SECTION 24 LIST OF EXCEPTIONS

The following pages constitute a list of all exceptions to By-law Number 6000-17, approved as of June 27, 2017 and by the Ontario Municipal Board on Jan. 29, 2018.

Office Consolidation on April 6, 2026.

The original amendments are on file at the Town offices and copies may be obtained weekdays, between the hours of 8:30 a.m. and 4:30 p.m. from Planning and Development Services

Where a *Zone* symbol is followed by a number (for example, "E1(6)"), the lands so noted are subject to all the provisions of the *Zone* represented by such symbol except as otherwise provided by the permitted uses and zone regulations of the *Zone* so designated. All other provisions of this By-law shall continue to apply.

Parent Zone: ER **Exception No.:** (1)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* ER Section 9.4	*Previous By-laws:* 2213-78
Municipal Address: 2 Steeplechase Avenue and 622 Bloomington Road East			
Legal Description: Part of Lot 71, Concession 1 E.Y.S. shown as Parts 2 and 3, Plan 65R-3256 *(From CityView data, for information purposes only)*			

24.1.1 Zone Requirements	
24.1.1.1 Siting Specifications	
Front Yard (minimum) – Part 2 65R-3256	12 metres
Front Yard (minimum) – Part 3 65R-3256	7.5 metres
Rear Yard (minimum)	12 metres

Parent Zone: R2 **Exception No.:** (2)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-1	*Previous By-laws:* 2213-78
Municipal Address: 3-32 Hawthorne Lane			
Legal Description: Plan 597, Lots 1 – 23 and Blocks A and B; Plan 38, Part Lot 3; Plan 38, Pt Lot 3, Pt 6; RP 65R676 Part 9 *(From CityView data, for information purposes only)*			

24.2.1 Zone Requirements	
24.2.1.1 Lot Specifications	
Lot Area (minimum)	835.0 square metres
Lot Frontage (minimum)	22.0 metres

Parent Zone: PDS4 **Exception No.:** (3)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-1	*Previous By-laws:* 2213-78
Municipal Address: 15435 Yonge Street			
Legal Description: Plan 215, Lot 3 *(From CityView data, for information purposes only)*			

24.2.1 Parking
Parking is provided to the rear of the building in accordance with the provisions of Section 5.4.

Parent Zone: PD1 **Exception No.:** (4)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C2-1	*Previous By-laws:* 2213-78
Municipal Address: 15243 Yonge Street			
Legal Description: Plan 246, Lots 139 & 140 and Part Lot 144 also includes 3 Wellington *(From CityView data, for information purposes only)*			

24.4.1 Permitted Uses
In addition to the PD1 uses of this by-law, the following uses shall apply:
• Dwelling units above use permitted provided not more than three apartment units may be constructed.

24.4.2 Zoning Requirements	
Building Specifications	
Height (maximum)	The height of the existing building shall not be exceeded.

24.4.3 Parking Requirements	
Parking Requirements	Nil

Parent Zone: E2 **Exception No.:** (5)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2	*Previous By-laws:* 2372-80
Municipal Address: 270 Industrial Parkway South			
Legal Description: Plan 10328, Lot 38 Part 1, Plan 65R-3342 *(From CityView data, for information purposes only)*			

24.5.1 Zone Requirements	
24.5.1.1 Siting Specifications	
The following regulations apply:	
Exterior Side Yard (minimum)	6 metres

Parent Zone: E2 **Exception No.:** (6)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1 and M2	*Previous By-laws:* 2395-80
Municipal Address: 310, 320, 330, 340, 350 and 360 Industrial Parkway South and 140 Engelhard Drive			
Legal Description: Part Lot 76, Concession 1, East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.6.1 Outdoor Storage

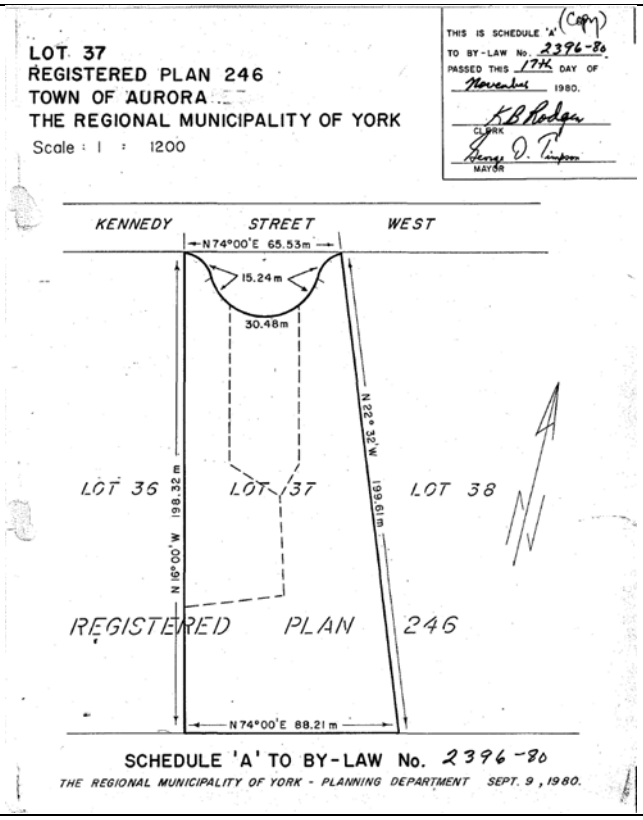
Notwithstanding any provisions to the contrary, outside storage shall be permitted where is accessory to a permitted use and in accordance with the following provisions:

a) It is located in the rear yard and not closer than 9 metres to a street line
b) It does not occupy more than 5% of the lot area
c) It is screened by landscaping, berms, trees or fences so that it is not visible from the street
d) It is screened from the street by a wall or decorative close board or masonry type fence not less than 1.8 metres and not more than 2.5 metres in height.

Parent Zone: R1 **Exception No.:** (7)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1 Section 10.2.3	*Previous By-laws:* 2396-80
Municipal Address: 73, 75, 77 Kennedy Street West			
Legal Description: Part Lot 37, Plan 246 *(From CityView data, for information purposes only)*			

24.7.1 Permitted Uses
Notwithstanding the provisions of By-law 2213-78 respecting lot frontage, the lands shown in dark outline on Schedule "A" attached hereto and forming part of this By-law may be used for the creation of three residential lots having frontage and dimensions as shown on Section 24.7.2.

