined herein;
- p) "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;
- q) "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;
- r) "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;
- s) "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;
- t) "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;

- u) "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;
- v) "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;
- w) "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;
- x) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. PROVISIONS

### a) Uses Permitted ("R3-MU" Zone)

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

- i. detached dwelling;
- ii. business office;
- iii. professional office;
- iv. personal service shop;
- v. retail store.

### b) Zone Requirements ("R3-MU" Zone)

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

#### i. AREA REQUIREMENTS

- A. Any permitted use shall be subject to the area requirements of Section 9.2 of Zoning By-law 3036, as amended;
- B. Despite (A) above, the minimum gross floor area for a detached dwelling residential use shall be 90 square metres;

ii. 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 a vehicle, but shall not include any portion of a parking aisle or driveway;
- B. There shall be provided and maintained on the lands designated "R3-MU", a minimum of 8 parking spaces for any business office, professional office, personal service shop, and retail store, including a detached dwelling;
- C. Despite (B) above, there shall be provided and maintained on the lands designated "R3-MU" a minimum of 1 parking space for a detached dwelling only;
- D. Clauses 5.21.2 a) and 5.21.2 b) of By-law 3036, as amended, shall not apply to the lands designated "R3-MU";
- E. Notwithstanding clauses 5.21.2g) and 5.21.2k) of By-law 3036, as amended, all entrance and exits to parking areas and all parking areas shall be surfaced with brick, asphalt, or concrete, or any combination thereof;

iii. SPECIAL REGULATIONS:

- A. The maximum aggregate gross leasable floor area for all business office, professional office, personal service shop, and retail stores shall be 130 square metres;
- B. All uses, other than parking, shall take place entirely within enclosed buildings or structures with no outside storage or display;
- C. For the purposes of this By-law, a retail store shall not include a convenience store or a food store as defined herein;
- D. The maximum building height shall not exceed one-storey and 6.0 metres in height.

## 15.182 Exception Zone 182 (By-law 5870-01)

### 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 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, 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

### a) Uses Permitted ("R4-18" Zone)

No person shall within the lands designated "R4-18", use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. detached dwelling;

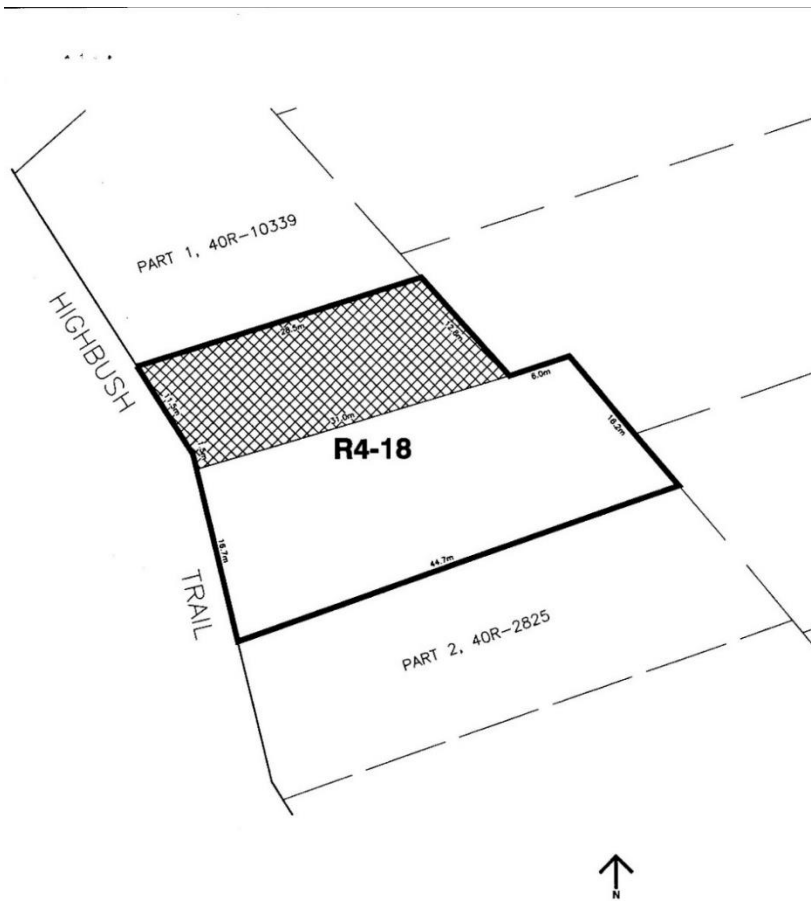
### b) Zone Requirements ("R4-18" Zone)

No person shall within the lands designated "R4-18", use any lot or erect, alter, or use any building except in accordance with the provisions of Section 10.2 of By-law 3036.

- i. Despite Section 2(b) above and Section 10.2.3 of By-law 3036 on the lands not cross hatched on Figure 1 attached hereto a minimum south side yard width of 1.4 metres shall be provided.
- ii. Despite the provisions of Section 2(b) above and Section 10.2 of By-law 3036 the following provisions shall apply to the lands cross-hatched on Figure 1 attached hereto;
  - A. LOT AREA (minimum): 360 square metres;
  - B. LOT FRONTAGE (minimum): 12.5 metres;
  - C. SIDE YARD WIDTH (minimum): 1.5 metres;
  - D. LOT COVERAGE (maximum): 38 percent;


E. BUILDING HEIGHT (maximum): 9 metres;


3. Figure 1



SCHEDULE I TO BY-LAW 5870/01  
PASSED THIS 7  
DAY OF August 2001

  
MAYOR

  
DEPUTY CLERK



## 15.183 Exception Zone 183 (By-law 7394-14)

### 1. Definitions

- a) "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;
- 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, Detached" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;
- e) "Multiple Dwelling – Horizontal" shall mean a building containing three or more dwelling units attached horizontally 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) "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.
- 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 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 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;
- 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) "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) "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 ("S3-15", "MD-H9", "MD-H10" and "MD-H11" Zones)
- a) Uses Permitted ("S3-15", "MD-H9", "MD-H10" and "MD-H11" Zones)
    - i. No person shall within the lands zoned "S3-15", use any lot or erect, alter, or use any building or structure for any purpose except the following:
      - A. detached dwelling

- ii. No person shall within the lands zoned “MD-9”, “MD-10” and MD-H11”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- A. multiple dwelling – horizontal

b) Zone Requirements (“S3-15” and “MD-H9” Zones)

No person shall within the lands zoned “S3-15” and “MD-H9” use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following provisions:

		“S3-15” Zone	“MD-H9” Zone
(a)	Lot Frontage (minimum)	(i) 13.0 metres for lands Figure 1 attached to this by-law  (ii) 14.0 metres for lands as shown on Figure 2 attached to this by-law	6.0 metres
(b)	Lot Area (minimum)	480 square metres	150 square metres
(c)	Front Yard Depth (minimum)	7.0 metres	4.5 metres
(d)	Side Yard Depth (minimum)	1.2 metres on one side, 0.6 metres on the other side and provided there is a minimum 1.2 metres separation between dwellings on adjacent lots	1.5 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)	7.0 metres	
(f)	Flankage Yard Depth (minimum)	n/a	2.7 metres

		"S3-15" Zone	"MD-H9" Zone
(g)	Building Height (maximum)	11.0 metres	
(h)	Lot Coverage (maximum)	(i) 45 percent for lands as shown on Figure 1 attached to this by-law  (ii) 33 percent for lands as shown on Figure 2 attached to this by-law	50 percent
(i)	Driveway Width (maximum)	6.0 metres	(i) 3.0 metres  (ii) 6.0 metres for units in the hatched area as shown on Figure 3 attached to this by-law

c) Zone Requirements ("MD-H10" and "MD-H11" Zones)

No person shall within the lands zoned "MD-H10" and "MD-H11" use any lot or erect, alter or use any building or structure except in accordance with the provisions as set out in the following provisions:

		"MD-H10" Zone	"MD-H11" Zone
(a)	Lot Frontage (minimum)	6.0 metres	
(b)	Lot Area (minimum)	120 square metres	
(c)	Front Yard Depth (minimum)	4.5 metres	2.7 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	(i) 7.0 metres	3.0 metres

		“MD-H10” Zone	“MD-H11” Zone
	(minimum)	(ii) 6.0 metres for units in the hatched area as shown on Figure 4	
(f)	Flankage Yard Depth (minimum)	2.7 metres to Altona Road and 1.2 metres to a common element condominium street	
(g)	Building Height (maximum)	11.0 metres	
(i)	Driveway Width (maximum)	3.0 metres	6.0 metres
(j)	Number of Dwelling Units (maximum)	40 units	
(k)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit for residents, and 0.25 of parking space per dwelling unit for visitors	

d) Special Provisions (“S3-15”, “MD-H9”, “MD-H10” and “MD-H11” Zones)

i. Minimum Garage Requirements for lands zoned “S3-15”:

minimum one private garage per lot attached to the main building, the vehicular entrance of which shall be located not less than 7.0 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;

ii. Minimum Garage Requirements for lands zoned “MD-H9” and “MD H10”:

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 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;

iii. Minimum Garage Requirements for lands zoned “MD-H11”:

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 rear lot line;

iv. Maximum Garage Projection for lands zoned “S3-15”, “MD-H9” and “MD-H10”:

maximum 2.0 metres beyond the wall containing the main entrance to the dwelling unit, except where a covered and unenclosed porch 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;

v. Obstruction of Yards for lands zoned “S3-15”, “MD-H9” and “MD-H10” (Maximum):

A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 2.0 metres into the required minimum front yard;

B. any uncovered decks, platforms and steps not exceeding 1.5 metres in height above established grade, may encroach a maximum of 3.0 metres into the required rear yard;

C. bay, bow or box window may encroach a maximum into required yards as follows:

1) front yard: 0.6 metres

2) flankage yard: 0.6 metres

3) rear yard: 0.6 metres

4) eaves above these features: may project to a further 0.6 metres into the required front or rear yards;

vi. Obstruction of Yards for lands zoned “MD-H11” (maximum):

A. any unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum of 1.5 metres into the required minimum front yard;

B. bay, bow or box window may encroach a maximum into required yards as follows:

1) front yard: 0.6 metres

2) flankage yard: 0.6 metres

3) rear yard: 0.6 metres

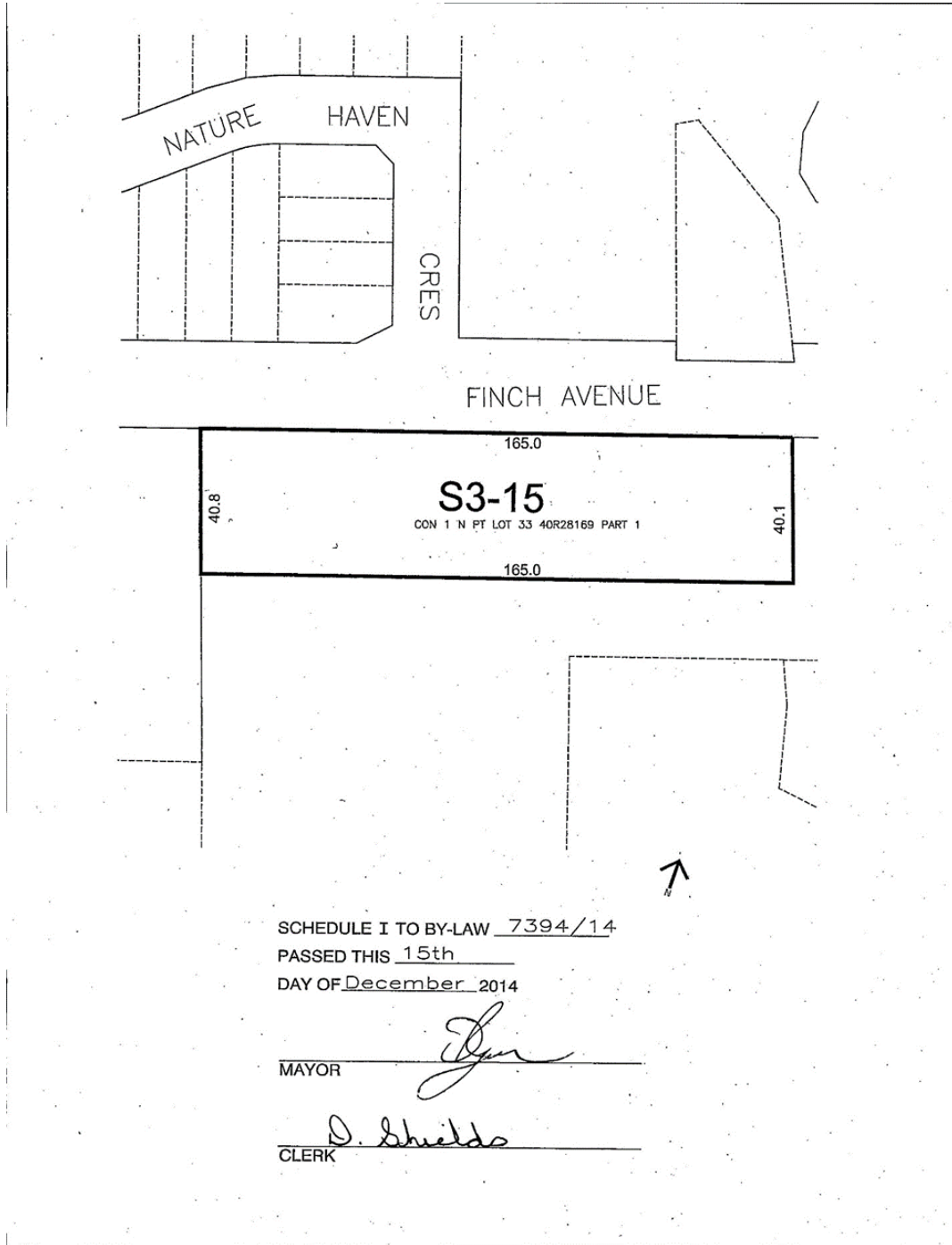
4) eaves above these features: may project to a further 0.6 metres into the required front or rear yards;

C. Despite any minimum front yard depth requirement; on a corner lot, the setback to a daylight triangle shall be a minimum of 1.2 metres;

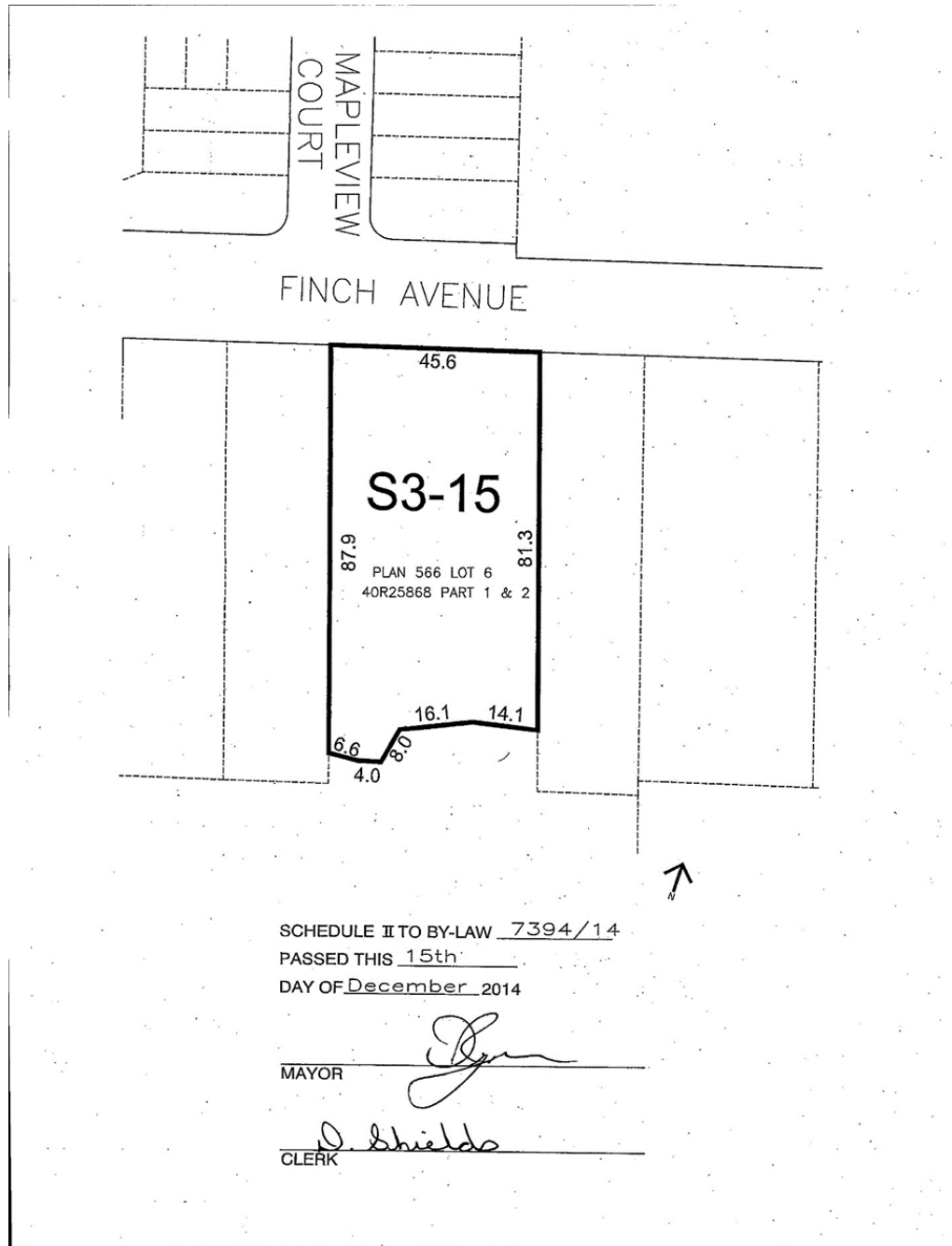
- e) Special Regulations (“S3-15”, “MD-H9”, “MD-H10” and “MD-H11” Zones)
  - i. Despite the provisions of Section 5.6 of By-law 3036, as amended, the requirement for the frontage on a public street shall be satisfied by establishing frontage on a common element condominium street for the lands on Figure 4 to this By-law;
  - ii. Despite Section (i) above, the lot line abutting Altona Road shall be deemed to be the Front Lot Line for the lands Zoned “MD H11”;
  - iii. A water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempted from “MD-H10” and “MD-H11” zone use provisions and zone requirements;
  - iv. Section 5.22 of By-law 3036, as amended, shall not apply to the lands zoned “MD-H10” and “MD-H11”.
- f) Dwelling Unit Requirements
  - i. Not more than a total of 77 dwelling units shall be permitted on the lands zoned as “S3-15”, “MD-H9”, “MD-H10” and “MD-H11”.
  - ii. Of the 77 dwelling units permitted, a maximum of 14 dwelling units are transferred as follows:
    - A. 5 units were transferred from lands zoned “S3-15” to lands zoned “MD-H9”;
    - B. 9 units were transferred from lands zoned “S3-15” to lands zoned “MD-H10” and “MD-H11”.
- g) Model Homes
  - i. Despite the provisions of Section 6.1 of By-law 3036, as amended, a maximum of 3 model homes, together with not fewer than two parking spaces per Model Home, may be constructed on the lands zoned “S3-15” prior to the division of those lands by registrations of a plan of subdivision or land division;
  - ii. Despite the provisions of Section 6.1 of By-law 3036, as amended, a maximum of 1 block, together with not fewer than two parking spaces per Model Home, may be constructed on the lands zoned “MD-H9” prior to the division of those lands by registrations of a plan of subdivision;
  - iii. Despite the provisions of Section 6.1 of By-law 3036, a maximum of 1 block, together with not fewer than two parking spaces per Model Home, may be constructed on the lands zoned “MD-H10” and “MD H11” prior to the division of those lands by registrations of a plan of subdivision;

- iv. For the purpose of this By-law, "Model Home" shall mean a dwelling unit which is not used for residential purpose, but which is used exclusively for sales, display, and marketing purposes pursuant to an agreement with the City of Pickering.

3. Figure 1

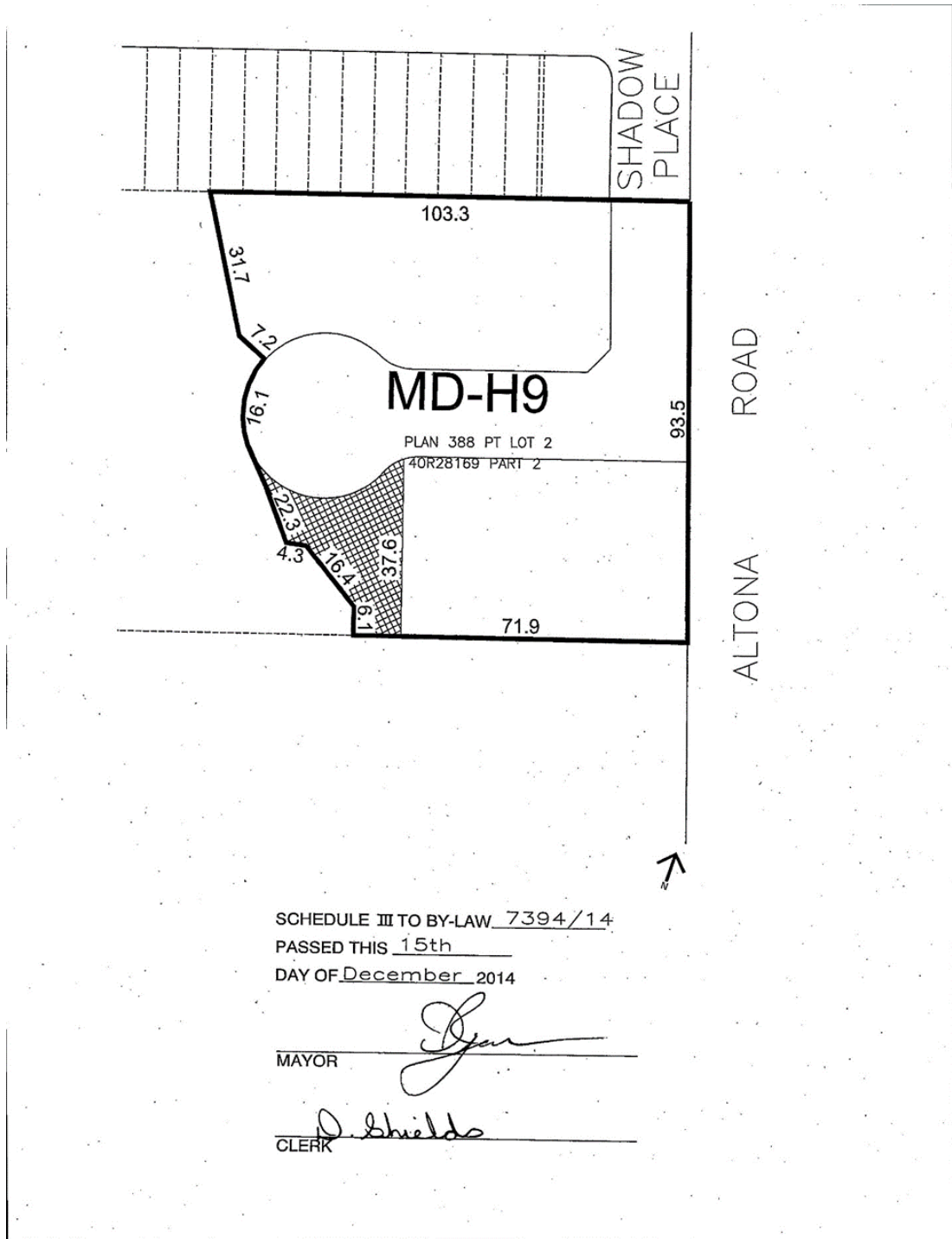


4. Figure 2

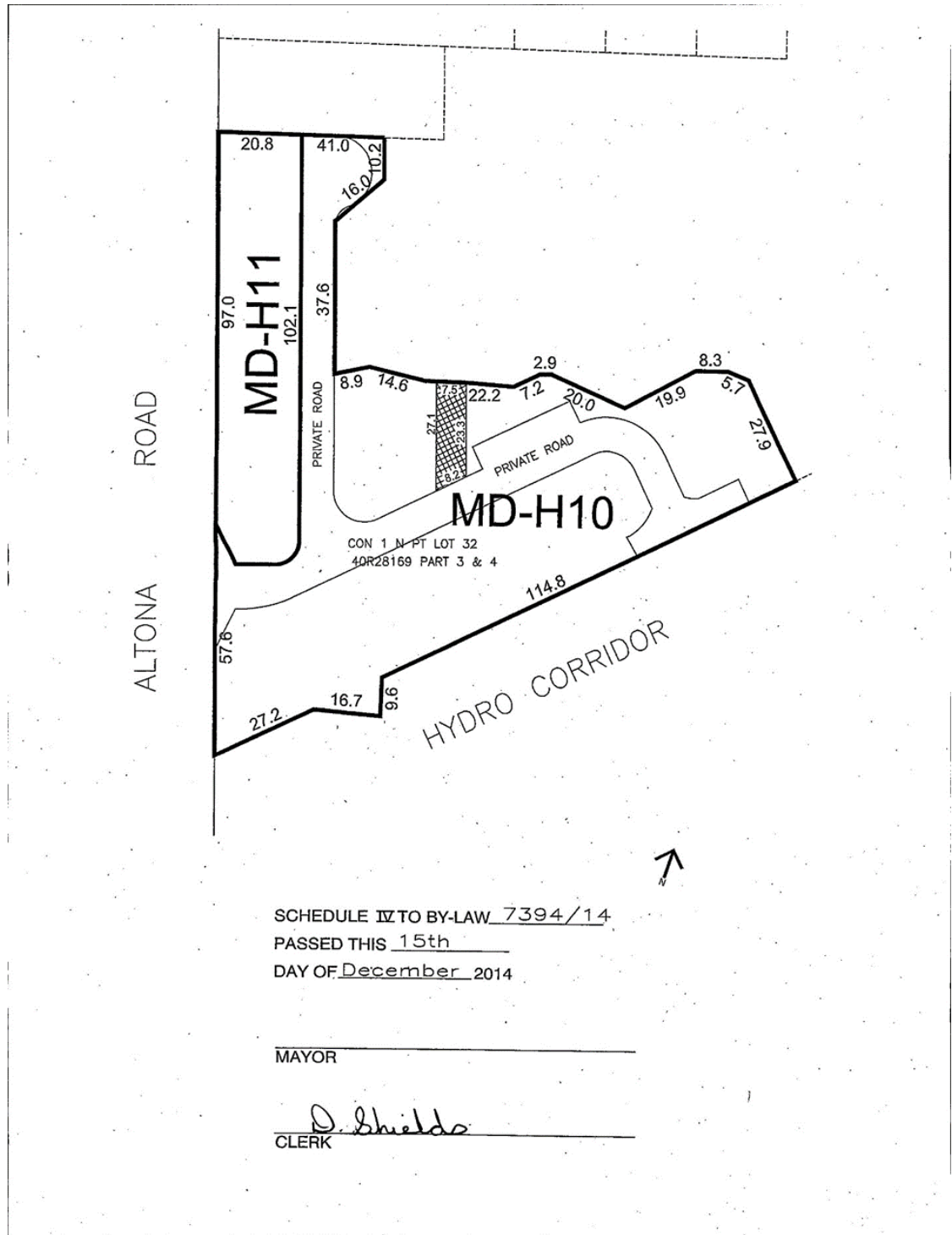




5. Figure 3



6. Figure 4



## **15.184 Exception Zone 184 (By-law 4645-95, as amended by By-law 6637-06)**

### 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) "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) "Day Nursery" shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, for use as a facility for the daytime care of children;
- 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 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, 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;
- h) "Dwelling, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- 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 - Quadruplex" shall mean a multiple dwelling containing only four dwelling units, each unit being connected to two or more other units, and generally arranged with two units adjacent to the front lot line and the other two units at the rear thereof;

- k) "Multiple Dwelling - Vertical" shall mean a building containing four or more dwelling units attached horizontally and vertically, each unit having access from an internal corridor system connecting with at least one common entrance from outside the building;
- l) "Dwelling Unit Width" shall mean the shortest horizontal dimension of a dwelling unit between the exterior of the side walls of the unit, except that where a side wall is a common wall, in which case the dimension shall be from the centre of that 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, an attic or a cellar;
- p) "Floor Space Index" shall mean the ratio of the total aggregate floor areas of the specified use or uses established on a lot, to the total area of the lot;
- q) "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;
- r) "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;
- s) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- t) "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;
- u) "Neighbourhood Park" shall mean a municipal public park;
- v) "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;
- w) "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;

- x) "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;
- y) "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, Chapter M.45, as amended from time to time, 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 and 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 lot 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) "Front Yard Width" shall mean the shortest horizontal dimension of a front yard of a lot between the side lot lines, or between the side lot line and the flankage of the lot;
- ee) "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;
- ff) "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;

- gg) "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;
- hh) "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;
- ii) "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;
- jj) "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;
- kk) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. Provisions ("RMM" Zone)

### a) Uses Permitted ("RMM" Zone)

No person shall within the lands designated "RMM" 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
- iii. multiple dwelling - quadruplex
- iv. multiple dwelling – vertical

### b) Zone Requirements ("RMM" Zone)

No person shall within the lands designated "RMM" 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
  - C. multiple dwelling - quadruplex: 180 square metres
  - D. multiple dwelling - vertical: 2,500 square metres
- ii. LOT FRONTAGE (minimum):
  - A. semi-detached dwelling: 7.5 metres
  - B. multiple dwelling - horizontal: 6 metres
  - C. multiple dwelling - quadruplex: 24 metres for 4 units

- D. multiple dwelling - vertical: 30 metres
- iii. FRONT YARD DEPTH (minimum):
  - A. semi-detached dwelling: 4.5 metres
  - B. multiple dwelling - horizontal: 4.5 metres
  - C. multiple dwelling - quadruplex: 15 metres
  - D. multiple dwelling - vertical: 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. semi-detached dwelling and multiple dwelling - horizontal:  
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 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;
    - 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;
      - 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 is provided on the other lot;
  - B. multiple dwelling - quadruplex: 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 the side wall of the front unit directly abuts a parking space of the rear unit, no interior side yard shall be required for the front unit;
  - C. multiple dwelling - vertical: 3 metres
- v. FLANKAGE SIDE YARD WIDTH (minimum):
  - A. dwellings having a flankage side yard abutting Altona Road or a reserve on the opposite side of which is Altona Road: 4.5 metres

- B. dwellings having a flankage side yard abutting another street: 2.7 metres
- vi. REAR YARD DEPTH (minimum):
  - A. semi-detached dwelling: 7.5 metres
  - B. multiple dwelling - horizontal: 7.5 metres
  - C. multiple dwelling - quadruplex (front units): 0 metres
  - D. multiple dwelling - quadruplex (rear units): 4.5 metres
  - E. multiple dwelling - vertical: 6 metres
- vii. LOT COVERAGE (maximum):
  - A. semi-detached dwelling: 40 per cent
  - B. multiple dwelling - horizontal: 40 per cent
  - C. multiple dwelling - quadruplex: 60 per cent
  - D. multiple dwelling - vertical: 40 per cent
- viii. BUILDING HEIGHT (maximum):
  - A. semi-detached dwelling: 12 metres
  - B. multiple dwelling - horizontal: 12 metres
  - C. multiple dwelling - quadruplex: 12 metres
  - D. multiple dwelling - vertical: 15 metres
- ix. DWELLING UNIT REQUIREMENTS:
  - A. semi-detached dwelling:
    - 1) minimum gross floor area-residential of 100 square metres;
    - 2) minimum unit width 6 metres;
    - 3) maximum one dwelling unit per lot;
  - B. multiple dwelling - horizontal:
    - 1) minimum gross floor area-residential of 100 square metres;
    - 2) minimum unit width 6 metres;
    - 3) maximum one dwelling unit per lot;
  - C. multiple dwelling - quadruplex:
    - 1) minimum gross floor area-residential of 100 square metres;
    - 2) minimum unit width 6 metres;
    - 3) maximum one dwelling unit per lot;
  - D. multiple dwelling - vertical:



- 1) a minimum gross floor area-residential of 50 square metres per dwelling unit;
  - 2) minimum unit width 6 metres;
  - 3) not more than 20 dwelling units per lot shall be permitted;
- x. PARKING REQUIREMENTS:
- A. semi-detached dwelling:

there shall be provided and maintained on the lot a minimum of one private garage per dwelling unit attached to the main building and 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 a reserve on the opposite side of which is a street;
  - B. multiple dwelling - horizontal:

there shall be provided and maintained on the lot a minimum of one private garage per dwelling unit attached to the main building and 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 a reserve on the opposite side of which is a street;
  - C. multiple dwelling - quadruplex:                      either
    - 1) there shall be provided and maintained on the lot two parking spaces per dwelling unit located in the front yard of the lot in a tandem arrangement, such arrangement having a maximum width of 2.7 metres and a maximum length of 12 metres; or
    - 2) there shall be provided and maintained on the lot one single private garage attached to the dwelling unit of that same lot and located not less than 10.6 metres from the front lot line, in which case the minimum front yard depth requirement of section 2(b)(iii)(C) shall not apply;
  - D. multiple dwelling - vertical:
    - 1) there shall be provided and maintained a minimum of 1.2 parking spaces per dwelling unit for residents, and 0.3 of a parking space per dwelling unit for visitors;
    - 2) the maximum height of any parking structure shall be 8 metres;
    - 3) any parking structure or part thereof which is below grade shall comply with the provisions of (iii), (iv), (v), and (vi) of this subsection.

xi. SPECIAL REGULATIONS:

A. semi-detached dwelling:

- 1) 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;
- 2) despite the definition of "Dwelling, Semi-Detached or Semi Detached Dwelling" in Section 1(g), semi-detached dwellings erected in an "RMM" 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.

B. multiple dwelling - quadruplex:

- 1) no freestanding accessory structures shall be permitted;
- 2) all portions of the front yard not used for parking as required by this By-law shall be maintained as landscaped open space;
- 3) there shall be a minimum front yard width of 2 metres;

xii. LANDSCAPED OPEN SPACE REQUIREMENT (minimum):

A. multiple dwelling - vertical:

landscaped open space shall be not less than 10 per cent of lot area.