24.7.2 Figure



Parent Zone: C4 **Exception No.:** (8)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C4 Section 23.2.3	*Previous By-laws:* 2415-81
Municipal Address: 2 Henderson Drive			
Legal Description: Part of Lot 76, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.8.1 Zone Requirements	
24.8.1.1 Lot Specifications	
Lot Area (minimum)	1456.0 square metres
Lot Frontage (minimum)	26.0 metres
24.8.1.2 Siting Specifications	
Front Yard (minimum)	18.0 metres
Rear Yard (minimum)	13.0 metres
Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	6.0 metres

Parent Zone: E1 **Exception No.:** (9)	**Map:** Schedule "A", Map Nos. 3 and 5	*Previous Zone:* M1-A	*Previous By-laws:* 2446-81
Municipal Address: Ross Street, Industrial Parkway North & South, Industry Street & Mary Street			
Legal Description: Part Lots 80 & 81, Concession 1, East of Yonge Street *(From CityView data, for information purposes only)*			

24.9.1 Permitted Uses
The following uses are permitted:
• All uses permitted under the Service Employment (E1) Zone • Any industrial use which existed as of August 17, 1981 whether or not the use is conducted and wholly contained within an enclosed building.

Parent Zone: E1 **Exception No.:** (10)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-2	*Previous By-laws:* 2495-82
Municipal Address: 26, 30, 32, 34, 38 Berczy Street			
Legal Description: Lots 7-10, Plan 68 *(From CityView data, for information purposes only)*			

24.10.1 Permitted Uses
The following uses are permitted:

• Commercial uses incidental to or in combination with warehouses and industrial uses including:.
  • Antique and Craft Display and Sales Area
  • Auction Centres
  • Financial Institutions
  • Offices
  • Restaurants

Parent Zone: C3 **Exception No.:** (11)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* C3-1	*Previous By-laws:* 2597-83, 5039-08
Municipal Address: 1472 Wellington Street East			
Legal Description: Concession 2, Part Lot 21 RP 65R28910, Part 1 *(From CityView data, for information purposes only)*			

24.11.1 Permitted Uses
The following uses are permitted:
• Animals Hospitals and Kennels • Antique Shops • Motor Vehicle Service Stations • Retail Stores • Drive-Thru Facility • Farm Implement Dealerships • Garden Centre and Greenhouse • One detached dwelling unit in accordance with the Estate Residential (ER) provisions of this By-law • Outside storage in accordance with Section 9.4 of this By-law may be permitted in conjunction with the above noted permitted uses • Restaurant

24.11.2 Zone Requirements	
24.11.2.1 Lot Specifications	
Lot Area (minimum)	2,000 square metres
Lot Frontage (minimum)	30.0 metres

.

Parent Zone: C3 **Exception No.:** (12)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C3-2	*Previous By-laws:* 2497-82
Municipal Address: 15612 Yonge Street			
Legal Description: Part Lot 2, Plan 246 *(From CityView data, for information purposes only)*			

24.12.1 Permitted Uses
The following uses are permitted:
• Motor Vehicle Service Station
• Motor Vehicle Washing Establishment

24.12.2 Parking	
Parking Requirement	5 spaces

Parent Zone: RU-ORM **Exception No.:** (13)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* RU-ORM 29.2.1.1	*Previous By-laws:* 2583-83
Municipal Address: 212 Ridge Road			
Legal Description: Part Lot 16, Plan 132 *(From CityView data, for information purposes only)*			

24.13.1 Zone Requirements	
24.13.1.1 Lot Specifications	
Lot Frontage (minimum)	27.89 metres

Parent Zone: ER **Exception No.:** (14)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RR-1	*Previous By-laws:* 2589-83
Municipal Address: South side of Wellington Street West and McLeod Drive			
Legal Description: *(From CityView data, for information purposes only)*			

24.14.1 Zone Requirements	
24.14.1.1 Lot Specifications	
Lot Area (minimum)	Any lot legally existing as of July 1, 1983
Lot Frontage (minimum)	The frontage of any lot legally existing as of July 1, 1983
24.14.1.2 Siting Specifications	
Front Yard (minimum)	33.5 metres
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	9.0 metres

Parent Zone: RU **Exception No.:** (15)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* RU 29.4.1	*Previous By-laws:* 2601-83
Municipal Address: 1588 St. John`s Sideroad			
Legal Description: Part of Lot 26, Concession 3 *(From CityView data, for information purposes only)*			

24.15.1 Permitted Uses
Notwithstanding the Rural General (RU) Zone permitted uses, the following additional use is permitted:
• One (1) additional detached dwelling unit

Parent Zone: RA2 **Exception No.:** (16)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RA3-1	*Previous By-laws:* 2601-83, 5878-16
Municipal Address: 55 Wellington Street West			
Legal Description: Plan 246, Part Lot 27 *(From CityView data, for information purposes only)*			

24.16.1 Permitted Uses
The following uses are permitted: • Apartment Dwelling – 118 units maximum

24.16.2 Zone Requirements	
24.16.2.1 Siting Specifications	
Front Yard (minimum)	8.0 metres
Side Yard – East (minimum)	7.0 metres
Side Yard – West (minimum)	9.0 metres
Rear Yard	9.0 metres
24.16.2.2 Building Specifications	
Height (maximum)	15.0 metres

24.16.3 Parking	
Parking Requirement (minimum)	0.9 spaces per dwelling unit

Parent Zone: R3 **Exception No.:** (17)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-2	*Previous By-laws:* 2601-83
Municipal Address: 14, 16, 20, 22, 24, 26 Brookland Avenue			
Legal Description: Plan 65M2441 *(From CityView data, for information purposes only)*			

24.17.1 Zone Requirements	
24.17.1.1 Lot Specifications	
Lot Area (minimum)	450.0 square metres
Lot Frontage (minimum)	13.8 metres

Parent Zone: C4 **Exception No.:** (18)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C4-1	*Previous By-laws:* 2601-83, 2664-84, 2700-84, 3155-89, 3522-94, 4042-99,
Municipal Address: 2 Orchard Height Boulevard, St. Andrews Village			
Legal Description: Plan 246, Part Lot 1, RS65R15124, Part 1, PT Part 2 *(From CityView data, for information purposes only)*			

24.18.1 Permitted Uses

The following uses are permitted:

Building A

- Clinics
- Commercial Schools provided that the combined *Commercial Floor Area* devoted to the use on the entire site does not exceed 242 square metres
- Dry Cleaner`s Distribution Stations or Depots
- Financial Institutions
- Health and Wellness Centres
- Offices
- Personal Service Shops
- Places of Entertainment
- Places of Worship
- Private Clubs
- Public Authority
- Restaurants
- Retail Stores