3. Provisions ("RM/MU" Zone)

a) Uses Permitted ("RM/MU" Zone)

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

- i. business office
- ii. day nursery
- iii. dry cleaning depot
- iv. financial institution
- v. multiple dwelling - horizontal
- vi. multiple dwelling - vertical
- vii. personal service shop
- viii. professional office
- ix. retail store

b) Zone Requirements ("RM/MU" Zone)

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

- i. LOT AREA (minimum): 5,000 square metres
- ii. LOT FRONTAGE (minimum): 50 metres
- iii. INTERIOR SIDE YARD WIDTH (minimum):
  - multiple dwelling - horizontal use: 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) 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
      - 2) 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 is provided on the other lot;
- iv. LOT COVERAGE (maximum): 40 percent
- v. BUILDING HEIGHT (maximum): 20 metres  
(minimum): 8 metres
- vi. BUILDING SETBACKS:
  - A. Despite section 5.22(4) of By-law 3036 and section 3(b)(iii) of this By-law, 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 Altona Road 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;
- vii. DWELLING UNIT REQUIREMENTS:
    - A. multiple dwelling - horizontal:
      - 1) a minimum gross floor area-residential of 100 square metres per dwelling unit;
      - 2) minimum unit width 6 metres;
      - 3) maximum one dwelling unit per lot;
    - B. multiple dwelling - vertical:
      - 1) a minimum gross floor area-residential of 50 square metres per dwelling unit;
      - 2) minimum unit width 6 metres;
      - 3) not less than 12 and not more than 95 dwelling units shall be permitted;
  - viii. PARKING REQUIREMENTS (minimum):
    - A. multiple dwelling - horizontal:

there shall be provided and maintained on the lot one private garage per dwelling unit attached to the main building and located not less than 6.0 metres from the front lot line or 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;

      - 1) visitor parking (minimum): 0.3 space per dwelling unit
    - B. multiple dwelling - vertical:
      - 1) there shall be provided and maintained a minimum of 1.2 parking spaces per dwelling unit for residents, and 0.3 of a parking space per dwelling unit for visitors;
      - 2) the maximum height of any parking structure shall be 8 metres;
    - C. There shall be provided and maintained on the lot a minimum of 4.5 parking spaces per 100 square metres of gross floor area for all permitted uses listed in Section 3(a) of this By-law, except for multiple dwelling - vertical, multiple dwelling - horizontal, and day nursery uses;
    - D. 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;

- E. Section 5.21.2(b) of By-law 3036, as amended, shall not apply to lands designated "RH/MU";
- F. All parking areas not located within a parking structure shall be set back a minimum of 3 metres from all lot lines, except where a lot line separates the "RM/MU" zone from an "OS-SWM" zone, in which case the parking setback may be reduced to 1.5 metres;
- G. Despite Section 5.21.2(g) of By-law 3036, as amended, all parking areas shall be paved;
- ix. SPECIAL REGULATION: the aggregate gross floor area of all commercial uses shall not exceed 1,400 square metres
- x. LANDSCAPED OPEN SPACE REQUIREMENT (minimum): 10 per cent of lot area
- xi. FLOOR SPACE INDEX: maximum floor space index of 2 for all uses established on the lot

c) Zone Requirements ("RM/MU" Zone)

Despite Section 3(b)(iii) of this Exception, no person shall within the lands designated "RM/MU" use any lot or erect, alter or use any building for multiple dwelling – horizontal use that fronts onto a private road, except in accordance with the following provisions:

- i. Lot Area (minimum): 140 square metres
- ii. Lot Frontage (minimum): 6.0 metres
- iii. Front Yard Depth (minimum): 6.0 metres
- iv. Rear Yard Depth (minimum): 4.0 metres
- v. Interior Side Yard Width (minimum): 0.6 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) 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

- 2) 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 is provided on the other lot;
- vi. Lot Coverage (maximum): 53 percent
- vii. Building Height (maximum): 12 metres
- viii. Building Setbacks:
  - A. Despite Section 5.22(4) of By-law 3036 and Clause 3(b)(iii) of this By-law, no building, part of a building, or structure shall be erected outside the building envelope shown on Figure 1 attached hereto, except for steps, uncovered platforms, or landscaping features not exceeding 1.5 metres in height;
  - 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 Altona Road 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;
- ix. Dwelling Unit Requirements:
  - A. A minimum gross floor area - residential of 100 square metres per dwelling unit;
  - B. Maximum one dwelling unit per lot;
- x. Parking:
  - A. There shall be provided and maintained on the lot one private garage per dwelling unit attached to the main building and located not less than 6.0 metres from the front lot line or 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;
  - B. Despite Paragraph 3(b)(viii)A(1) of this By-law, 0.25 visitor parking space shall be provided per dwelling unit;
  - C. Section 5.21.2(b) of By-law 3036, as amended shall not apply;
  - D. All visitor parking areas not located within a parking structure shall be set back a minimum of 3.0 metres from all lot lines, except where a lot line separates the "RM/MU" zone from a "OS-SWM" zone, in which case the parking setback may be reduced to 1.5 metres;

E. Despite Section 5.21.2(g) of By-law 3036, as amended, all parking areas shall be paved;

- xi. Accessory Structure: In addition to Section 5.18 of By-law 3036, no accessory structure is allowed in the built-to-zone shown on Figure 1 attached hereto;
- xii. Separation Distance: The horizontal distance between blocks of multiple dwelling – horizontal shall be a minimum of 3.0 metres;
- xiii. Despite Section 5.6 of Bylaw 3036 and Clause 1(r) of this By-law, the requirement for frontage on a public street shall be satisfied by establishing frontage on a common elements condominium street.

#### 4. 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 for a neighbourhood park and uses accessory thereto.

##### b) Zone Requirements ("NP" 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 to be used for the purposes of a neighbourhood park.

#### 5. PROVISIONS ("OS-SWM" Zone)

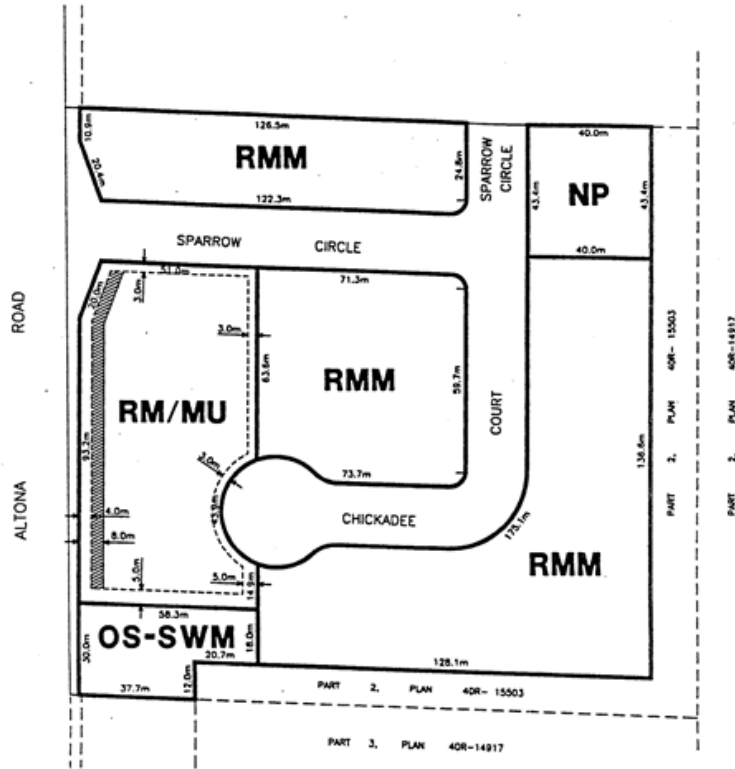
##### a) Uses Permitted ("OS-SWM" Zone)

No person shall within the lands designated "OS-SWM" use any land for any purpose, or erect, alter or use any building or structure for any purpose except for stormwater management facilities and uses accessory thereto.

##### b) Zone Requirements ("OS-SWM" 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 to be used for the purposes of stormwater management facilities and uses accessory thereto.

6. Figure 1



SCHEDULE I TO BY-LAW 4645/95  
AS MADE BY  
ONTARIO MUNICIPAL BOARD  
ORDER DATED 15th day of September, 1994  
(O.M.B. FILE No. Z940046)



## **15.185 Exception Zone 185 (By-law 5892-01, as amended by 6638-06)**

### 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) "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 vertically, by an above grade wall or walls, or an above grade floor or floors, or both;
- g) "Dwelling, Semi-Detached or Semi-Detached Dwelling" shall mean one of a pair of single 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 metres;
- h) "Dwelling, Single Attached" shall mean one group of not less than three single adjacent units, attached together horizontally by an above grade common wall;
- i) "Floor Area - Residential" 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 - 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;
- 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 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) "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 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) "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 on a reserve on the opposite side of which is a street;
- w) "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;

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

## 2. PROVISIONS

a) Uses Permitted ("SD-7" Zone)

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

i. semi-detached dwelling;

b) Zone Requirements ("SD-7" Zone)

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

i. LOT AREA (minimum): 205 square metres;

ii. LOT FRONTAGE (minimum): 7.0 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, or a direct extension thereof, 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): 7.5 metres;

vii. LOT COVERAGE (maximum): 50 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:

A. 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;

- B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.

d) Uses Permitted ("S5" Zone)

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

- i. detached dwelling;

e) Zone Requirements ("S5" Zone)

No person shall within the lands designated "S5", 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. SIDE YARD WIDTH (minimum): 1.2 metres one side, 0.6 metres on the other, or no minimum on one side so long as, on the other side:
  - A. at least 1.2 metre 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): 12.0 metres;
- ix. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres;
- x. PARKING REQUIREMENTS:
  - A. 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;

- B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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;

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

f) Uses Permitted ("SA-8" Zone)

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

- i. single attached dwelling;

g) Zone Requirements ("SA-8" Zone)

No person shall within the lands designated "SA-8", 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):

- A. 4.5 metres;

- B. Despite A above, on the lands cross hatched on Figure 1 the minimum front yard depth shall be 3.0 metres;

- iv. 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 setback 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):
  - A. 7.5 metres;
  - B. Despite A above, on the lands cross-hatched on Figure 1 the minimum rear yard depth shall be 5.0 metres;
- vii. LOT COVERAGE (maximum): 50 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:
  - A. 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;
  - B. maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, 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.

h) 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;
- ii. semi-detached dwelling;
- iii. single attached dwelling;
- iv. multiple dwelling-horizontal;
- v. multiple dwelling-vertical;

i) 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 for any purpose except in accordance with the following provisions:

- i. YARD SETBACKS (minimum):

- A. for semi-detached dwelling residential and single attached dwelling residential uses:
  - 1) in accordance with the building envelopes as set-out on Figure 1 attached hereto;
- 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: minimum gross floor area of 56 square metres;
- iv. LOT COVERAGE (maximum): 40 percent;
- v. PARKING REQUIREMENTS:
  - A. 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 dwellings 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;
- j) Uses Permitted ("RM2-2" Zone)

No person shall within the lands designated "RM2-2", use any lot or erect, alter, or use any building or structure for any purpose except the following:

  - i. multiple dwelling-horizontal;
- k) Zone Requirements ("RM2-2" Zone)
  - i. BUILDING LOCATION AND SETBACKS:
    - A. Buildings and structures shall be located entirely within the building envelope illustrated on Figure 1 attached hereto;

- ii. BUILDING HEIGHT (maximum): 12.0 metres;
- iii. DWELLING UNIT REQUIREMENTS:
  - minimum gross floor area residential of 100 square metres;
- iv. LOT COVERAGE (maximum): 50 percent;
- v. PARKING REQUIREMENTS:
  - A. For each dwelling unit there shall be provided on the lands:
    - 1) one private garage attached to the dwelling unit;
    - 2) one parking space located between the vehicular entrance of the private garage and the nearest traffic aisle; and
    - 3) a minimum of 0.3 visitor parking spaces;
  - B. sections 5.21.2(a), 5.21.2(b), 5.21.2(d), 5.21.2(e), 5.21.2(i) of By-law 3036 shall not apply to the lands designated "RM2-2";
  - C. notwithstanding section 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 or concrete, or any combination thereof.

l) 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. preservation and conservation of the natural environment, soil and wildlife;
- ii. resource management;
- iii. pedestrian trails and walkways;

m) 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, resource management, or pedestrian trail and walkway purposes.

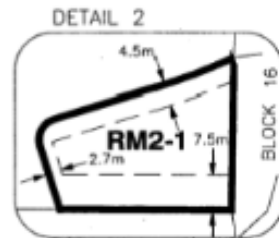
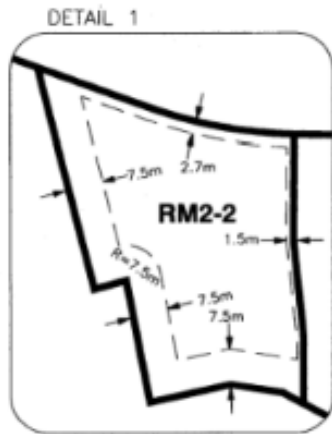
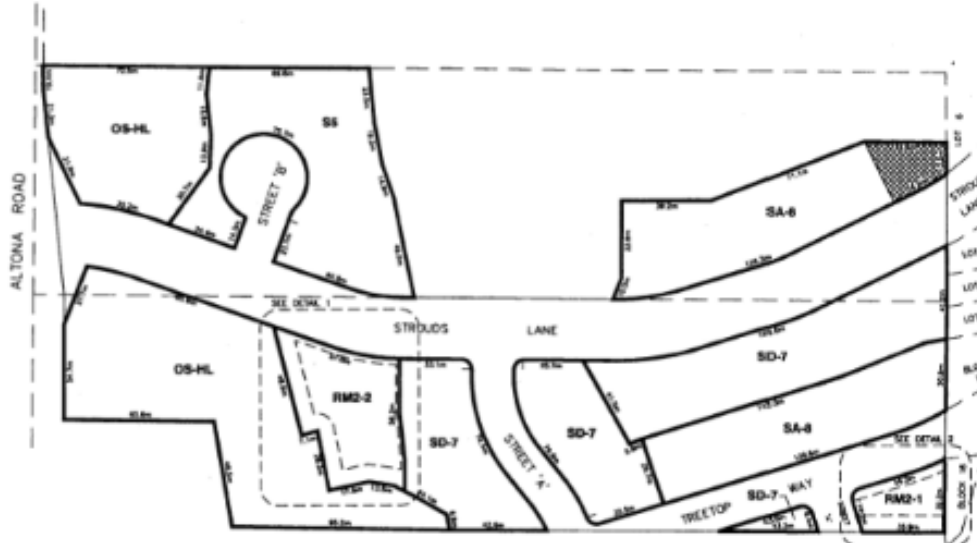
3. Model Homes

Despite the provisions of clause 6.1 of By-law 3036, a maximum of 6 Model Homes, together with not fewer than two parking spaces per Model Home, may be constructed on the lands subject to this exception prior to division of those lands by registration of a plan of subdivision or condominium.



For the purposes of this By-law, "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.

4. Figure 1



SCHEDULE I TO BY-LAW 5892/01  
PASSED THIS 15TH  
DAY OF OCTOBER 2001

  
MAYOR

  
CLERK



## 15.186 Exception Zone 186 (By-law 5928-01)

### 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 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 ("R4-19" and "S3-7" Zones)

No person shall within the lands designated "R4-19" or "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 ("R4-19" and "S3-7" Zones)

No person shall within the lands designated "R4-19" or "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 "R4-19": 460 square metres
  - B. on lands designated "S3-7": 350 square metres
- ii. LOT FRONTAGE (minimum):
  - A. on lands designated "R4-19": 15.0 metres
  - B. on lands designated "S3-7": 12.0 metres
- iii. FRONT YARD DEPTH (minimum):
  - A. for lots fronting on Fairport Road: 6.0 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 "R4-19": 1.5 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. FLANKAGE SIDE YARD WIDTH (minimum): 4.5 metres
- vi. REARYARD DEPTH (minimum): 7.5 metres
- vii. LOT COVERAGE (maximum):

38 percent for all buildings and structures on a lot.
- viii. BUILDING HEIGHT (maximum): 9.0 metres
- ix. DWELLING UNIT REQUIREMENTS:

maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres.
- x. PARKING AND PRIVATE GARAGE 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 6.0 metres from any side lot line immediately adjoining or abutting a reserve on the opposite side of which is a street.

- B. 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.
- C. on lands designated "R4-19" 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.

## 15.187 Exception Zone 187 (By-law 5929-01)

### 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 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 abutting 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 a reserve, 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 ("S3-11")

No person shall, within the lands zoned "S3-11", 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 ("S3-11")

No person shall, within the lands zoned "S3-11", 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): 350 square metres;
- ii. LOT FRONTAGE (minimum):
  - A. 12.0 metres;

- B. despite clause A above, for any lot within lands cross-hatched on Figure 1 attached hereto, a minimum lot frontage of 7.0 metres may be provided;
- iii. FRONT YARD DEPTH (minimum):
  - A. 4.5 metres;
  - B. despite clause A above, a covered and unenclosed porch or verandah may project up to 2.0 metres into the required minimum front yard;
- iv. INTERIOR SIDE YARD WIDTH (minimum):
  - A. 1.2 metres each side; or
  - B. 1.8 metres one side and no minimum other side;
  - C. despite clauses A and B above, for any lot within lands cross-hatched on Figure 1 attached hereto where the "OS-HL" Zone abuts a side lot line, the minimum side yard width shall be 2.0 metres;
  - D. despite clauses A and B above, for any lot within lands cross-hatched on Figure 1 attached hereto and abutting the east limit of the "S3-11" Zone, the minimum east side yard width shall be 3.5 metres;
- v. REAR YARD DEPTH (minimum):
  - A. 7.5 metres;
  - B. despite clause A above, for any lot within lands cross-hatched on Figure 1 attached hereto, and a portion of which contain an "OS-HL" Zone, the minimum rear yard depth shall be 17.5 metres;
  - C. despite clause A above, for any lot within lands cross-hatched on Figure 1 attached hereto that do not contain an "OS-HL" Zone, the minimum rear yard depth shall be 4.5 metres;
- vi. LOT COVERAGE (maximum): 38 percent;
- vii. BUILDING HEIGHT (maximum): 9.0 metres;
- viii. DWELLING UNIT REQUIREMENTS:

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



- B. despite clause A above and sections 5.18(a) and 5.18(b) of Zoning By-law 3036, as amended, for those lands cross-hatched on Figure 1 attached hereto that do not contain an "OS-HL" Zone, one private garage must be provided, but may be detached from the main building, and located in a side yard no less than 1.0 metre from any side lot line;
- C. no part of any attached garage shall extend beyond the wall containing the main entrance to the dwelling unit;
- x. SPECIAL REGULATIONS:
  - A. the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres;
  - B. notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres into the required rear yard of each lot provided no part thereof shall exceed 2.5 metres in depth and 6.0 metres in width.

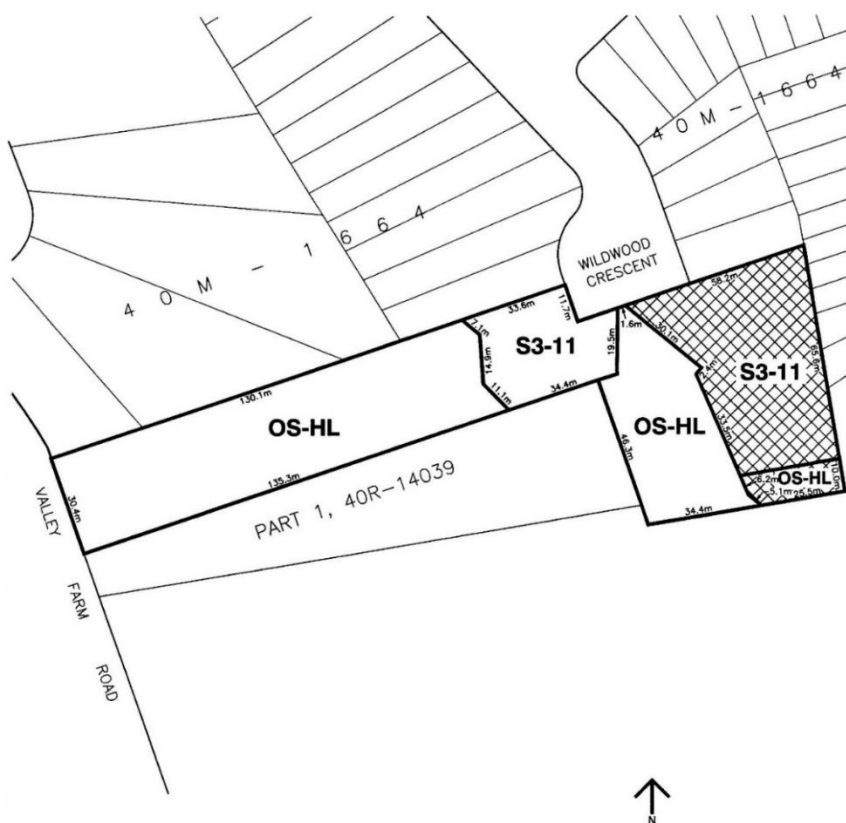
c) Uses Permitted ("OS-HL" Zone)

No person shall, within the lands zoned "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)

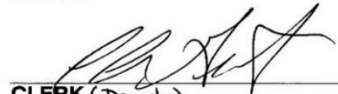
No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.

3. Figure 1



SCHEDULE I TO BY-LAW 5929/01  
PASSED THIS 17th  
DAY OF December 2001

  
MAYOR

  
CLERK (Deputy)

## 15.188 Exception Zone 188 (By-law 5940-02)

### 1. Definitions

- a) “Adult Entertainment Parlour” shall mean any premises or part thereof 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 any building or part of a building in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization and shall include a telegraph office, newspaper plant and a radio or television broadcasting station and its studios or theatres, but shall not include a retail store;
- d) “Club” shall mean a building or part of a building in which a not-for-profit or non-commercial organization carries out social, cultural, welfare, athletic or recreational programs for the benefit of the community;
- e) “Commercial Club” shall mean an athletic or recreational club operated for gain or profit and having public or private membership, but shall not include an adult entertainment parlour as defined herein;
- f) “Commercial-Recreational Establishment” shall mean a commercial establishment in which indoor recreational facilities are provided, and which may include an athletic or recreational club, but shall not include any uses permissible within a place of amusement or entertainment as defined herein;
- g) “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, an art school, a golf school or any other school operated for gain or profit;
- h) “Convenience Store” shall mean a retail store in which food, drugs, periodicals or similar items of day-to-day household necessities are kept for retail sale primarily to residents of, or persons employed in, the immediate neighbourhood;
- i) “Dry Cleaning Establishment” shall mean a building or part of a building where articles, goods or fabric are subjected to dry cleaning and related processes, are received or distributed, or where a dry cleaning plant is operated, or both, and which may include the laundering, pressing or incidental tailoring or repair of articles, goods or fabric;

- j) “Financial Institution” shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- k) “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;
- l) “Gross Leasable Floor Area” shall mean the aggregate 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) “Light Machinery and Equipment Supplier” shall mean a building or a part of a building in which office furniture and machines, carpet and drapery cleaning equipment, painting, gardening and plumbing equipment, small hand power tools and similar products are stored, offered or kept for wholesale or retail sale to industrial or commercial establishments;
- n) “Light Manufacturing Plant” shall mean a manufacturing plant used for: the production of apparel and finished textile products other than the production of synthetic fibers; printing or duplicating; the manufacture of finished paper other than the processing of wood pulp; the production of cosmetics, drugs and other pharmaceutical supplies; or, 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;
- 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 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) “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, repairing, ornamenting, finishing, cleaning, polishing, washing, packing, adapting for sale, breaking up or demolishing the said article;
- r) “Merchandise Service Shop” shall mean an establishment where articles or goods including, but not necessarily limited to, business machines, appliances, furniture or similar items are repaired or serviced, and includes the regular place of business of a master electrician or master plumber, but

shall not include a manufacturing plant or any establishment used for the service or repair of vehicles or a retail store;

- s) “Office-Associated Commercial Establishment” shall mean an establishment providing retail goods or equipment required for the daily operation of a business office or professional office, such as a stationery store, a computer store, or an office furniture store;
- t) “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 section 224(9)(b) of the Municipal Act, R.S.O. 1990, as amended from time-to-time, or any successor thereto;
- u) “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 room or an area used for any video lottery terminal use as governed by the Gaming Services Act, an adult entertainment parlour as defined herein or 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;
- v) “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 as defined herein;
- w) “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;
- x) “Printing Establishment” shall mean an establishment used for blueprinting, engraving, electro-typing, photocopying, plotting from disk, printing, stereotyping or typesetting;
- y) “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 by the Municipal Act, R.S.O. 1990, c.M. 45, as amended from time to time, or any successor thereto;
- z) “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;

- aa) “Rental Establishment” shall mean a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for offer for rent directly to the public, but does not include the rental of motor vehicles, and does not include a video store;
- bb) “Sales Outlet” shall mean a building or part of a building accessory to a bakery, a food preparation plant, a light manufacturing plant, a manufacturing plant, a merchandise service shop, a printing establishment, or a warehouse, wherein products manufactured, produced, processed, stored, serviced or repaired on the premises are kept or displayed for rent or for wholesale or retail sale, or wherein orders are taken for future delivery of such products;
- cc) “Scientific, Medical or Research Laboratory” shall mean a building or part of a building wherein scientific, research or medical experiments or investigations are systematically conducted, or 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;
- dd) “Vehicle Repair Shop” shall mean an establishment containing facilities for the repair and maintenance of vehicles on the premises, in which vehicle accessories are sold and vehicle maintenance and repair operations are performed, but shall not include a body shop or any establishment engaged in the retail sale of motor vehicle fuels;
- ee) “Vehicle Sales or Rental Establishment” shall mean an establishment used for the sale, service, rent or lease of vehicles and which may include as an accessory use thereto a vehicle repair shop, but shall not include any establishment engaged in the retail sale of motor vehicle fuels;
- ff) “Video Store” shall mean a building or part of a building in which video cassette recorders, tapes, and accessories thereto are stored, serviced, displayed, and offered for rent or retail sale to the public for use off the premises only;
- gg) “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, food-stuffs, substances, articles or things, and includes the premises of a warehouseman but shall not include a fuel storage tank except as an accessory use;

- hh) “Waste Transfer and Management Facility” shall mean a building or part of a building which is used primarily for the storage, handling or processing of household, institutional, commercial or industrial waste;
- ii) “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;
- jj) “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;
- kk) “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;
- ll) “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;
- mm) “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;
- nn) “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;
- oo) “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;
- pp) “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;
- qq) “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
- rr) “Interior Side Yard” shall mean a side yard other than a flankage side yard.

## 2. PROVISIONS

### a) Uses Permitted (“MC - 15” Zone)

No person shall within the lands designated “MC–15”, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- i. bakery;
- ii. business office;
- iii. club;
- iv. commercial club;
- v. commercial-recreational establishment;
- vi. commercial school;
- vii. convenience store;
- viii. dry cleaning establishment;
- ix. financial institution;
- x. food preparation plant;
- xi. light machinery and equipment supplier;
- xii. light manufacturing plant;
- xiii. merchandise service shop;
- xiv. office-associated commercial establishment;
- xv. personal service shop;
- xvi. place of amusement or entertainment;
- xvii. place of assembly;
- xviii. place of religious assembly;
- xix. printing establishment;
- xx. professional office;
- xxi. restaurant – Type A;
- xxii. rental establishment;
- xxiii. sales outlet;
- xxiv. scientific, medical or research laboratory;
- xxv. warehouse.



b) Zone Requirements (“MC - 15” Zone)

No person shall within the lands designated “MC - 15”, use any lot or erect, alter or use any building except in accordance with the following provisions:

i. OUTDOOR STORAGE:

All permanent uses, other than parking, shall take place entirely within enclosed buildings or structures with no outside storage or display;

ii. FRONT YARD DEPTH (minimum): 6.0 metres

iii. INTERIOR SIDE YARD WIDTH (minimum): 4.5 metres

iv. FLANKAGE SIDE YARD WIDTH (minimum): 3.0 metres

v. REAR YARD DEPTH (minimum): 12.0 metres

vi. BUILDING HEIGHT (maximum): 12.0 metres

vii. PARKING:

A. There shall be provided and maintained on the lands designated “MC-15”, parking at a ratio of:

- 1) 5.5 spaces per 100 square metres gross leasable area for the first 500 square metres; plus,
- 2) 3.5 spaces per 100 square metres gross leasable area for all floor space in excess of 500 square metres;

B. Clauses 5.21.2 (a), (b), (c), (e) and (f), inclusive, of By-law 3036, as amended, shall not apply to the lands designated “MC – 15”;

C. Despite 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.

viii. LOADING:

A. shall only be located in the side yard;

B. Despite (A) above, loading may be located in the rear yard provided it is screened from public view and from abutting residential land uses through architectural screening, landscape buffering, berming or a combination of these treatments.

ix. REAR YARD LANDSCAPED OPEN AREA:

A minimum 3 metre landscaped open area shall be provided along the rear lot line to screen parking, loading and buildings through architectural screening, landscape buffering, berming or a combination of these treatments, from the view of abutting residential uses.

x. SPECIAL REGULATIONS:

- A. Despite any other provision in this By-law, lawful uses existing on the lands designated “MC-15” on the date of passing of this By-law, shall be deemed to comply with the provisions of By-law 3036, as amended. Any alterations, additions, or new development on the lands shall comply with all the provisions set out in this By-law;
- B. Despite any other provision in this By-law, a waste transfer and management facility shall not be permitted on lands designated “MC-15”;
- C. A sales outlet, accessory to a permitted bakery, food preparation plant, light manufacturing plant, manufacturing plant, merchandise service shop, printing establishment or warehouse, shall only be permitted provided the gross leasable area of the sales outlet does not exceed 25% of the gross leasable floor area of the related industrial operation;
- D. Despite Clause (C) above, a sales outlet may exceed 25% up to a maximum of 40% of the gross leasable floor area of the related industrial operation, provided the aggregate gross leasable floor area of all sales outlets in a building does not exceed 25% of the total gross leasable floor area in that building;
- E. The maximum gross leasable floor area for any convenience store, office-associated commercial establishment, financial institution, personal service shop, and restaurant – Type A shall be 325 square metres;
- F. The maximum aggregate gross leasable floor area shall be:
  - 1) for all convenience stores on the lot: 325 square metres
  - 2) for all office-associated commercial establishments on the lot: 325 square metres
  - 3) for all financial institutions on the lot: 325 square metres
  - 4) for all personal service shops on the lot: 325 square metres
  - 5) for all restaurants – Type A on the lot: 325 square metres

## 15.189 Exception Zone 189 (By-law 5983-02)

### 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) "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 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 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 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) "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) "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;
- s) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

## 2. PROVISIONS

### a) Uses Permitted ("S4-3" Zone)

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;

### b) Zone Requirements ("S4-3" Zone)

No person shall within the lands designated "S4-3" 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:
  - A. 1.2 metres one side;
  - B. 0.6 metres the other side;
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres;
- vi. REAR YARD DEPTH (minimum): 7.5 metres;
- vii. LOT COVERAGE (maximum): 48 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 6.0 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.
  - 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
    - 1) 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
    - 2) 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;
- xi. SPECIAL REGULATIONS:
  - A. despite the provisions of Section 2(b) of this By-law unenclosed porches not exceeding 1.5 metres in height above established grade, may encroach a maximum 1.5 metres into a required minimum front yard and minimum flankage side yard and a maximum of 0.6 metres into a required side yard where the side yard is a minimum of 1.2 metres.

## **15.190 Exception Zone 190 (By-law 5985-02. as amended by By-law 6163-03)**

### 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 ` 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;
- 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) “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) “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 (“SA-11” Zone)

a) Uses Permitted (“SA-11” Zone)

No person shall, within the lands designated “SA-11”, 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-11” Zone)

No person shall, within the lands designated “SA-11”, 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): 5.0 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): 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 REGULATIONS
  - A. Single Attached Dwellings in an “SA-11” 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;



## **15.191 Exception Zone 191 (By-law 4005-92, as amended by By-law 4130-92)**

### 1. Definitions

- a) "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.
- b) "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;
- c) "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;
- 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, but shall not include any other school defined herein;
- e) "Day Nursery" shall mean lands and premises duly licenced pursuant to the provisions of the Day Nurseries Act, RSO 1990, c. D2, or any successor thereto, and for the use as a facility for the daytime care of children
- f) "Dwelling" shall mean 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, Single or Single Dwelling" shall mean a dwelling containing one dwelling unit and uses accessory thereto;
- i) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings or structures;

- j) "Floor Area-Residential" shall mean the area of the floor surface contained within the outside walls of the storey or part of a storey;
- k) "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;
- 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) "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 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;

## 2. PROVISIONS

### a) Uses Permitted ("R3(DN-PS)" Zone)

No person shall within the lands designated "R3(DN-PS)" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. day nursery
- iii. private non- residential school

### b) Zone Requirements ("R3(DN-PS)" Zone)

No person shall within the lands designated "R3(DN-PS)", use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. LOT AREA (minimum): 0.18 hectares
- ii. LOT FRONTAGE (minimum): 30 metres
- iii. FRONT YARD DEPTH (minimum): 25 metres
- iv. SIDE YARD WIDTH (minimum):
  - A. East side yard: 2 metres
  - B. West side yard: 4 metres
- v. REAR YARD DEPTH (minimum): 20 metres
- vi. LOT COVERAGE (maximum): 33%
- vii. BUILDING HEIGHT (maximum): 12 metres
- viii. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres;
- ix. 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 on the lands a minimum of 9 parking spaces;
  - C. Section 5.21.2(a) and 5.21.2(b) of By-law 3036 shall not apply to lands designated “R3(DN-PS)”;
  - D. All parking areas shall be surfaced with brick, concrete, asphalt, or any combination thereof.
- x. SPECIAL REGULATIONS:
- A. The aggregate gross floor area of all day nurseries and private schools on the lands shall not exceed 350 square metres
  - B. The aggregate number of persons enrolled at any one time in day nurseries and private schools on the land shall not exceed 55;
  - C. A private school on the land shall be restricted to the teaching equivalent grade levels up to and including elementary grade defined in the Education Act

## 15.192 Exception Zone 192 (By-law 4045-92, as amended by By-law 4124-92)

### 1. Definitions

- a) "Dwelling Unit, Barrier - Free" shall mean a dwelling unit that incorporates the following design features:
  - i. 1-bedroom units shall have a minimum dwelling unit area of 51 square metres;
  - ii. 2-bedroom units shall have a minimum dwelling unit area of 73 square metres;
  - iii. operating devices such as thermostats, switches, faucets, latches, handles and locks shall be operable by one hand, shall not require fine finger control or twisting of the wrist to operate, and shall be mounted between 0.4 and 1.2 metres from the floor;
  - iv. grab-bars shall be provided in all bathrooms and in other appropriate locations;
  - v. a square unobstructed wheelchair turning area of at least 1.5 square metres in area shall be provided at the entrance area within each unit, and in each bedroom and kitchen;
  - vi. all doorways shall provide a minimum unobstructed passage area of 1 metre in width;
  - vii. surfaces such as counters, stove tops and sinks shall have a maximum height of 0.85 metres from the floor, and a minimum underside clearance of 0.7 metres from their edge;
  - viii. visual and audible fire alarms shall be installed in each unit;
  - ix. each unit shall have at least one bedroom with direct access to a bathroom;
  - x. bathrooms shall have a minimum floor area of 7.5 square metres;
  - xi. thermostat controlled valves shall be provided to regulate water temperature for all sink, shower and bathtub faucets;
- b) "Dwelling Unit, Senior Citizen" shall mean a dwelling unit that incorporates the following design features:
  - i. 1-bedroom units shall have a minimum dwelling unit area of 51 square metres;
  - ii. 2-bedroom units shall have a minimum dwelling unit area of 73 square metres;

- iii. operating devices such as thermostats, switches, faucets, latches, handles and locks shall be operable by one hand and shall not require fine finger control or twisting of the wrist to operate;
- iv. grab-bars shall be provided in all bathrooms and in other appropriate locations;
- v. a square unobstructed wheelchair turning area of at least 1.5 square metres in area shall be provided at the entrance area within each unit, and in each bedroom and kitchen;
- vi. all doorways shall provide a minimum unobstructed passage area of 1 metre in width;
- vii. each unit shall have at least one bedroom with direct access to a bathroom;
- viii. bathrooms shall have a minimum floor area of 7.5 square metres;
- c) "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;
- d) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- e) "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;
- f) "Senior Citizens Apartment" shall mean a multiple dwelling - vertical building, complying with the following provisions:
  - i. a minimum of 10% of the total number of dwelling units shall be dwelling units, barrier - free;
  - ii. a minimum of 65% of the total number of dwelling units shall be dwelling units, senior citizen;
  - iii. no dwelling units, dwelling units, barrier - free or dwelling units, senior citizen shall contain more than two bedrooms;
  - iv. a minimum of one lounge area, having a minimum floor area of 20 square metres, shall be provided on each floor for the common usage of residents and visitors;
  - v. all internal corridors shall have a minimum width of 1.8 metres;

- vi. all doorways shall provide a minimum unobstructed passage area of 1 metre in width;
- vii. mechanical door closing and opening aids shall be provided at all building entrances; and
- g) "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(SC)" Zone)

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

- i. Multiple Dwelling - Vertical that is not a Senior Citizens Apartment; or
- ii. Multiple Dwelling - Vertical that is a Senior Citizens Apartment; but not both.