Building B

i) Main Floor

- All commercial uses permitted in Building A and day care centres

ii) Second Floor

- Units 1-11 inclusive, 16, 17, 24-28 inclusive, 30-39 inclusive, and 41-49 inclusive: one dwelling unit for each unit
- Units 12-15 inclusive, 18 and 40: commercial uses listed in (i) above
- Units 19-23 inclusive and 29: commercial uses as listed in (i) above or one dwelling unit for each unit

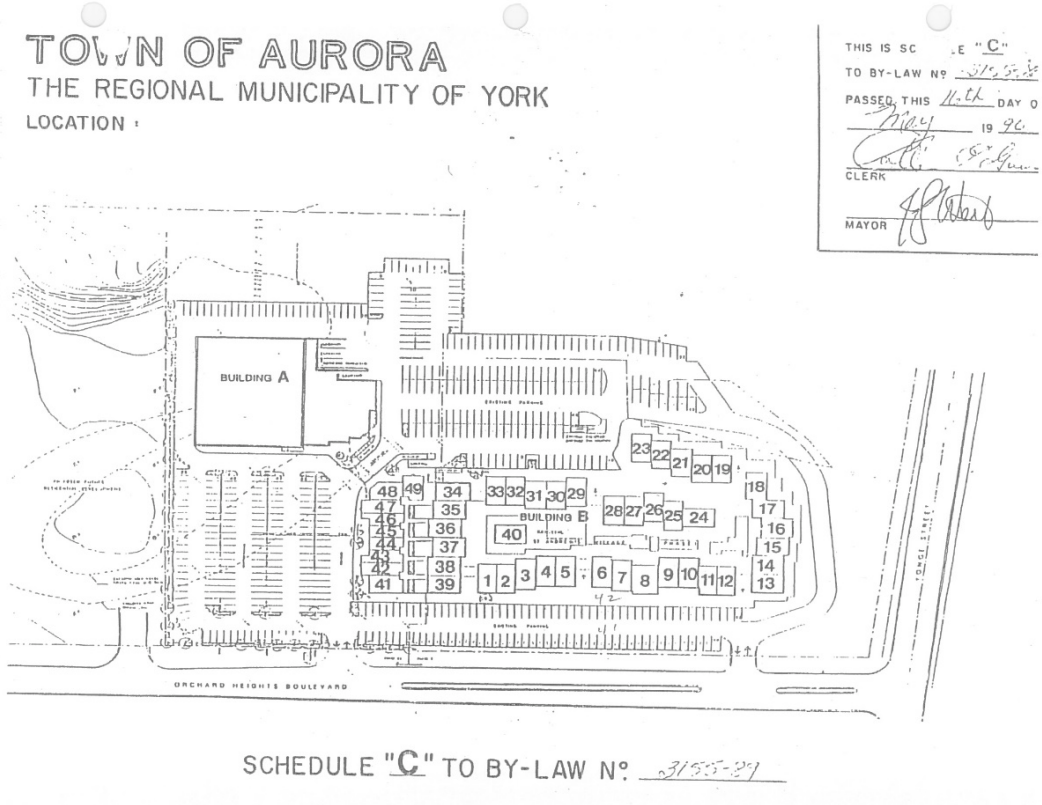
iii) Cellar

- Storage uses accessory to permitted commercial uses, except that Unit 13 may be used as a banquet room complementary to the main restaurant use

24.18.2 Definitions
School, Commercial Means a premises used for the instructing or training seven or more students in dance, music, art, golf, business, hairdressing, martial arts, gymnastics, computers, academic subjects, learning skills, or like activities however does not include a trade school or a full time elementary /secondary school.

24.18.3 Zone Requirements
24.18.3.1 Building Specifications
The arrangement of buildings, parking areas and landscaping shall be in general accordance with the layout indicated on Schedule “C”.

24.18.4 Figure



Parent Zone: ER **Exception No.:** (19)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* ER Section 9.6	*Previous By-laws:* 2601-83
Municipal Address: Elderberry Trail, Springmaple Chase, Houdini Way			
Legal Description: Registered Plan M-42 *(From CityView data, for information purposes only)*			

24.19.1 Zone Requirements	
24.19.1.1 Siting Specifications	
Rear Yard (minimum)	15.0 metres

Parent Zone: EP **Exception No.:** (20)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* EP Section 30.3.1	*Previous By-laws:* 2617-83
Municipal Address: 40 Machell Avenue			
Legal Description: Lot 17, Plan 36 *(From CityView data, for information purposes only)*			

24.20.1 Permitted Uses
Notwithstanding the Lot Specifications of the EP and R7 Zones, the following standards shall apply: the northerly 21.95 metres measured along the westerly limit of Machell Avenue of **Lot 17, Plan 36** may be used for the construction of a garage and 1 storey link to the existing house provided the area of such addition does not exceed 60 square metres and the area is located to the north of the existing building.

24.20.2 Zone Requirements	
24.20.2.1 Siting Specifications	
Front Yard (minimum)	9.0 metres
Rear Yard (minimum)	40.0 metres
North Side Yard (minimum)	6.0 metres

Parent Zone: E2 **Exception No.:** (21)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-1	*Previous By-laws:* 2395-80, 2628-83
Municipal Address: 200 Vandorf Sideroad			
Legal Description: Part Lots 1-15, Lots 6-13, Part Block 36, Plan M-2012 *(From CityView data, for information purposes only)*			

24.21.1 Zone Requirements

24.21.1.1 Outside Storage

Outside Storage shall be permitted on the lands where it is accessory to a permitted use and in accordance with the following provisions:

a) it is located in the rear yard and not closer than 9 metres to a street line
b) it does not occupy more than 5% of the lot area
c) it is screened by landscaping, berms, trees or fences so that it is not visible from a street
d) it is screened from the street by a wall or decorative close board or masonry type fence not less than 1.8 metres and not more than 2.5 metres in height.

24.21.2 Parking

Parking Requirement (minimum)	80 spaces

Parent Zone: E1 **Exception No.:** (22)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-A1	*Previous By-laws:* 2629-83
Municipal Address: 24 Industry Street			
Legal Description: Plan 535, Lot 4, Part Lot 5 *(From CityView data, for information purposes only)*			

24.22.1 Permitted Uses
The following uses are permitted: • Permitted uses of the Service Employment E1(9) Exception Zone

24.22.2 Zone Requirements	
24.22.2.1 Siting Specifications	
Exterior Side Yard (minimum)	2.4 metres

24.22.3 Loading
The minimum required setback of a loading space from the streetline in an exterior side yard shall be 24 metres.

Parent Zone: R4 **Exception No.:** (23)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-3	*Previous By-laws:* 2632-83
Municipal Address: Mendy's Forest, Moffat Crescent, Fielding Drive			
Legal Description: Part Lot 83, Concession 1, West of Yonge Street (WYS); Plan 65M-2228 and 65M-2229 (Wimpey, Phase II) *(From CityView data, for information purposes only)*			

24.23.1 Zone Requirements	
24.23.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.23.1.2 Building Specifications	
Height (maximum)	10.0 metres
Lot Coverage (maximum)	35 %

Parent Zone: R4 **Exception No.:** (24)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-4	*Previous By-laws:* 2633-83
Municipal Address: 3,5,7,9 Chadburn Crescent, Dawson Crescent, Lanewood Drive			
Legal Description: Part Lot 84, Concession 1, West of Yonge Street (WYS); Plan 65M-2258 (Lakeview Phase I and II) *(From CityView data, for information purposes only)*			

24.24.1 Zone Requirements	
24.24.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.24.1.2 Siting Specifications	
Exterior Side Yard (minimum)	4.5 metres
24.24.1.3 Building Specifications	
Height – Main Building (maximum)	10.0 metres
Lot Coverage (Maximum)	35%

Parent Zone: R4 **Exception No.:** (25)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-5	*Previous By-laws:* 2633-83
Municipal Address: Chadburn Crescent, Dawson Crescent, Lanewood Drive			
Legal Description: Part Lot 84, Concession 1, West of Yonge Street (WYS); Plan 65M-2258 (Lakeview Phase I and II) *(From CityView data, for information purposes only)*			

24.25.1 Zone Requirements	
24.25.1.1 Lot Specifications	
Lot Area (minimum)	410.0 square metres
Lot Frontage (minimum)	13.7 metres
24.25.1.2 Building Specifications	
Height – Main Building (maximum)	10.0 metres
Lot Coverage (Maximum)	35%

Parent Zone: I **Exception No.:** (26)	**Map:** Schedule "A", Map Nos. 2, 3, 5, 6	*Previous Zone:* I-2, I-3, I-4, I-7, I-8	*Previous By-laws:* 2633-83, 3108-89, 3474-93, 3206-90
Municipal Address: Various			
Legal Description: Part Lot 84, Concession 1, West of Yonge Street (WYS); Plan 65M-2258 (Lakeview Phase I and II) *(From CityView data, for information purposes only)*			

24.26.1 Permitted Uses
The following permitted uses shall apply:
• Public Authority • Public Parks

Parent Zone: R4 **Exception No.:** (27)	**Map:** Schedule "A", Map Nos. 2, 4	*Previous Zone:* R2-7	*Previous By-laws:* 2662-84
Municipal Address: Kennedy Street West			
Legal Description: Part Lots 81 and 82, Concession 1, West of Yonge Street (WYS); Plan 65M-2247 (Salpam); Part Lot 79, Concession I West of Yonge Street (WYS). *(From CityView data, for information purposes only)*			

24.27.1 Zone Requirements	
24.27.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.27.1.2 Siting Specifications	
Exterior Side Yard (minimum)	6.0 metres
24.27.1.3 Building Specifications	
Height – Main Building (maximum)	10.0 metres
Lot Coverage (Maximum)	35%

Parent Zone: R3 **Exception No.:** (28)	**Map:** Schedule "A", Map Nos. 2, 3	*Previous Zone:* R2-8	*Previous By-laws:* 2662-84
Municipal Address: Closs Square, Moorcrest Drive, Buchanan Crescent, Hollingshead Drive, Old Yonge Street			
Legal Description: Part Lots 81 and 82, Concession 1, West of Yonge Street (WYS); Plan 65M-2247 (Salpam) *(From CityView data, for information purposes only)*			

24.28.1 Zone Requirements	
24.28.1.1 Siting Specifications	
Interior Side Yard – One or Two storeys, On one side (minimum)	0.6 metres
Interior Side Yard – One or Two storeys, On the other side (minimum)	1.2 metres

Parent Zone: RU **Exception No.:** (29)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* RU-2	*Previous By-laws:* 2663-84
Municipal Address: 15370 Leslie Street			
Legal Description: Part Lot 21, Concession 2, East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

DELETED by By-law 6189-19, June 25th, 2019 (R3(511), EP & O2)

Parent Zone: EP **Exception No.:** (30)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* EP-1	*Previous By-laws:* 2679-84, 3310-91
Municipal Address: 81 Temperance Street			
Legal Description: Part Lots 5 and 6, Plan 9 *(From CityView data, for information purposes only)*			

24.30.1 Permitted Uses
The following uses are permitted:
• Clinics
• Commercial Schools
• Offices
• Personal Service Shops
• Private Clubs
• Retail
• Service Shops
24.30.2 Special
No new additions to the existing building are permitted.

Parent Zone: R4 **Exception No.:** (31)	**Map:** Schedule "A", Map Nos. 3, 6	*Previous Zone:* R2-9	*Previous By-laws:* 2679-84, 3310-91
Municipal Address: Old Yonge Street and Industrial Parkway			
Legal Description: Part Lot 84, Concession 1 East of Yonge Street (EYS); Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.31.1 Zone Requirements	
24.31.1.1 Lot Specifications	
Lot Area (minimum)	325.0 square metres
Lot Frontage (minimum)	10.0 metres
24.31.1.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	6.0 metres
24.31.1.3 Building Specifications	
Height – Main Building (maximum)	10.0 metres
Lot Coverage (Maximum)	35%

Parent Zone: R3 **Exception No.:** (32)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-10	*Previous By-laws:* 2679-84, 2753-85
Municipal Address: Old Yonge Street and Industrial Parkway			
Legal Description: Part Lot 84, Concession 1 East of Yonge Street (EYS); *(From CityView data, for information purposes only)*			

24.32.1 Definitions
Except that where lots abut the C.N.R. right-of-way the minimum required rear yard shall be 30 metres. Notwithstanding the definition of *Rear Yard*, for the purposes of this category, the minimum rear yard will be calculated from the westerly boundary of the C.N.R. right-of-way.