### b) Zone Requirements ("RH(SC)" Zone)

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

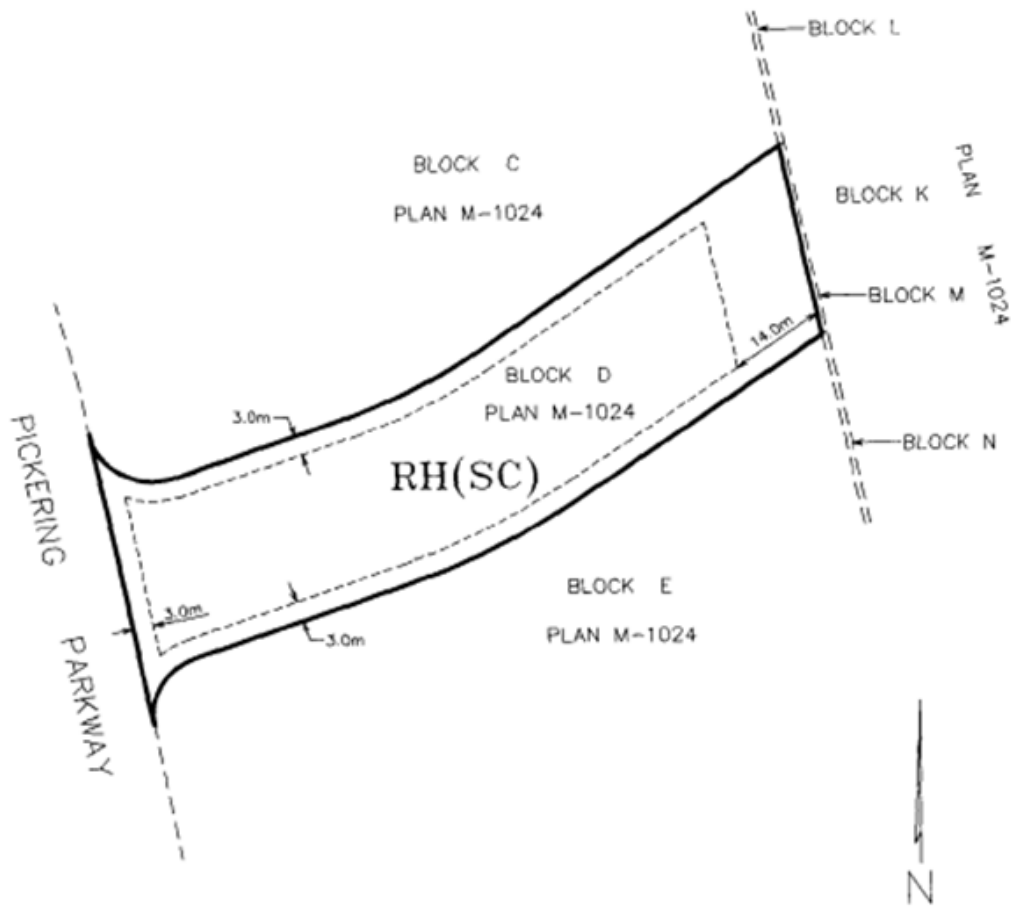
- i. BUILDING HEIGHT (maximum): 22 metres
- ii. LOT COVERAGE (maximum): 42%
- iii. DWELLING UNIT REQUIREMENTS:
  - A. For Multiple Dwelling - Vertical that is not a Senior Citizens Apartment, not less than 30 and not more than 37 dwelling units shall be permitted; or
  - B. For Multiple Dwelling - Vertical that is a Senior Citizens Apartment, not less than 30 and not more than 88 dwelling units shall be permitted.
- iv. PARKING REQUIREMENTS:
  - A. For the purpose of this clause, a "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. For Multiple Dwelling - Vertical that is not a Senior Citizens Apartment, there shall be provided and maintained on the lot a

minimum of 1.2 parking spaces per dwelling unit for residents and 0.3 parking spaces per dwelling unit for visitors. All resident parking spaces shall be provided in a below grade structure. Visitor parking spaces shall be provided at grade, in a below grade structure, or both;

- C. For Multiple Dwelling - Vertical that is a Senior Citizens Apartment, there shall be provided and maintained on the lot a minimum of 0.3 parking spaces per dwelling unit for residents and 0.25 parking spaces per dwelling unit for visitors. All resident parking spaces shall be provided in a below grade structure. Visitor parking spaces shall be provided at grade, in a below grade structure, or both;
  - D. All parking areas shall be surfaced with brick, asphalt or concrete, or any combination thereof; and
  - E. Sections 5.21.2(e), 5.21.2(g), 6.5(b) and 6.5(c) of By-law 3036, as amended, shall not apply.
- v. YARD SETBACKS (minimum): As illustrated on Figure 1 attached hereto
- vi. OBSTRUCTION OF YARDS:
- Notwithstanding Section 5.7 of Zoning By-law 3036, a vehicular ramp and a pedestrian stairway for access to and from a below grade parking structure shall be permitted anywhere in the front yard.



3. Figure 1



SCHEDULE I TO BY-LAW 4045/92  
PASSED THIS 29th  
DAY OF June, 1992 Amended by By-law 4124/92

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

## 15.193 Exception Zone 193 (By-law 4058-92)

### 1. Definitions

- a) "Day Nursery" shall mean lands and premises duly licensed pursuant to the Day Nurseries Act, or any successor thereto, for 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) "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 ("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 except in accordance with the following provisions:

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

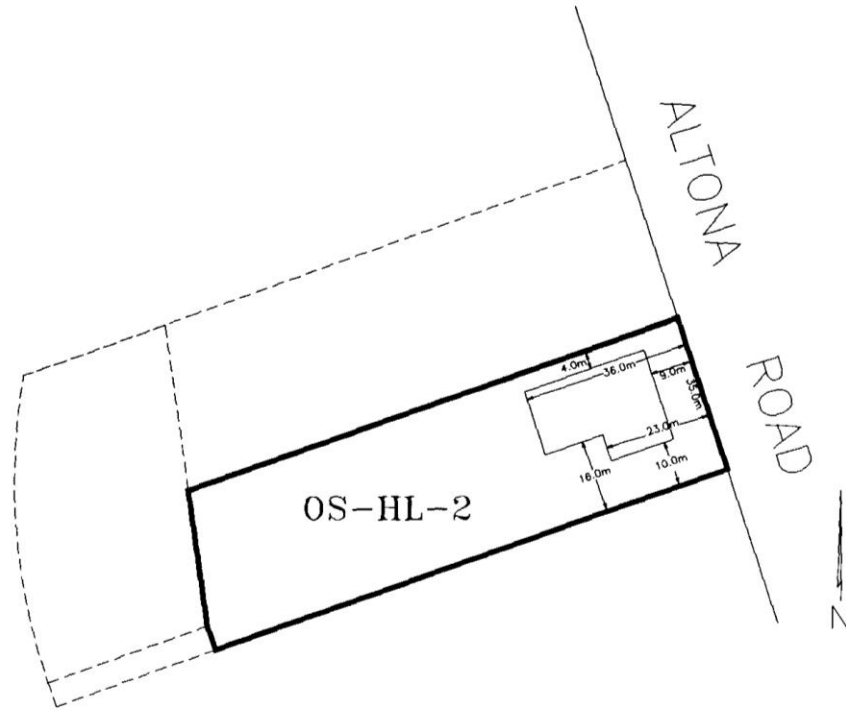
- ii. LOT FRONTAGE (minimum): 12.0 metres
  - iii. FRONT YARD DEPTH (minimum): 4.5 metres
  - iv. SIDE YARD WIDTH (minimum):
    - A. minimum 1.2 metres each side, or
    - B. minimum 1.8 metres one side and no minimum other side;
  - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
  - vi. REAR YARD 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 ("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.
- e) Uses Permitted ("OS-HL-2" Zone)
- No person shall within the lands designated "OS-HL-2" 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.
- f) Zone Requirements ("OS-HL-2" 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.

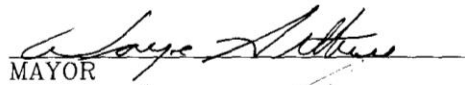
g) Special Provisions (“OS-HL-2”)

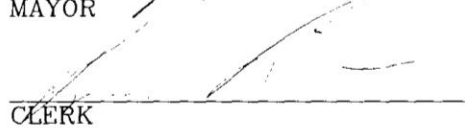
- i. Notwithstanding the provision of subsection 2(e) hereof, the lands designated “OS-HL-2” may be used for the purpose of a day nursery;
- ii. Any building located on the lands designated “OS-HL-2” used solely for the purpose of a day nursery must be in accordance with the standards and provisions of Figure 1 attached hereto.

3. Figure 1



SCHEDULE II TO BY-LAW 4058/92  
PASSED THIS 4th  
DAY OF August 1992

  
MAYOR

  
CLERK

## 15.194 Exception Zone 194 (By-law 4061-92)

### 2. 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 ("S1-9" Zone)

No person shall within the lands designated "S1-9" 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 ("S1-9" Zone)

No person shall within the lands designated "S1-9", 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): 12 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): 33 percent
- vii. BUILDING HEIGHT (maximum): 9.0 metres
- 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: 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.

## **15.195 Exception Zone 195 (By-law 4081-92, as amended by By-law 6153-03 and By-law 6762-07)**

### 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) "Convenience Store" shall mean a retail 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;
- c) "Drug Store" shall mean 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, confectionary items, cosmetics, toiletries, periodicals, or similar items of day-to-day household necessity are stored, displayed and offered for retail sale;
- 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, 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;
- e) "Duplicating Shop" shall mean a building or part of a building where items such as letters, plans, pictures and documents are reproduced by photostatting, blueprinting or other similar methods;
- 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 Unit, Barrier - Free" shall mean a dwelling unit that incorporates the following design features:

- i. 1-bedroom units shall have a minimum dwelling unit area of 51 square metres;
- ii. 2-bedroom units shall have a minimum dwelling unit area of 73 square metres;
- iii. operating devices such as thermostats, switches, faucets, latches, handles and locks shall be operable by one hand, shall not require fine finger control or twisting of the wrist to operate, and shall be mounted between 0.4 and 1.2 metres from the floor;
- iv. grab-bars shall be provided in all bathrooms and in other appropriate locations;
- v. a square unobstructed wheelchair turning area of at least 1.5 square metres in area shall be provided at the entrance area within each unit, and in each bedroom and kitchen;
- vi. all doorways shall provide a minimum unobstructed passage area of 1.0 metre in width;
- vii. surfaces such as counters, stove tops and sinks shall have a maximum height of 0.85 metres from the floor, and a minimum underside clearance of 0.7 metres from their edge;
- viii. visual and audible fire alarms shall be installed in each unit;
- ix. each unit shall have at least one bedroom with direct access to a bathroom;
- x. bathrooms shall have a minimum floor area of 7.5 square metres;
- xi. thermostat controlled valves shall be provided to regulate water temperature for all sink, shower and bathtub faucets;
- i) "Dwelling Unit, Senior Citizen" shall mean a dwelling unit that incorporates the following design features:
  - i. 1-bedroom units shall have a minimum dwelling unit area of 51 square metres;
  - ii. 2-bedroom units shall have a minimum dwelling unit area of 73 square metres;
  - iii. operating devices such as thermostats, switches, faucets, latches, handles and locks shall be operable by one hand and shall not require fine finger control or twisting of the wrist to operate;
  - iv. grab-bars shall be provided in all bathrooms and in other appropriate locations;

- v. a square unobstructed wheelchair turning area of at least 1.5 square metres in area shall be provided at the entrance area within each unit, and in each bedroom and kitchen;
- vi. all doorways shall provide a minimum unobstructed passage area of 1 metre in width;
- vii. each unit shall have at least one bedroom with direct access to a bathroom;
- j) “Financial Institution” shall mean a building or part of a building in which money is deposited, kept, lent or exchanged;
- 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) “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;
- m) “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;
- n) “Multiple Dwelling-Horizontal” shall mean a building containing three or more dwelling units attached horizontally, not vertically, by an above grade wall or walls;
- o) “Multiple Dwelling-Vertical” 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;
- p) “Multiple Dwelling-Vertical-Senior Citizens Apartment” shall mean a multiple dwelling-vertical building complying with the following provisions:
  - i. a minimum of 10% of the total number of dwelling units shall be dwelling units, barrier free;
  - ii. a minimum of 65% of the total number of dwelling units shall be dwelling units, senior citizen;
  - iii. no dwelling units, dwelling units, barrier-free or dwelling units, senior citizen shall contain more than two bedrooms;

- iv. a minimum of one lounge area, having a minimum floor area of 100 square metres, shall be provided for the common usage of residents and visitors;
  - v. all internal corridors shall have a minimum width of 1.8 metres;
  - vi. all doorways shall provide a minimum unobstructed passage area of 1 metre in width;
  - vii. mechanical door closing and opening aids shall be provided at all building entrances.
- q) "Office-Associated Commercial Establishment" shall mean an establishment providing retail goods or equipment required for the daily operation of a business office or professional office, such as a stationery store, a computer store, or an office furniture store;
  - r) "Optical Store" shall mean a building or part of a building in which optical instruments such as eyeglasses, contact lenses, or magnifying glasses are prepared, dispensed, displayed and offered for retail sale;
  - s) "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 the parking aisle or driveway;
  - t) "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;
  - u) "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 a dressmaking shop or a photographic studio, but shall not include a body-rub parlour as defined in section 224 (9)(b) of the Municipal Act, R.S.O. 1990, Chapter M.45, as amended from time to time, or any successor thereto;
  - v) "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;
  - w) "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;

- x) “Restaurant-Type D” 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, and which may include an accessory take-out component; and;
- 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;

## 2. PROVISIONS

### a) Uses Permitted (“RH” and “RH(SC)” Zones)

No person shall within the lands designated “RH” and “RH(SC)” use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. on lands designated “RH”: Multiple Dwelling-Vertical
- ii. on lands designated “RH(SC)”: Multiple Dwelling-Vertical-Senior Citizens Apartment

### b) Zone Requirements (“RH” and “RH(SC)” Zone)

### c) No person shall within the lands designated “RH” and “RH(SC)”, use any lot or erect, alter or use any building except in accordance with the following provisions:

- i. BUILDING HEIGHT (maximum): 5 storeys
- ii. BUILDING ENVELOPE (maximum): as illustrated on Figure 1 attached hereto
- iii. DWELLING UNITS (maximum): 175

### d) Uses Permitted (“RH/MU-5” Zone)

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

- i. Multiple Dwelling-Horizontal

### e) Zone Requirements (“RH/MU-5” Zone)

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

- i. BUILDING HEIGHT: 3 storeys maximum

ii. BUILDING LOCATIONS:

Notwithstanding any other requirements of By-Law 3036, as amended, the following requirements shall regulate building locations on lands zoned "RH/MU-5".

- A. The minimum yard depth from Brock Road shall be 3.0 metres and the maximum yard depth from Brock Road shall be 5.0 metres;
- B. The minimum yard depth from Finch Avenue shall be 3.0 metres and the maximum yard depth from Finch Avenue shall be 5.0 metres;
- C. The minimum yard depth from the western lot line shall be 6.0 metres;
- D. The minimum yard depth from the southern lot line shall be 6.0 metres;
- E. Notwithstanding any other requirement of this By-law, balconies, covered or uncovered steps, porches and platforms may project into any minimum yard depth to a maximum projection of 1.5 metres;

iii. NUMBER OF DWELLING UNITS:

- A. The maximum number of multiple dwelling-horizontal units shall be 71 dwelling units;

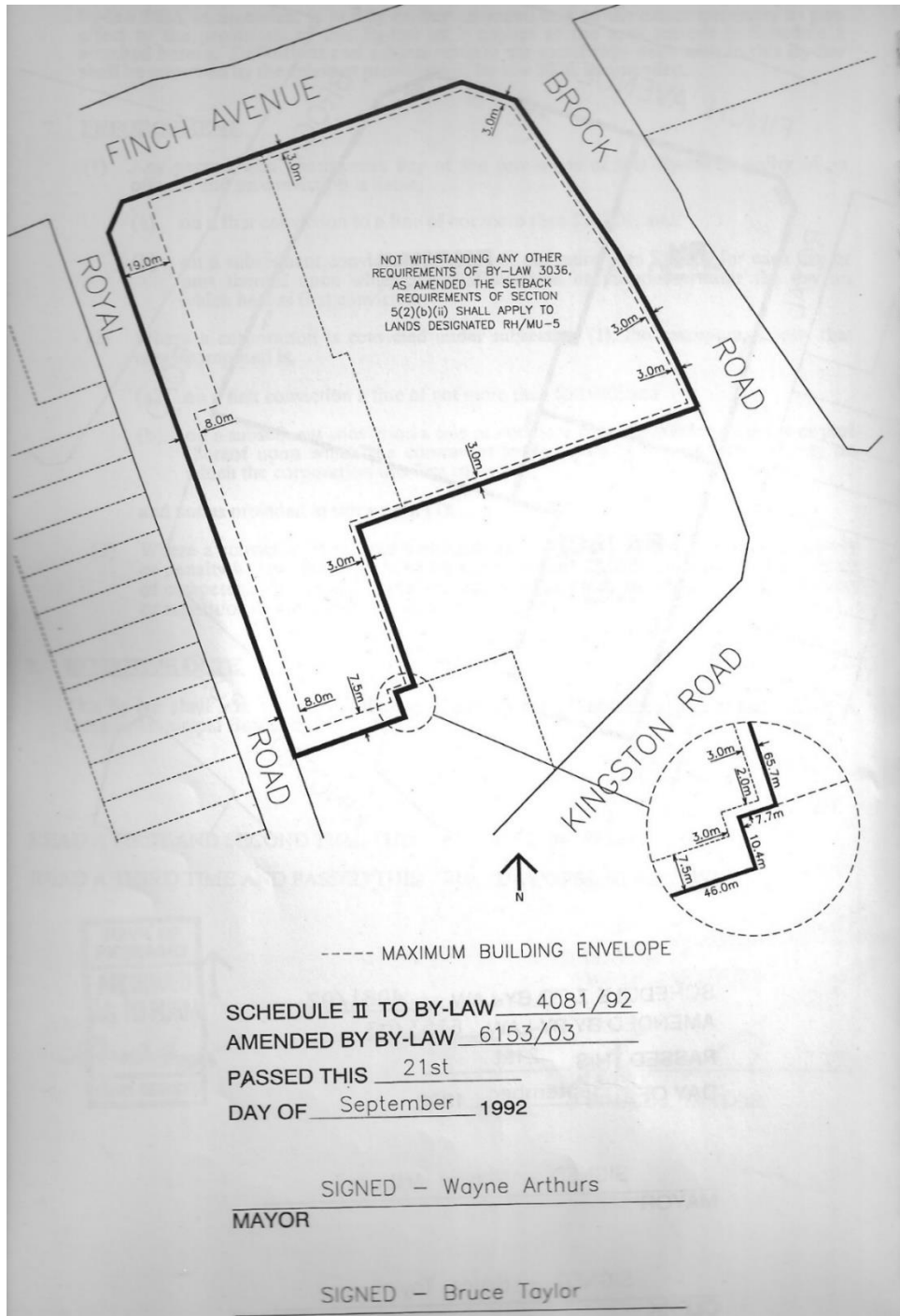
f) PARKING REQUIREMENTS:

- i. For the purpose of this clause, 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;
- ii. For the lands designated "RH" there shall be provided and maintained on the lot a minimum of 1.2 parking spaces per dwelling unit for residents, and 0.3 parking spaces per dwelling unit for visitors. All resident parking spaces shall be provided in a below grade structure. Visitor parking spaces shall be provided at grade, in a below grade structure, or both;
- iii. For the lands designated "RH(SC)" there shall be provided and maintained on the lot a minimum of 0.3 parking spaces per dwelling unit for residents and 0.25 parking spaces per dwelling unit for visitors. All resident parking spaces shall be provided in a below grade structure. Visitor parking spaces shall be provided at grade, in a below grade structure, or both;

iv. For lands designated "RH/MU-5"

- A. For a multiple dwelling-horizontal use there shall be provided and maintained on the lot a minimum of 2.0 parking space per dwelling unit for residents and 0.3 parking spaces per dwelling unit for visitors.