24.32.2 Zone Requirements	
24.32.2.1 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	30.0 metres
Interior Side Yard – On one side (minimum)	0.6 metres
Interior Side Yard – On the other side (minimum)	1.2 metres

Parent Zone: C4 **Exception No.:** (33)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-3	*Previous By-laws:* 2686-84, 3396-92
Municipal Address: 15461 and 15483 Yonge Street (Markborough)			
Legal Description: Block 16, Plan 65M-2207 *(From CityView data, for information purposes only)*			

24.33.1 Permitted Uses
The lands may be used only for the following uses:
• Offices • Public Authority • Clinics • Personal Service Shops • Restaurants and Clinics, provided that the combined floor area of these uses does not exceed a maximum of 20% of the total built floor area • Retail Stores

Parent Zone: E2 **Exception No.:** (34)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-2	*Previous By-laws:* 2695-84
Municipal Address: Cousins Drive and Edward Street			
Legal Description: PLAN 246 PT LOT 246 AND PLAN 487 LOTS 40 AND 41 *(From CityView data, for information purposes only)*			

24.34.1 Zone Requirements	
24.34.1.1 Siting Specifications	
Rear Yard (minimum)	0.0 metres
24.34.1.2 Building Specifications	
Lot Coverage (Maximum)	62%

24.34.3 Loading
The loading requirement for an addition to the building shall be 1 space provided that the addition does not exceed 2500 square metres.

24.34.4 Parking	
Parking Requirement (minimum)	1 space for each 78 square metres of floor area

Parent Zone: C4 **Exception No.:** (35)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C4-2	*Previous By-laws:* 2700-84, 3201-90, 3319-91
Municipal Address: 126 Wellington Street West (Gateway Plaza)			
Legal Description: Part Block B, Plan 517 *(From CityView data, for information purposes only)*			

24.35.1 Permitted Uses

The lands may be used only for the following uses:

- Financial Institutions
- Clinics
- Day Care Centre
- Dry Cleaning Establishments
- Laundries
- Public Authority
- Motor Vehicle Repair Garage
- Offices
- Places of Entertainment
- Personal Service Shops
- Private Clubs
- Restaurants
- Retail Stores

Parent Zone: E1 **Exception No.:** (36)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-3	*Previous By-laws:* 2707-84
Municipal Address: 155 Engelhard Drive			
Legal Description: Part Lots 19 and 20, Plan M-2012 *(From CityView data, for information purposes only)*			

24.36.1 Parking	
Parking Requirement	1 space for each 68 square metres of floor area of the building
Notwithstanding any provisions to the contrary, the required parking shall be permitted in the front and side yards.	

Parent Zone: R3 **Exception No.:** (37)	**Map:** Schedule "A", Map Nos. 2, 6	*Previous Zone:* R2-11, R2-32	*Previous By-laws:* 2724-84, 3076-89,
Municipal Address: Hill Drive, Orchard Heights Boulevard, Devins Drive, Banff Drive, Bigwin Drive; Spence Drive, McClellan Way, Briardale Place, Brookeview Drive,			
Legal Description: Plan M-1312; Part Lot 74, Concession I West of Yonge Street (WYS), 65M-2792 and 65M-2793 *(From CityView data, for information purposes only)*			

24.37.1 Zone Requirements	
24.37.1.1 Siting Specifications	
Exterior Side Yard (minimum)	4.5 metres

Parent Zone: R4 **Exception No.:** (38)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-13	*Previous By-laws:* 2726-84
Municipal Address: Crawford Rose Drive, April Gardens			
Legal Description: Plan 65M-2338 (Lakeview) *(From CityView data, for information purposes only)*			

24.38.1 Zone Requirements	
24.38.1.1 Lot Specifications	
Lot Area (minimum)	325.0 square metres
Lot Frontage (minimum)	10.6 metres
24.38.1.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	4.5 metres
Distance between any detached dwellings (minimum)	1.8 metres
24.38.1.3 Building Specifications	
Lot Coverage (maximum)	27.0 percent
Height (maximum)	10.0 metres

Parent Zone: R4 **Exception No.:** (39)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-14	*Previous By-laws:* 2726-84
Municipal Address: Crawford Rose Drive, April Gardens, Autumn Way			
Legal Description: Plan 65M-2338 (Lakeview) *(From CityView data, for information purposes only)*			

24.39.1 Zone Requirements	
24.39.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.39.1.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	4.5 metres
Distance between any detached dwellings (minimum)	1.8 metres
24.39.1.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Height – Main Building (maximum)	10.0 metres

Parent Zone: R3 **Exception No.:** (40)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-15	*Previous By-laws:* 2726-84
Municipal Address: Kemano Road, April Gardens, Aurora Heights Drive			
Legal Description: Plan 65M-2338 (Lakeview) *(From CityView data, for information purposes only)*			

24.40.1 Zone Requirements	
24.40.1.1 Siting Specifications	
Interior Side Yard (minimum)	
On one side	1.2 metres
On the other side	0.6 metres
Exterior Side Yard (minimum)	4.5 metres
Distance between any detached dwellings (minimum)	1.8 metres

Parent Zone: R3 **Exception No.:** (41)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-12	*Previous By-laws:* 2727-84
Municipal Address: Tamarac Trail, Spence Drive, McClellan Way, Ardill Crescent, Albery Crescent, Underhill Crescent, Milgate Place			
Legal Description: Part Lot 75, Concession 1 West of Yonge Street (WYS) (Iona) *(From CityView data, for information purposes only)*			

24.41.1 Zone Requirements	
24.41.1.1 Siting Specifications	
Except that where lots abut the C.N.R. right-of-way the minimum required rear yard shall be 30 metres. Notwithstanding the definition of *Rear Yard*, for the purposes of this category, the minimum rear yard will be calculated from the westerly boundary of the C.N.R. right-of-way.	
24.41.1.2 Building Specifications	
Lot Coverage (maximum)	
One (1) storey	40.0 percent
Two (2) storeys	35.0 percent

Parent Zone: R4 **Exception No.:** (42)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-18	*Previous By-laws:* 2731-85
Municipal Address: Delayne Drive, Falan Heights Crescent, Autumn Way, Baycroft Lane, Kemano Road			
Legal Description: Part Lots 81 and 82, Concession 1 West of Yonge Street (WYS) (Southold) *(From CityView data, for information purposes only)*			

24.42.1 Zone Requirements	
24.42.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.42.1.2 Siting Specifications	
Exterior Side Yard (minimum)	4.5 metres
24.42.1.3 Building Specifications	
Height – Main Building (maximum)	10.0 metres
Lot Coverage (Maximum)	35%

Parent Zone: R3 **Exception No.:** (43)	**Map:** Schedule "A", Map Nos. 2, 4	*Previous Zone:* R2-19	*Previous By-laws:* 2731-85
Municipal Address: Kennedy Street West			
Legal Description: Part Lots 81 and 82, Concession 1 West of Yonge Street (WYS) Part Lot 79, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.43.1 Zone Requirements	
24.43.1.1 Siting Specifications	
Interior Side Yard one or two storeys (minimum)	
On one side	0.6 metres
On the other side	1.2 metres
Exterior Side Yard (minimum)	4.5 metres

Parent Zone: R2 **Exception No.:** (44)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-4	*Previous By-laws:* 2731-85
Municipal Address: Whispering Pine Trail, Wellington Heights Trail, Bayfair Road			
Legal Description: Part Lots 81 and 82, Concession 1 West of Yonge Street (WYS); (Southold) *(From CityView data, for information purposes only)*			

24.44.1 Zone Requirements	
24.44.1.1 Lot Specifications	
Lot Frontage (minimum)	25.0 metres

Parent Zone: R2 **Exception No.:** (45)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-3	*Previous By-laws:* 2743-85
Municipal Address: Windham Trail, Whitfield Court, Wethersfield Court			
Legal Description: Part Lots 79 and 80, Concession 1, West of Yonge Street (WYS) (Heron Homes) *(From CityView data, for information purposes only)*			

24.45.1 Zone Requirements	
24.45.1.1 Lot Specifications	
Lot Frontage (minimum)	21.3 metres
24.45.1.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard – One (1) storey (minimum)	1.2 metres
Interior Side Yard – Two (2) storeys (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres

Parent Zone: R3 **Exception No.:** (46)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-17	*Previous By-laws:* 2743-85
Municipal Address: Bathurst Street and Kennedy Street			
Legal Description: Part Lots 79 and 80, Concession 1, West of Yonge Street (WYS) Part Lot 79, Concession I, West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.46.1 Zone Requirements	
24.46.1.1 Lot Specifications	
Lot Area (minimum)	650.0 metres
Lot Frontage (minimum)	18.0 metres
24.46.1.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	4.5 metres

Parent Zone: PDS4 **Exception No.:** (47)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-6	*Previous By-laws:* 2746-85
Municipal Address: 15004 Yonge Street			
Legal Description: Part Lot 64, Plan 246 *(From CityView data, for information purposes only)*			

24.47.1 Permitted Uses
The existing building on the lands together with an addition of not more than 230 square metres shall permit the following uses:
• The PDS4 permitted uses of this by-law, with the exception of a doctor's office, a dentist's office or a clinic

24.47.2 Landscaping	
Width of a continuous landscaped planted with suitable trees not less than 1.5 metres in height provided at the rear of the property (minimum)	3.5 metres
Width of a continuous landscaped strip planted with suitable trees not less than 1.5 metres in height provided at the sides of the parking lot abutting residential uses (minimum)	8.0 metres

24.47.3 Parking
Parking is provided to the rear of the building in accordance with the provisions of Section 5.4.

Parent Zone: PDS4 **Exception No.:** (48)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-8	*Previous By-laws:* 2768-85, 3087-89
Municipal Address: 50 Wellington Street East			
Legal Description: Part Lot 19, Registered Plan 107 *(From CityView data, for information purposes only)*			

24.48.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following restrictions shall apply:
• The Uses are located within the structure that exists on the date of passing of this By- law

24.48.2 Zone Requirements	
24.48.2.1 Building Specifications	
Floor Area – Retail	47.0 square metres
Floor Area – Storage	17.0 square metres
Floor Area – Ancillary Office Space	23.0 square metres

24.48.3 Landscaping	
Required planting strip along the eastern property line adjacent to the parking area (minimum)	0.8 metres
Required planting strip along the eastern property line adjacent to the driveway (minimum)	Nil
A 1.5 metre high close board fence shall be provided along the entire northern property line extending southward along the eastern property line (minimum)	22.0 metres
A 1.5 metre high close board fence shall be provided along the entire northern property line extending southward along the eastern property line (minimum)	14.5 metres

24.48.4 Parking	
Parking Requirement (minimum)	4 spaces

24.48.5 Ingress & Egress	
Notwithstanding the provisions of Section 5.5.4, the width of that portion of the driveway between the parking spaces at the north east (minimum)	3.7 metres

Parent Zone: PDS4 & R7 **Exception No.:** (49)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-7	*Previous By-laws:* 2769-85
Municipal Address: 58 Wellington Street East			
Legal Description: Lot 17, Plan 107 *(From CityView data, for information purposes only)*			

24.49.1 Parking	
Parking spaces provided to the rear of the existing building on the date of passing of this by-law and screened in accordance with the provisions of Section 5.4 (minimum)	11 spaces

Parent Zone: R3 **Exception No.:** (50)	**Map:** Schedule "A", Map Nos. 3, 4	*Previous Zone:* R2-20	*Previous By-laws:* 2781-85
Municipal Address: Kennedy Street West, Timpson Drive, Tannery Creek Crescent, Dinsmore Terrace, Langman Place, Lougheed Court			
Legal Description: Part Lot 80, Concession 1 West of Yonge Street (WYS); Part Lot 79, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.50.1 Zone Requirements	
24.50.1.1 Siting Specifications	
Interior Side Yard – One or Two storeys, On one side (minimum)	0.6 metres
Interior Side Yard – One or Two storeys, On the other side (minimum)	1.2 metres
Exterior Side Yard (minimum)	4.5 metres
24.50.1.2 Building Specifications	
Lot Coverage – One (1) storey (maximum)	40.0 percent
Lot Coverage – Two (2) storeys (maximum)	35.0 percent

Parent Zone: R3 **Exception No.:** (51)	**Map:** Schedule "A", Map Nos. 3, 4	*Previous Zone:* R2-21, R2-44, R2-45	*Previous By-laws:* 2781-85, 3499-93
Municipal Address: 1, 2 Timpson Drive; 76, 78, 80, 82, 84 Old Yonge Street; 29, 45, 47, 48, 49 Batson Drive; 186, 188 Spruce Street, Closs Square, Batson Drive			
Legal Description: Part Lot 80, Concession 1, West of Yonge Street (WYS) Blocks E and F, Plan M-57 *(From CityView data, for information purposes only)*			

24.51.1 Zone Requirements	
24.51.1.1 Siting Specifications	
Interior Side Yard – One or Two storeys, On one side (minimum)	0.6 metres
Interior Side Yard – One or Two storeys, On the other side (minimum)	1.2 metres
24.51.1.2 Building Specifications	
Lot Coverage – One (1) storey (maximum)	40.0 percent
Lot Coverage – Two (2) storeys (maximum)	35.0 percent

Parent Zone: PDS4 **Exception No.:** (52)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-9	*Previous By-laws:* 2789-85, 2905-87
Municipal Address: 15010 Yonge Street			
Legal Description: Plan 131, Lot 7 *(From CityView data, for information purposes only)*			

24.52.1 Parking	
Parking Requirement provided to the rear of the existing building on the date of passing of this by-law and screened in accordance with Section 5.4 (minimum)	5 spaces