3. Figure 1





## 15.196 Exception Zone 196 (By-law 4091-92)

### 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) "Floor Area-Non-Residential" shall mean the aggregate of the floor areas of all above and below grade storeys of all buildings and structures used for non-residential purposes, but shall exclude the floor area of any stairwells, elevators, and any part below established grade used exclusively for storage purposes;
- c) "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;
- d) "Lot Coverage" shall mean the percentage of lot area covered by all buildings on the lot;
- e) "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;
- f) "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.
- g) "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;
- h) "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;

- i) "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;
- j) "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;
- k) "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;
- l) "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;
- m) "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 ("I(C)-ES" Zone)

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

- i. church and uses accessory thereto
- ii. public school and uses accessory thereto

### b) Zone Requirements ("I(C)-ES" Zone)

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

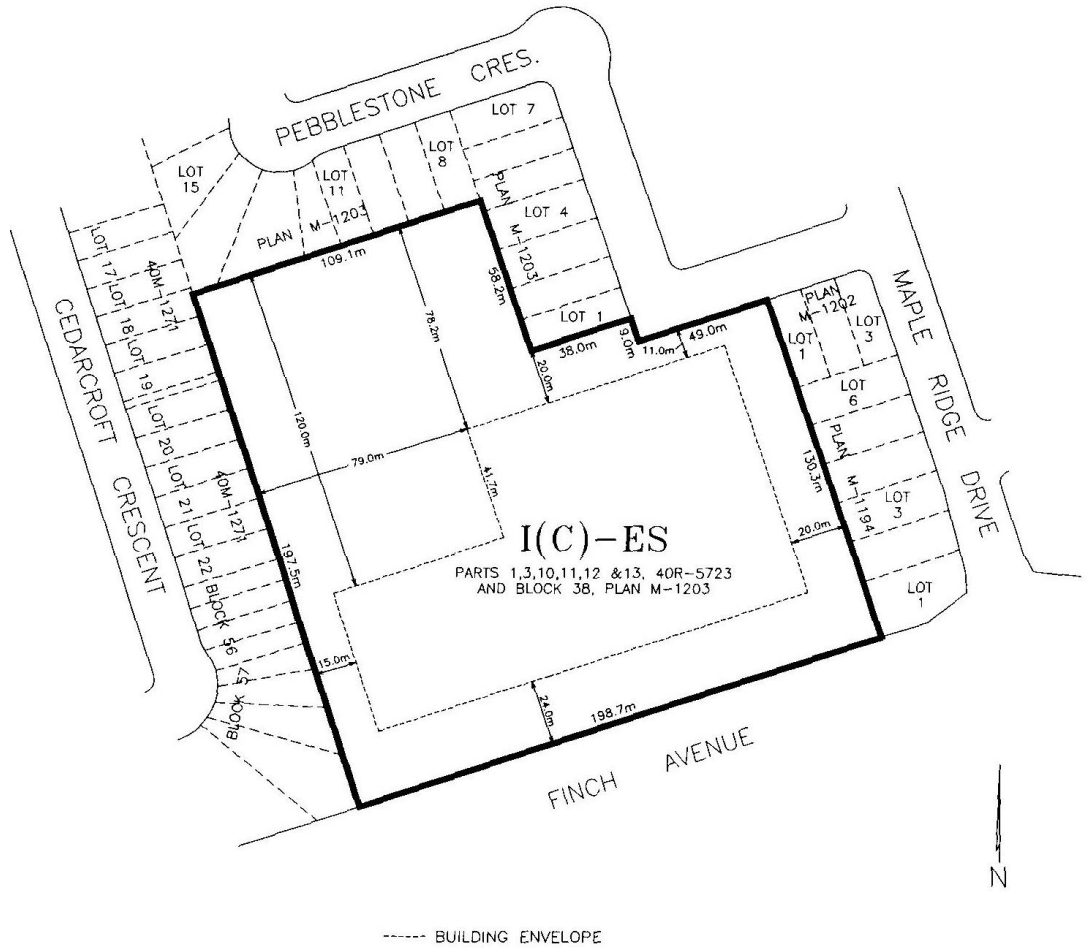
- i. LOT AREA (minimum): 3.3 hectares
- ii. LOT FRONTAGE (minimum): 195 metres
- iii. YARD SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- iv. LOT COVERAGE (maximum): 20 percent
- v. BUILDING HEIGHT (maximum): 12 metres
- vi. PARKING REQUIREMENTS:

A. There shall be provided and maintained on the lands zoned "I(C)-ES" a minimum of 226 parking spaces, or 4.0 spaces per 100

square metres of floor area - non-residential within the zone, whichever is greater;

- B. Notwithstanding Section 2.57 of By-law 3036, as amended, a parking space shall mean a usable and accessible area of not less than 5.3 metres in length and 2.6 metres in width for the temporary parking of a vehicle, but shall not include any portion of a parking aisle or driveway;
- C. Notwithstanding Section 5.21.2, subsections b) and d) of By-law 3036, as amended, all parking setbacks shall be a minimum of 2.4 metres.

3. Figure 1



SCHEDULE I TO BY-LAW 4091/92  
PASSED THIS 5th  
DAY OF October 1992

*Wayne Atthaus*  
MAYOR

*[Signature]*  
CLERK

## 15.197 Exception Zone 197 (By-law 4112-92)

### 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" Zones)

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
  - C. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
  - D. REAR YARD DEPTH (minimum): 7.5 metres
  - E. LOT COVERAGE (maximum): 38 percent
  - F. BUILDING HEIGHT (maximum): 12 metres
  - G. DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
  - H. 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
  - I. SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres.

c) Uses Permitted ("S1E" Zones)

No person shall within the lands designated "S1E" 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 ("S1E" Zone)

No person shall within the lands designated "S1E", 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 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.
- e) Uses Permitted ("S2E" Zone)
- No person shall within the lands designated "S2E" 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 ("S2E" Zone)
- No person shall within the lands designated "S2E", 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 (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: 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 ("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

h) 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

- A. lots abutting Finch Avenue or a reserve on the opposite side of which is Finch Avenue (minimum): 4.5 metres
- B. all other flankage lots (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 shall not be less than 1.2 metres.
- i) 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
- j) 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 private garage common wall which shall be not less than 3 metres in length and not less than 2.4 metres in height.

## **15.198 Exception Zone 198 (By-law 4113-92, as amended by By-law 5218-98)**

### 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) "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 ("S2-8", "S2-9", "S3-3", "S3-4" and "S4-2" Zones)

No person shall within the lands designated "S2-8", "S2-9", "S3-3", "S3-4" and "S4-2" 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 (“S2-8”, “S2-9”, “S3-3”, “S3-4” and “S4-2” Zones)

No person shall within the lands designated “S2-8”, “S2-9”, “S3-3”, “S3-4” and “S4-2”, 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 “S2-8”, “S2-9”: 450 square metres
  - B. on land designated “S3-3”, “S3-4”: 350 square metres
  - C. on lands designated “S4-2”: 300 square metres
- ii. LOT FRONTAGE (minimum):
  - A. on lands designated “S2-8”, “S2-9”: 15 metres
  - B. on land designated “S3-3”, “S3-4”: 12 metres
  - C. on lands designated “S4-2”: 9 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum):
  - A. on lands designated “S2-8”: 1.2 metres
  - B. on lands designated “S2-9”:
    - 1) north side yard 1.2 metres
    - 2) south side yard 4.5 metres
  - C. on lands designated “S3-3” and “S3-4”:
    - 1) minimum 1.2 metres each side, or
    - 2) minimum 1.8 metres on side and no minimum other side
  - D. on lands designated “S4-2”:
    - 1) minimum 1.2 metres one side, 0.6 metres other side, or
    - 2) no minimum one side so long as the other side:
      - II. at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
        - I. 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):
    - A. on lands designated “S3-3” and “S3-4”: 7.5 metres
    - B. on land designated “S2-8”, “S2-9”, “S3-4”: 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 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. on lands designated "S3-3" and "S3-4", the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres;
  - B. on lands designated "S4-2", the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres.

c) 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:

- i. conservation of the natural environment, soil, and wildlife
- ii. resource management

d) 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.

e) Uses Permitted ("OS-HL-2" Zone)

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

- i. conservation of the natural environment, soil, and wildlife
- ii. resource management
- iii. neighbourhood park

f) Zone Requirements ("OS-HL-2" 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.



## 15.199 Exception Zone 199 (By-law 4123-92)

### 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) "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-E" Zones)

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. 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
  - A. Lots abutting Finch Avenue or a reserve on the opposite side of which is Finch Avenue (minimum): 4.5 metres
  - B. All other flankage lots (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.

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 (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 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. 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 shall not be less than 1.2 metres.
- g) Uses Permitted ("SA-4" Zone)
- No person shall within the lands designated "SA-4", use any lot or erect, alter or use any building or structure for any purpose except the following:
- i. single attached dwelling residential use
- h) Zone Requirements ("SA-4" Zone)
- No person shall within the lands designated "SA-4", 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: 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 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 and located not less than 6.0 metres from the front lot line.

## 15.200 Exception Zone 200 (By-law 4148-93)

### 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 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 ("SD-A-1" Zone)

No person shall within the lands designated "SD-A-1", 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-1" Zone)

No person shall within the lands designated "SD-A-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): 7 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): 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 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, 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-1" 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.

c) Uses Permitted ("S-SD-A-1" Zone)

No person shall within the lands designated "S-SD-A-1", 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. detached dwelling residential use

d) Zone Requirements ("S-SD-A-1" Zone)

No person shall within the lands designated "S-SD-A-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 residential use 200 square metres
  - B. detached dwelling residential use 250 square metres
- ii. LOT FRONTAGE (minimum):
  - A. semi-detached dwelling residential use 7 metres
  - B. detached dwelling residential use 9 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. INTERIOR SIDE YARD WIDTH:
  - A. semi-detached dwelling residential use minimum 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 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;
    - 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;
      - 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 interior 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;
- B. detached dwelling residential use
  - 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 private garage; and
    - II. at least 1.8 metres interior side yard width is provided to any other wall of the main building;
- 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 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, except where such buildings are attached in whole or in part, shall be not less than 1.2 metres
  - B. where a lot abuts a walkway the minimum side yard width shall be 1.2 metres;
  - C. despite the definition of "Dwelling, Semi- Detached or Semi-Detached Dwelling" in Section 1(e), Semi-Detached Dwellings erected in an "S-SD-A-1" 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.

## 15.201 Exception Zone 201 (By-law 4183-93)

### 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) "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;
- 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 ("R1-4" Zone)

No person shall within the lands designated "R1-4" 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 ("R1-4" Zone)

No person shall within the lands designated "R1-4" 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): 4.5 metres

- iv. INTERIOR SIDE YARD WIDTH (minimum):
    - A. 3.0 metres when side yard abuts lands zoned "A" or "OS-HL-1", and
    - B. 1.8 metres in all other cases
  - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
  - vi. REAR YARD DEPTH (minimum): 10 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: 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.
- c) Uses Permitted ("R3-6" Zone)
- No person shall within the lands designated "R3-6" 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 ("R3-6" Zone)
- No person shall within the lands designated "R3-6" 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): 1.2 metres
  - v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
  - vi. REAR YARD DEPTH (minimum):
    - A. 10 metres where rear yard abuts lands zoned "OS-HL-1"; and,
    - B. 7.5 metres in all other cases;
  - 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.

e) 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.

f) 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): 450 square metres
- ii. LOT FRONTAGE (minimum): 15 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 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 "S1" the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres.

g) Uses Permitted ("S1-5" Zone)

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

- i. detached dwelling residential use.

h) Zone Requirements ("S1-5" Zone)

No person shall within the lands designated "S1-5" 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 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): 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 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 "S1-5" the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.

i) 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.



j) 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 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 "S3" the horizontal distance between buildings on adjacent lots shall not be less than 1.8 metres.

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.

## 15.202 Exception Zone 202 (By-law 4221-93)

### 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) "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 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) "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 ("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. 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. 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. Lots abutting Finch Avenue or a reserve on the opposite side or which is Finch Avenue (minimum): 4.5 metres
    - B. All other flankage lots (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 dwelling, 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 REGULATIONS: the horizontal distance between buildings on adjacent lots shall not be less than 1.2 metres
- 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 use
- 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 metres
  - iii. FRONT YARD DEPTH (minimum): 4.5 metres
  - iv. INTERIOR SIDE YARD WIDTH
    - A. minimum 1.2 metres each side, 0.6 metres other side or,
    - B. no minimum one side so long as on the other side:

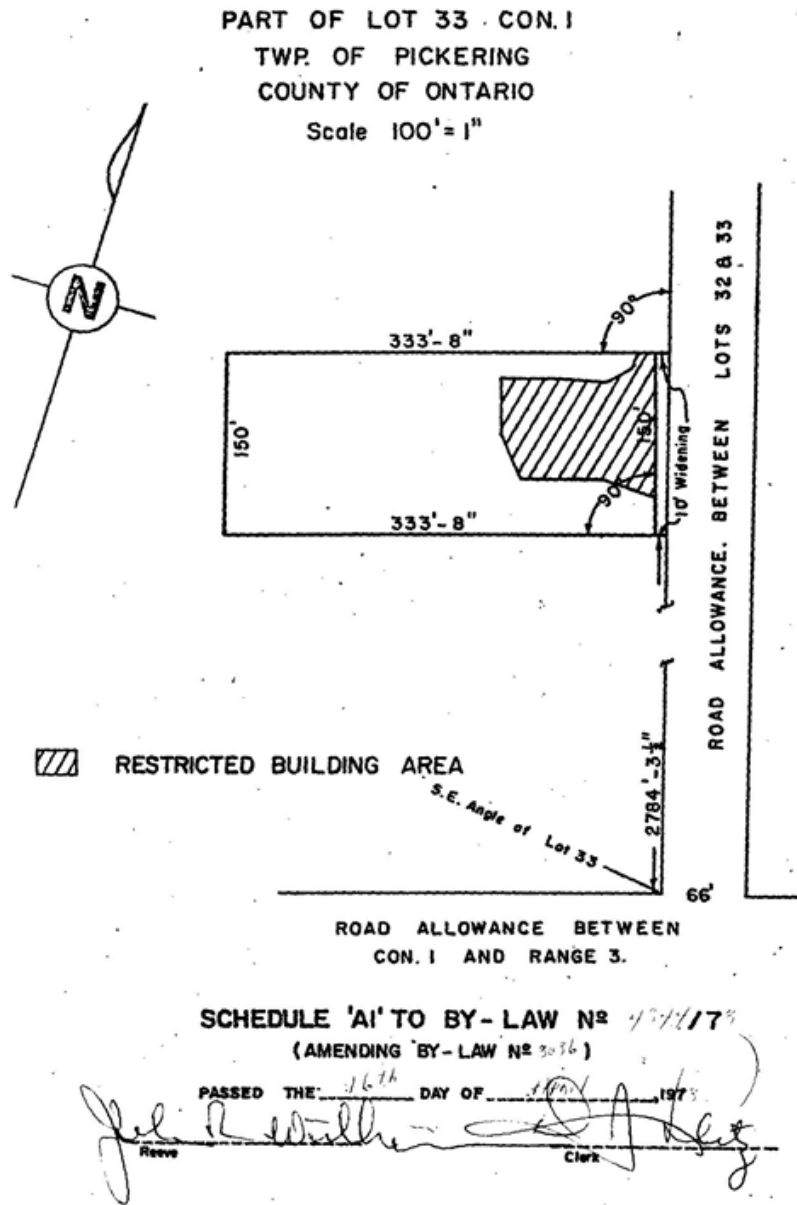
- 1) at least 1.2 metres interior side yard width is provided to the nearest wall of a private garage, and
  - 2) at least 1.8 metres interior side yard width is provided to any other wall of the main dwelling
- v. FLANKAGE SIDE YARD WIDTH (minimum): 2.7 metres
  - vi. REAR YARD DEPTH (minimum): 7.5 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 dwelling, 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 REGULATIONS: the horizontal distance between buildings on adjacent lots 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): 9.0 metres
  - iii. FRONT YARD DEPTH (minimum): 4.5 metres
  - iv. INTERIOR SIDE YARD WIDTH
    - A. minimum 1.2 metres each 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):
  - A. Lots abutting Finch Avenue or a reserve on the opposite side or which is Finch Avenue (minimum): 4.5 metres
  - B. All other flankage lots (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 dwelling, 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 be not less than 1.2 metres

### **15.203 Exception Zone 203 (By-law 3260)**

1. Notwithstanding the foregoing, nothing in this Exception shall prevent the erection of one detached dwelling on the property hatched on Figure 1 attached hereto, in compliance with the following:
  - a) No habitable floor area shall be below an elevation of 125 metres;
  - b) No building or structure shall be erected on any land other than that area outlined as Restricted Building Area, on the Plan attached hereto as Figure 1;
  - c) No building or structure shall be located nearer than 19.5 metres to the centre line of Sideline 32/33 or 12.0 metres from the west limit of Sideline 32/33, whichever shall be greater;
  - d) Compliance with the provisions of Section 7.4 of By-law 3036.

2. Figure 1





## 15.204 Exception Zone 204 (By-law 1002-79)

1. Notwithstanding the provisions of Sections 10.1 and 10.2 of By-law 3036, the lands designated R4-1 shall not be used except in accordance with the provisions of this Exception.
2. Definitions
  - a) "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.
  - b) "Single Dwelling" shall mean a building containing not more than one dwelling and uses accessory thereto.
  - c) "Single Detached Dwelling" shall mean a single dwelling which is freestanding, separate and detached from other main buildings.
  - d) "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 m distant from the front lot line.
  - e) "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 basement.
  - f) "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.
  - g) "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.
  - h) "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.
  - i) "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.
  - j) "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.

- k) "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.
- l) "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.
- m) "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.
- n) "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.
- o) "Interior Side Yard" shall mean a side yard other than a flankage side yard.

### 3. Uses Permitted

No person shall within the lands designated R4-1 erect, alter, or use any building or structure for any purpose except the following:

- a) single detached dwelling residential uses

### 4. Zone Requirements

No person shall within the lands designated R4-1 erect, alter or use any building or structure unless such lot is served by a public water system and a sanitary sewer system and except in accordance with the following provisions:

- a) LOT AREA (minimum): 300 square metres
- b) LOT FRONTAGE (minimum): 10 metres, except that in case of a corner lot the minimum lot frontage shall be 12.5 metres
- c) FRONT YARD DEPTH (minimum): 4.5 metres
- d) SIDE YARD WIDTHS (minima):
  - i. interior side yard: 1.5 metres, except that on one side the interior side yard width may be between 0 metres and 0.3 metres, inclusive
  - ii. flankage side yard: 2.4 metres
- e) REAR YARD DEPTH (minimum): 7.5 metres
- f) FLOOR AREA (minimum): 100 square metres
- g) LOT COVERAGE (maximum): 35 percent
- h) BUILDING HEIGHT (maximum): 12 metres
- i) DWELLINGS PER LOT (maximum): 1 only

- j) PRIVATE GARAGES (minimum): 1 per dwelling, attached to the main building and located not less than 6 metres from the front lot line
- k) SPECIAL SIDE YARD PROVISIONS:
  - i. each lot to which this section applies that abuts on its side lot line a lot to which this section does not apply shall provide a side yard having a minimum side yard width of 1.8 metres, adjacent to the latter lot.
  - ii. 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.
  - iii. the horizontal distance between buildings on adjacent lots to which this section applies shall be not less than 1.8 metres.

## 15.205 Exception Zone 205 (By-law 2353-87)

### 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) "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 use

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 except in accordance with the following provisions:

- a) LOT AREA (minimum):
  - i. on lands designated "S1": 450 square metres
  - ii. on lands designated "S2": 400 square metres
- b) LOT FRONTAGE (minimum):
  - i. on lands designated "S1": 15 metres
  - ii. on lands designated "S2": 13.5 metres
- c) FRONT YARD DEPTH (minimum):
  - i. on lands designated "S1": 7.5 metres
  - ii. on lands designated "S2": 4.5 metres

- d) SIDE YARD WIDTH (minimum):
  - i. minimum 1.2 metres each side, or
  - ii. minimum 1.8 metres one side and no minimum the other side
- e) REAR YARD DEPTH (minimum): 7.5 metres
- f) LOT COVERAGE (maximum): 38 percent
- g) BUILDING HEIGHT (maximum): 12 metres
- h) DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area-residential of 100 square metres
- i) PARKING REQUIREMENTS:
  - i. on lands designated "S1" - 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.
  - ii. on lands designated "S2" - 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.
- j) SPECIAL REGULATIONS: the horizontal distance between buildings on adjacent lots shall be not less than 1.8 metres.

## **15.206 Exception Zone 206 (By-law 5246-98)**

1. Notwithstanding any other provisions of this By-law, a detached dwelling unit on Lot 17, Plan may include a second dwelling unit;
2. Notwithstanding section 9.2.3 Yard Requirements of By-law 3036, a detached dwelling on Lot 17, Plan 819 shall be subject to the following requirements:
  - a) FRONT YARD (minimum): 4.5 metres
  - b) REAR YARD (minimum): 40.0 metres
  - c) SIDE YARD (minimum): 2.4 metres
3. A detached dwelling on Lot 17, Plan 819 must also comply with the following provisions:
  - a) BUILDING HEIGHT (maximum): 9.0 metres
  - b) PARKING REQUIREMENTS:
    - i. a minimum of one parking space shall be provided for a second dwelling unit; and
    - ii. where the vehicular entrance to a private garage is parallel to the front lot line, no part of a private garage shall be less than 6.0 metres from the front lot line, and no part of an attached private garage shall extend more than 2.4 metres beyond the wall containing the main entrance to the dwelling unit to which it is attached; or
    - iii. where the vehicular entrance to an attached private garage is perpendicular to the front lot line, no part of the garage shall be located less than 4.5 metres from the front lot line.

## **15.207 Exception Zone 207 (By-law 2912-88, as amended by By-law 3707-91, By-law 5721-00, By-law 5722-00, By-law 5840-01, and By-law 7126-11)**

1. Despite the front yard provisions of Section 10.2.3 and Section 5.9 and 5.18(a) of By-law 3036, where any lot having frontage on Rougemount Drive within the lands diagonally hatched on Figure 1 is used for a detached dwelling the following provisions also apply:

- a) FRONT YARD DEPTH (minimum): 15.0 metres

- i. Part of Lot 16, Plan 228

Despite the obstruction of yards requirement of 5.7 (b) and front yard requirement of 10.3.6(i) of By-law 3036, the minimum front yard requirement to the southerly building existing at the time of the passing of the by-law shall be 13.0 metres and the existing uncovered platform attached to the southerly existing building may project a maximum of 1.0 metre into the front yard.

- b) DWELLING HEIGHT (maximum): 9.0 metres

No part of any attached private garage shall extend more than 2.0 metres beyond the front wall of the dwelling to which it is attached

- c) ACCESSORY BUILDINGS

- i. no accessory building or part thereof shall be erected in a front yard;
  - ii. any accessory building or part thereof erected in a side yard shall comply with the yard requirements of Section 10.2.3 of By-law 3036;
  - iii. any accessory building or part thereof erected in a rear yard shall be located not less than 1.0 metre from all lot lines.

- d) OPEN SPACE/HAZARD LANDS (“OS-HL” Zone)

- i. Uses Permitted (“OS-HL” Zone)

No person shall within the land designated “OS-HL”, use any land for any purpose except the preservation and conservation of the natural environment, soil and wildlife.

- ii. Zone Requirements (“OS-HL” Zone)

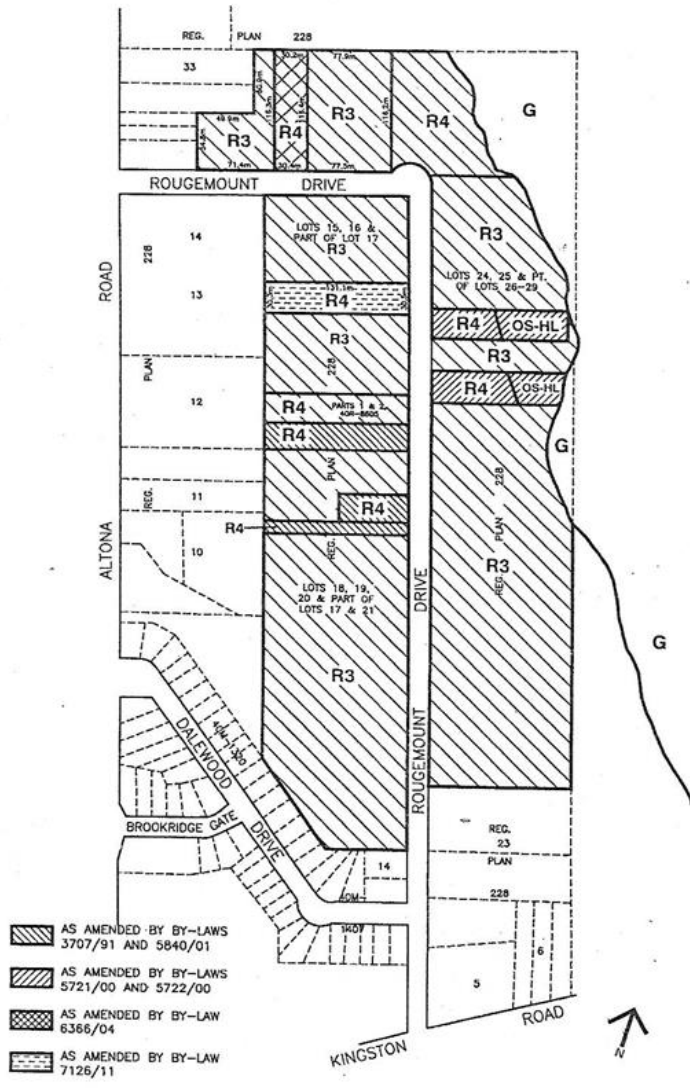
No buildings or structures shall be permitted to be erected, nor any existing buildings or structures be modified or changed, nor shall the placing or removal of fill be permitted, except where buildings or structures are used only for purposes of flood and erosion control.



iii. Special Regulations (“OS-HL” Zone)

Notwithstanding Section 10.2.3 of By-law 3036, any residential dwelling or part thereof shall be located no less than 10.0 metres from the zone designation of lands designated “OS-HL”.

2. Figure 1



SCHEDULE I TO BY-LAW 2912/88  
 PASSED THIS 11th  
 DAY OF October 1988

J. E. Anderson (Signed)  
 MAYOR

B. J. Taylor (Signed)  
 CLERK

## 15.208 Exception Zone 208 (By-law 4229-93)

### 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-Quadruplex" shall mean a dwelling containing four dwelling units connected horizontally above grade, each unit being connected to two or more other units and having an independent entrance at grade;
- 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 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 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;

### 2. PROVISIONS

#### a) Uses Permitted ("MD-Q" Zone)

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

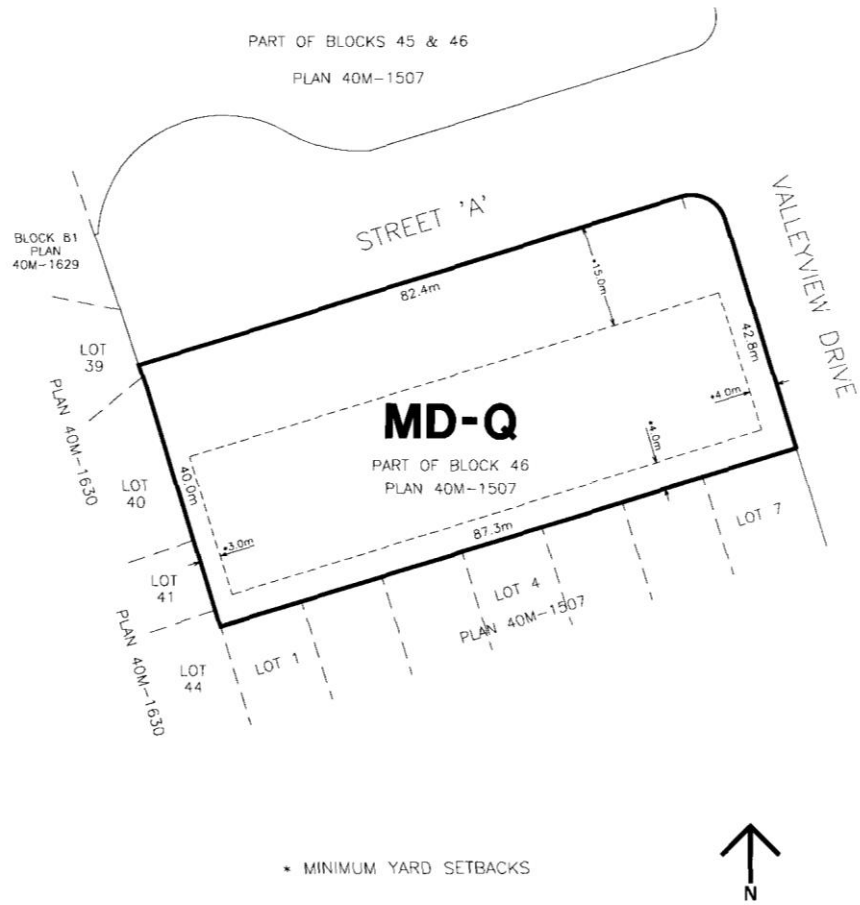
- i. multiple dwelling-quadruplex residential

b) Zone Requirements ("MD-Q" Zone)

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

- i. BUILDING HEIGHT (maximum): 12.0 metres
- ii. DWELLING UNIT REQUIREMENTS:
  - A. Maximum of one dwelling unit per lot
  - B. Minimum gross floor area-residential of 100 square metres
  - C. Maximum of 16 dwelling units within the lands designated "MD-Q"
- iii. LOT FRONTAGE (minimum): 5.0 metres
- iv. PARKING REQUIREMENTS:
  - A. one tandem parking space per lot, not exceeding 2.7 metres in width and 12.0 metres in length, for the temporary parking of two vehicles end to end;
  - B. Each tandem parking space shall be located in the front yard of the lot.
- v. YARD SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- vi. SPECIAL REGULATIONS:
  - A. No freestanding accessory structures shall be permitted;
  - B. No attached accessory structures shall be permitted in the front yard;
  - C. A minimum horizontal distance of 3.6 metres shall be maintained between exterior walls of multiple dwellings-quadruplex;
  - D. All portions of the front yard not used for parking required by subsection 2(b)(iv) shall be maintained as landscaped open space

3. Figure 1



SCHEDULE I TO BY-LAW 4229/93  
PASSED THIS 7th  
DAY OF June 1993

*Wayne Atthens*  
MAYOR

*[Signature]*  
CLERK

## 15.209 Exception Zone 209 (By-law 4230-93)

### 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-Quadruplex" shall mean a dwelling containing four dwelling units connected horizontally above grade, each unit being connected to two or more other units and having an independent entrance at grade;
- 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 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 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;

### 2. PROVISIONS

#### a) Uses Permitted ("MD-Q" Zone)

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

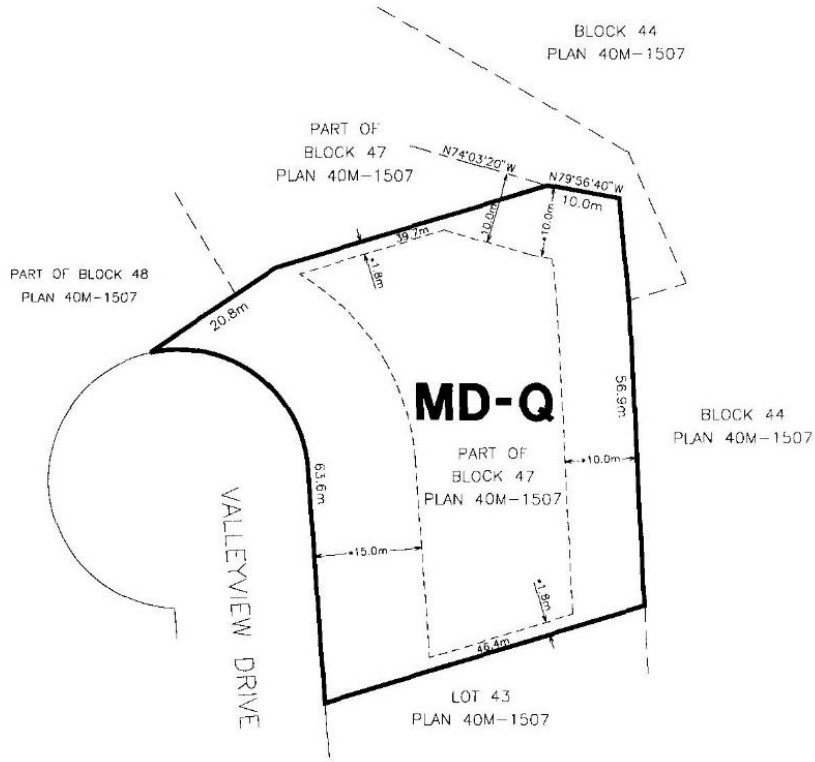
- i. multiple dwelling-quadruplex residential

b) Zone Requirements ("MD-Q" Zone)