Parent Zone: R3 **Exception No.:** (53)	**Map:** Schedule "A", Map No. # 2	*Previous Zone:* R2-22	*Previous By-laws:* 2805-85
Municipal Address: 159, 163, 169, 175, 181, 185 Aurora Heights Drive			
Legal Description: Part Lot 82, Concession 1 (Lakeview) *(From CityView data, for information purposes only)*			

24.53.1 Zone Requirements	
24.53.1.1 Lot Specifications	
Lot Area (minimum)	830.0 square metres
Lot Frontage (minimum)	26.0 metres

Parent Zone: C3 **Exception No.:** (54)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C3-3	*Previous By-laws:* 3652-95.D, 4298-01.D, 2833-86
Municipal Address: 15783 and 15795 Yonge Street (Highland Chev-Olds)			
Legal Description: Part Lot 24, Concession 1 *(From CityView data, for information purposes only)*			

24.54.1 Permitted Uses
The following uses are permitted:
• A maximum of two Motor Vehicle Sales Establishments including servicing areas and related accessory uses • One additional Motor Vehicle Sales Establishment with ancillary uses including rental Motor Vehicle Rental Establishment, a Motor Vehicle Washing Establishment and a restaurant. The restaurant shall not have a floor area greater than 70 square metres

24.54.2 Zone Requirements	
24.54.2.1 Lot Specifications	
Lot Area (minimum)	26,000 square metres
Lot Frontage (minimum)	180.0 metres
For the purposes of the C3(56) Zone, the Front Lot line shall be the lot line abutting Yonge Street or a reserve abutting Yonge Street.	
24.54.2.2 Siting Specifications	
Front Yard (minimum)	45.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard – From the northern property line (minimum)	12.0 metres
Interior Side Yard – From the southern property line (minimum)	13.0 metres

24.54.3 Landscaping	
The Owner shall provide a landscaped open space area containing such berms, walls, fences, hedges, trees, and shrubs or other such ground cover as are deemed necessary which will have the following dimensions:	
Adjacent to Yonge Street	Average 5.0 metres; and in no case less than

	2.0 metres
Adjacent to Old Yonge Street	No less than 5.0 metres

24.54.4 Parking	
Visitor and Employee (minimum)	140 spaces
Vehicle Display (minimum)	360 spaces
Required manoeuvring space for Vehicle Display spaces (minimum)	Nil

Parent Zone: RU **Exception No.:** (55)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* RU-3iii	*Previous By-laws:* 2836-86
Municipal Address: 14695 and 14875 Bayview Avenue (Alpenhaus)			
Legal Description: Part Lots 17, 18, Lot 19, Concession 2 *(From CityView data, for information purposes only)*			

24.55.1 Permitted Uses
The following uses are permitted:
• Six (6) additional detached residences • One (1) multiple unit residential building to accommodate no more than 10 persons employed on the farm

24.55.2 Zone Requirements	
24.55.2.1 Siting Specifications	
Any property line (minimum)	25.0 metres

Parent Zone: RA2 **Exception No.:** (56)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RA3-2	*Previous By-laws:* 2842-86
Municipal Address: 14924 Yonge Street, YRCP 692			
Legal Description: Part Lot 78, Concession 1 (Granada) *(From CityView data, for information purposes only)*			

24.56.1 Permitted Uses
Only the following uses are permitted: • Two (2) apartment buildings in accordance with the following standards:

24.56.2 Zone Requirements	
24.56.2.1 Density	
Site 1 and Site 2 (Maximum)	150 units
24.56.2.2 Siting Specifications	
Site 1 – Golf Links Drive	
Front Yard (minimum):	
Main Building Wall	12.0 metres
Parking Garage Wall	6.0 metres
Rear Yard (minimum):	
Main Building Wall proposed north property line	10.0 metres
Main Building Wall existing north property line	65.0 metres
Parking Garage Wall proposed north property line	6.0 metres
Parking Garage Wall existing north property line	60.0 metres
Side Yard East (minimum)	12.0 metres
Side Yard West (minimum):	
Main Building Wall	44.0 metres
Parking Garage Wall	37.0 metres
Site 2 – Yonge Street	
Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	
Proposed west property line	6.0 metres
Existing west property line	65.0 metres

Side Yard North (minimum)	20.0 metres
Side Yard South (minimum)	19.0 metres
24.56.2.3 Building Specifications	
Height – Site 1 (maximum)	7 storeys
Height – Site 2 (maximum)	6 storeys

24.56.3 Landscaping	
The width of a continuous landscaped strip provided along the northerly property line of the site (minimum)	3.0 metres
Height of suitable trees planted within the continuous landscaped strip so as to screen the parking areas from adjoining residential land (minimum)	3.0 metres
Width of the landscaped area adjacent to the westerly property line of the site (minimum)	25.0 metres

Parent Zone: O2 **Exception No.:** (57)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* O-2	*Previous By-laws:* 2842-86, OMB Case No. PL 151160
Municipal Address: 14924 Yonge Street, YRCP 692			
Legal Description: Part Lot 78, Concession 1 *(From CityView data, for information purposes only)*			

24.57.1 Permitted Uses
The following uses are permitted:
• A parking lot • Outdoor Amenity space that is accessory to a residential apartment building that is located within 300 metres

24.57.2 Zone Requirements	
24.57.2.1 Lot Specifications	
Lot Area (minimum)	1,500 square metres

24.57.3 Landscaping	
Width of a continuous landscaped strip provided along the northerly property line of the site (minimum)	3.0 metres
Height of suitable trees planted within the continuous landscaped strip so as to screen the parking areas from adjoining residential land (minimum)	3.0 metres

Parent Zone: R8 **Exception No.:** (58)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R6-1	*Previous By-laws:* 2865-86
Municipal Address: James Henry Drive, Egan Crescent			
Legal Description: Part Lot 81, Concession 1 (Labour Council – Charles Darrow Co-op) *(From CityView data, for information purposes only)*			

24.58.1 Permitted Uses
The following uses are permitted: • 107 Townhouse Dwelling units in accordance with the following standards

24.58.2 Zone Requirements	
Siting Specifications	
Lot frontage (minimum) per unit	3 or 4 bedroom units- 6.0 metres 2 bedroom units- 5.3 metres
24.58.2.1 Building Specifications	
Lot Coverage (maximum)	30.0 percent

24.58.3 Parking	
Parking Requirement	240 spaces

Parent Zone: PD1 **Exception No.:** (59)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-3	*Previous By-laws:* 2866-86
Municipal Address: 14 & 18 Wellington Street East			
Legal Description: Lot 130, 131, Part Lot 128, Plan 246 *(From CityView data, for information purposes only)*			