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

- i. BUILDING HEIGHT (maximum): 12.0 metres
- ii. DWELLING UNIT REQUIREMENTS:
  - A. Maximum of one dwelling unit per lot
  - B. Minimum gross floor area-residential of 100 square metres
  - C. Maximum of 12 dwelling units within the lands designated "MD-Q"
- iii. LOT FRONTAGE (minimum): 5.0 metres
- iv. PARKING REQUIREMENTS:
  - A. one tandem parking space per lot, not exceeding 2.7 metres in width and 12.0 metres in length, for the temporary parking of two vehicles end to end;
  - B. Each tandem parking space shall be located in the front yard of the lot.
- v. YARD SETBACKS (minimum): as illustrated on Figure 1 attached hereto
- vi. SPECIAL REGULATIONS:
  - A. No freestanding accessory structures shall be permitted;
  - B. No attached accessory structures shall be permitted in the front yard;
  - C. A minimum horizontal distance of 3.6 metres shall be maintained between exterior walls of multiple dwellings-quadruplex;
  - D. All portions of the front yard not used for parking required by subsection 2(b)(iv) shall be maintained as landscaped open space

3. Figure 1



\* MINIMUM YARD SETBACKS



SCHEDULE I TO BY-LAW 4230/93  
PASSED THIS 7th  
DAY OF June 1993

*Walter Lethbridge*  
MAYOR

*[Signature]*  
CLERK

## 15.210 Exception Zone 210 (By-law 4271-93)

### 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 in whole or in part above grade, below grade, or both above grade 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 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 ("R3-4" and "R3-5" Zones)

### a) Uses Permitted ("R3-4" and "R3-5" Zones)

No person shall within the lands designated "R3-4" and "R3-5" 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 ("R3-4" and "R3-5" Zones)

No person shall within the lands designated "R3-4" and "R3-5" 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 "R3-4": 800 square metres

B. on the lands designated "R3-5": 550 square metres

#### ii. LOT FRONTAGE (minimum): 18 metres

#### iii. FRONT YARD DEPTH (minimum): 4.5 metres

#### iv. INTERIOR SIDE YARD WIDTH (minimum):

A. 1.2 metres provided to the nearest wall of a private garage attached to the main dwelling, and

B. 1.8 metres provided to any other wall of the main dwelling, or

C. 1.8 metres one side, and 4.0 metres other side where a detached garage is located in the rear yard

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

#### vi. REAR YARD DEPTH (minimum):

A. on the lands designated "R3-4": 16 metres

B. on the lands designated "R3-5": 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, 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. despite the provisions of Section 2(a) 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.
    - B. 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 metres 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 1.2 metres from any side lot line, and on the lands designated "R3-4" not less than 10 metres from any rear lot line, and on the lands designated "R3-5" not less than 3.0 metres from any rear lot line.
    - C. despite the provisions of Section 2(b)(viii) above, the maximum building height for any detached private garage shall be 3.6 metres.
    - D. despite the provisions of Section 2(b)(ix) 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.
3. PROVISIONS ("S3" and "S4" Zones)
- a) Uses Permitted ("S3" and "S4" Zones)

No person shall within the lands designated "S3" and "S4" 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" and "S4" Zones)

No person shall within the lands designated "S3" and "S4" 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 "S3": 350 square metres
      - B. on the lands designated "S4": 250 square metres

- ii. LOT FRONTAGE (minimum):
  - A. on the lands designated "S3": 12.0 metres
  - B. on the lands designated "S4": 9.0 metres
- iii. FRONT YARD DEPTH (minimum): 4.5 metres
- iv. SIDE YARD WIDTH (minimum):
  - A. on the lands designated "S3":
    - 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 "S4":
    - 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): 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:
  - A. on the lands designated "S3" the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.8 metres.
  - B. on the lands designated "S4" the horizontal distance between buildings on adjacent lots to which this section applies shall not be less than 1.2 metres.

4. PROVISIONS ("SD-A" Zone)

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 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 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 metres in length and not less than 2.4 metres in height.

5. PROVISIONS ("R3-5-ES" and "S4-ES" Zones)

a) Uses Permitted ("R3-5-ES" and "S4-ES" Zones)

No person shall within the lands designated "R3-5-ES" and "S4-ES" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. detached dwelling residential use
- ii. public school use

b) Zone Requirements ("R3-5-ES" and "S4-ES" Zones)

No person shall within the lands designated "R3-5-ES" and "S4-ES" use any lot or erect, alter or use any building or structure for detached dwelling residential uses except on the lands designated "R3-5-ES" in accordance with the provisions of Section 2 respecting "R3-5" Zones, and except on the lands designated "S4-ES" in accordance with the provisions of Section 3 respecting "S4" Zones.

6. PROVISIONS ("OS-HL" Zone)

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 preservation and conservation of the natural environment, soil and wildlife.

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.

7. PROVISIONS ("NP" Zone)

a) Permitted ("NP" Zone)

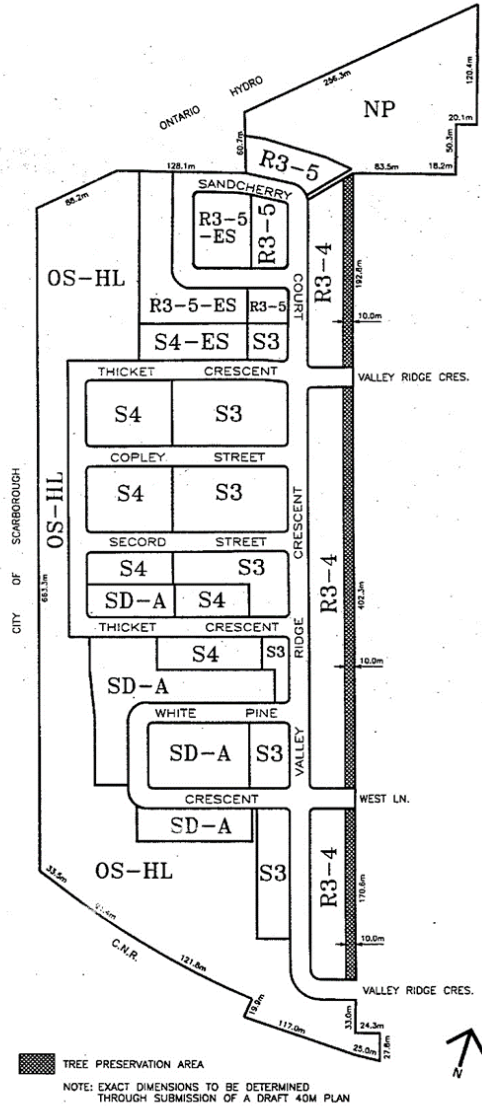
No person shall within the lands designated "NP" use any lot or erect, alter or use any building or structure for any purpose except the following:

- i. neighbourhood park

8. Figure 1

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SCHEDULE UPDATED BY THE PLANNING DEPARTMENT



**SCHEDULE I TO BY-LAW 4271/93**  
**AS MADE BY**  
**ONTARIO MUNICIPAL BOARD**

**ORDER DATE February 24, 1993**  
**(O.M.B. FILE Z920046)**



## **15.211 Exception Zone 211 (By-law 4325-73, as amended by By-law 671-77)**

### 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) “Frontage” shall mean the width of a lot between the side lot lines measured along a line parallel and 6.0 metres 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) “Neighbourhood Park” is a public park including recreation uses buildings and uses accessory thereto.
- i) “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.
- j) “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

- a) 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 12 metres 15 metres corner lot	460 sq.m.	4.5 metres	1.2 metres side 2.7 metres flankage	7.5 metres	110	74	65	Each dwelling shall have one attached private garage set back at least 6.0 metres from a street in addition to the minimum ground floor requirements
Semi-detached Dwellings	SD	2 dwellings per Registered Lot 16.5 metres 18 metres corner lot	255 sq.m.		1.2 metres side 2.7 metres flankage					
Single-Attached Dwellings	SA	Up to 6 dwellings/registered lot 6.5 metres 7.5 metres end lot 9 metres corner lot	220 sq.m.		1.0 metres side 2.4 metres flankage		95	69	60	
Neighbourhood Park	NP	Neighbourhood Park, recreation uses, buildings and uses accessory thereto								

4. Provisions:

- a) Maximum building height 10.5 metres
- b) Maximum building coverage 33%

## **15.212 Exception Zone 212 (By-law 186-75, as amended by By-law 268-75)**

### 1. Definitions

- a) "Senior Citizens Apartment" shall mean a building containing more than four (4) dwelling units, each unit having access from an internal corridor system and with provision being made for ancillary recreational uses within the building, such as a lounge and club facilities, and shall be for occupation by elderly persons, and shall be developed by a public agency, service club, church or any other non-profit organization, the financing of which shall be sponsored by a federal, provincial, or municipal organization, or public subscription or donation, or donation thereof.

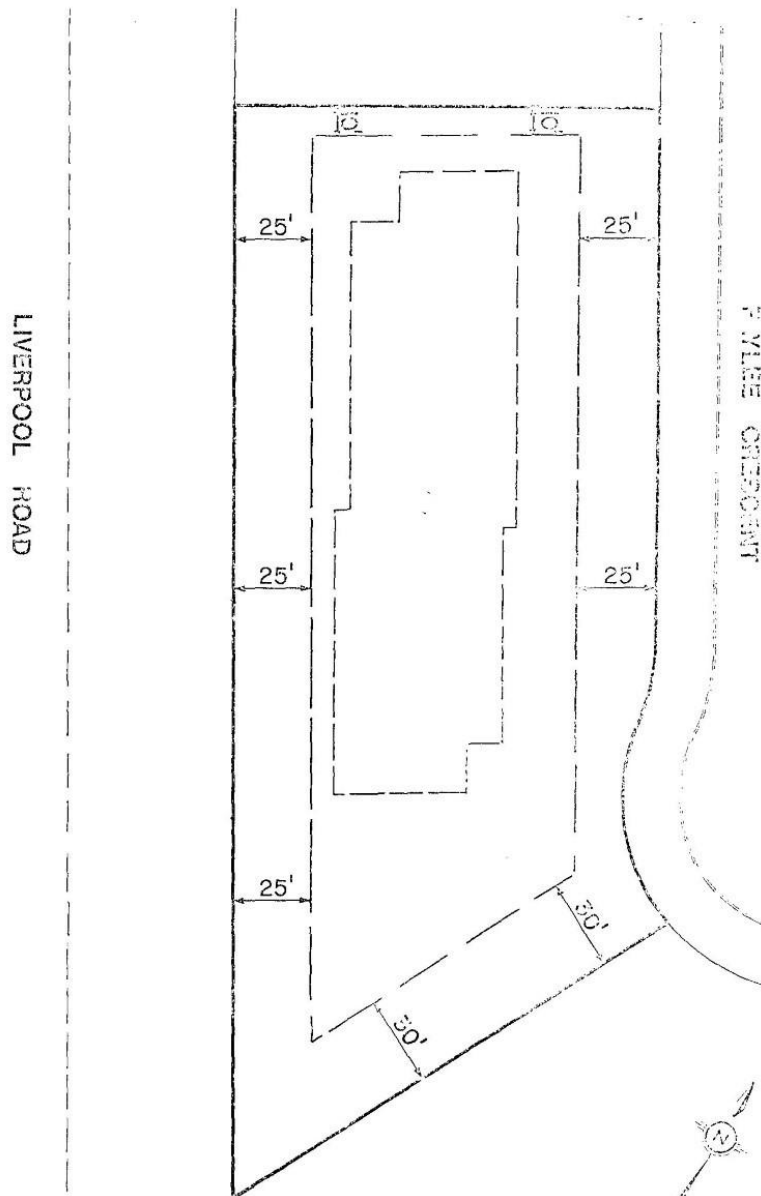
### 2. Provisions

- a) 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

<b>Zone</b>	<b>Symbol</b>	<b>Uses Permitted</b>	<b>Maximum # of Units</b>	<b>Landscaped Open Space</b>	<b>Coverage</b>	<b>Building Heights</b>	<b>Minimum Net Floor Area</b>	<b>Setbacks</b>	<b>Minimum Parking Requirement</b>
Residential Apartment	A36	Senior Citizens Apartment	36 Units	Minimum 50 percent	Maximum 33 percent	10.5 metres	1 unit – 43 square metres minimum	Setback from street & property boundaries as per Figure 2	1 space per 4 units

4. Figure 2



LIVERPOOL ROAD - FAYLEE CRESCENT

SCHEDULE 'C' TO BY-LAW 186 /75

PASSED THIS 3rd DAY OF March, 1975.

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

- NOTES:
1. Distances from Property Line to Building Set-back Line are Minimum Dimensions. 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.

## 15.213 Exception Zone 213 (By-law 307-75)

### 1. Definitions

- a) "Coverage" shall mean the percentage of lot area covered by all buildings including private garage.
- b) "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.
- 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" shall mean an 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

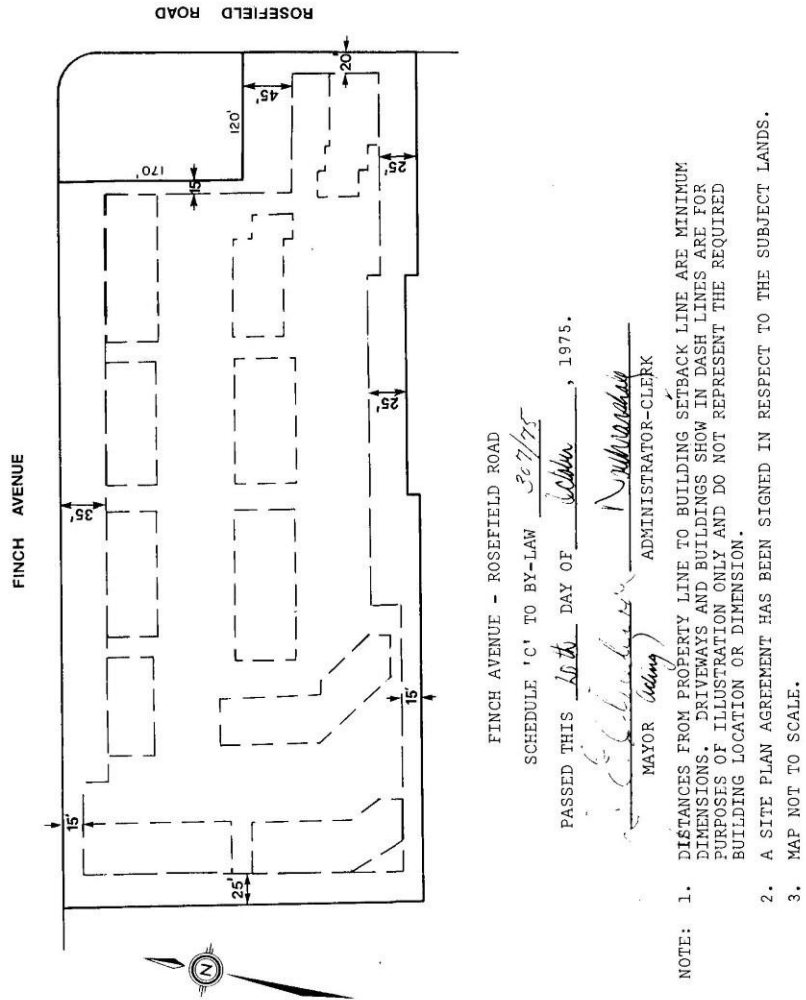
- a) The performance standards and provisions as set out on Figure 1 hereto shall apply to the area restricted by this By-law.

3. Figure 1

<b>Zone</b>	<b>Symbol</b>	<b>Maximum Density</b>	<b>Minimum Landscaped Open Space</b>	<b>Maximum Coverage</b>	<b>Maximum Height</b>	<b>Setbacks</b>	<b>Minimum Gross Floor Area Per Dwelling</b>	<b>Minimum Parking Requirements</b>
Residential Multiple	M15	38 u.p.ha to the nearest full unit	50 percent	30 percent	3 storeys	As per Figure 2	95 square metres	Each dwelling shall have 1 private garage plus 1 visitor parking space
Residential Multiple	M16	40 u.p.ha to the nearest full unit	50 percent	30 percent	3 storeys	As per Figure 2	95 square metres	Each dwelling shall have 1 private garage plus 1 visitor parking space
Local Commercial	C1	As defined in Section 11 of By-law 3036						4 parking spaces for each 93 square metres of commercial floor area



4. Figure 2



## **15.214 Exception Zone 214 (By-law 625-77)**

### 1. Provisions

- a) The standards and provisions as set out on Figure 1 attached hereto shall apply to the area restricted by this By-law.

3. Figure 1

Zone	Symbol	Minimum Lot Frontage	Minimum Lot Area	Minimum Floor Area	Minimum Yards			Minimum Parking Space Per Dwelling
					Front	Side	Rear	
Residential (One-family detached dwelling)	R4S	13.4 metres for inside lot 15 metres for corner lot	460 square metres	95 square metres	4.5 metres	1.2 metres unless the side yard abuts a street when the minimum shall be 2.7 metres	7.5 metres	Each dwelling shall have one private garage having a minimum floor area of 18 square metres set back at least 6.0 metres from the street of access

2. Provisions:

- a) Maximum building height – 10.5 metres
- b) Maximum building coverage – 33 percent

## **15.215 Exception Zone 215 (By-law 668-77)**

### 1. Provisions

- a) The standards and provisions as set out on Figure 1 attached hereto shall apply to the area restricted by this By-law.

2. Figure 1

Zone	Symbol	Minimum Lot Frontage	Minimum Lot Area	Minimum Yards			Minimum Ground Floor Area Per Dwelling (square metres)			Minimum Parking Space Per Dwelling
				Front	Side	Rear	1 storey	Split or 1 1/2 storey	2 storey	
Residential (One-family detached dwelling)	S1	15 metres for inside lot 16.5 metres for corner lot	510 square metres	4.5 metres	1.2 metres unless side yard abuts street then minimum shall be 2.7 metres	7.5 metres	110	74	65	Each dwelling shall have one private garage having a minimum floor area of 18 square metres setback at least 6.0 metres from the street of access
Residential (One-family detached dwelling)	S2	13.4 metres for inside lot 15.0 metres for corner lot	460 square metres							

3. Provisions

- a) Maximum Building Height – 10.5 metres
- b) Maximum Building Height – 33%