24.59.1 Permitted Uses
The following uses are permitted:
• In accordance with PD1 uses • Not more than a total of eighteen (18) residential units

24.59.2 Zone Requirements	
24.59.2.1 Siting Specifications	
Rear Yard – Centre Street (minimum)	2.1 metres
24.59.2.1 Building Specifications	
Gross Floor Area of all Buildings (maximum)	2,300.0 square metres
Height (maximum)	12.0 metres

24.59.3 Loading	
Length of required loading spaces (minimum)	8.0 metres

24.59.4 Parking	
Parking Requirement	37 spaces

Parent Zone: R3 **Exception No.:** (60)	**Map:** Schedule "A", Map No. # 2, 6	*Previous Zone:* R2-23	*Previous By-laws:* 2867-86
Municipal Address: Carlyle Crescent, Charing Crescent, Brookeview Drive, 43, 47, 51, 55, 59, 63, 67 Hammond Drive			
Legal Description: Part Lot 80, Concession 1, West of Yonge Street; Part Lots 73, 74 & 75 Concession I West of Yonge Street *(From CityView data, for information purposes only)*			

24.60.1 Zone Requirements	
24.60.1.1 Lot Specifications	
Lot Area (minimum)	650.0 square metres
Lot Frontage (minimum)	18.0 metres
24.60.1.2 Siting Specifications	
Interior Side Yard – One (1) storey (minimum)	1.2 metres
Interior Side Yard – Two (2) storeys (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres

Parent Zone: R1 **Exception No.:** (61)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-7	*Previous By-laws:* 2869-86
Municipal Address: 304, 308, 312, 316 Aurora Heights Drive; 15437, 15455 Bathurst Street, 15, 17 Whispering Pine Trail			
Legal Description: Lot 82, Concession 1, West of Yonge Street (WYS); Plan 65M-2583 *(From CityView data, for information purposes only)*			

24.61.1 Zone Requirements	
24.61.1.1 Siting Specifications	
Exterior Side Yard (minimum)	6.0 metres

24.61.2 Yard Encroachments	
Extension of an open roofed porch not exceeding one storey in height into an interior side yard (maximum)	2.5 metres

Parent Zone: R2 **Exception No.:** (62)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-6	*Previous By-laws:* 2870-86
Municipal Address: 25, 36, 31, 32, 36, 37, 40, 43, 46, 49, 50 Whispering Pine Trail			
Legal Description: Part Lot 82, Concession 1, West of Yonge Street (WYS); Plan 65M-2618 *(From CityView data, for information purposes only)*			

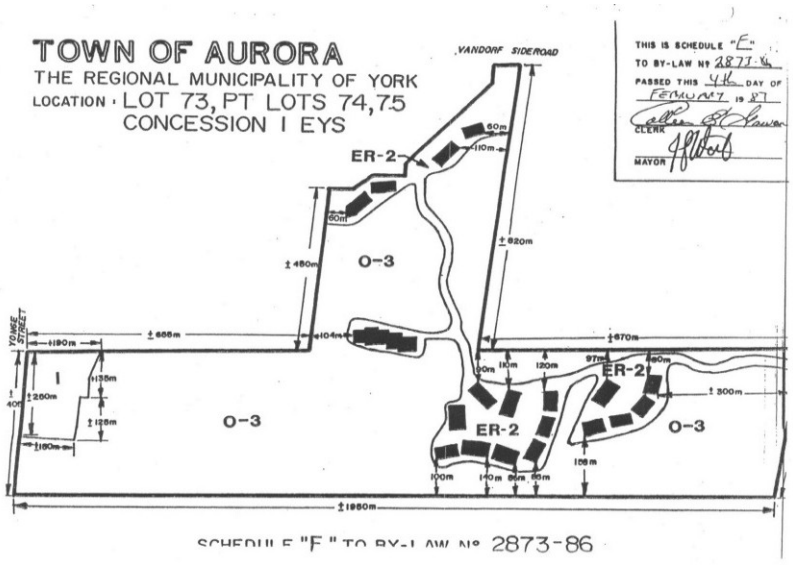
24.62.1 Zone Requirements	
24.62.1.1 Lot Specifications	
Lot Area (minimum)	1,100.0 square metres
Lot Frontage (minimum)	25.0 metres
24.62.1.2 Siting Specifications	
Interior Side Yards (minimum)	2.0 metres

Parent Zone: O2 **Exception No.:** (63)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* O-3	*Previous By-laws:* 2873-86
Municipal Address: Beacon Hall Drive, Tree Tops Lane			
Legal Description: Lot 73, Part Lots 74 and 75, Concession 1, East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.63.1 Permitted Uses
The following uses are permitted:
• A golf course • Accessory uses and buildings to the golf course including a clubhouse and parking for the clubhouse

24.63.2 Zone Requirements	
24.63.2.1 Siting Specifications	
Side Yard – North (minimum)	60.0 metres
Side Yard – South (minimum)	60.0 metres

24.63.3 Figure
For purposes of this exception zone, O-3 is considered as O2(63) forming part of this By-law.

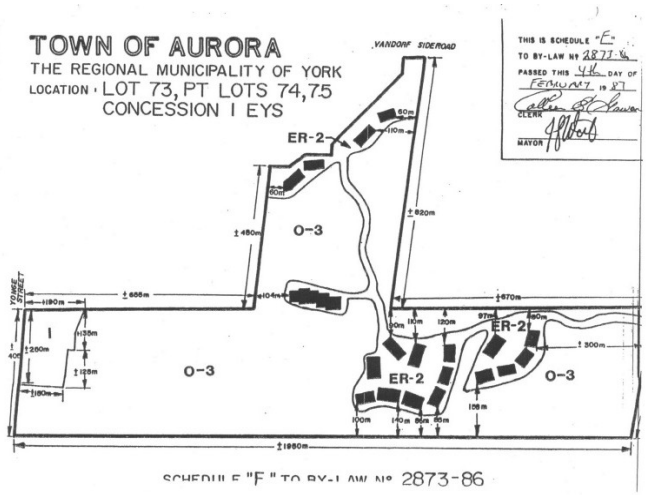


Parent Zone: ER **Exception No.:** (64)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* ER-2	*Previous By-laws:* 2873-86
Municipal Address: Beacon Hall Drive, Tree Tops Lane, Meadow Lark Lane, Hunting Trail, Quail Ridge Drive, Brush Grove,			
Legal Description: YRCP 676 *(From CityView data, for information purposes only)*			

24.64.1 Permitted Uses
The following uses are permitted:

• Not more than eighty (80) dwelling units comprising of the following:
  • Townhouse Dwelling – Sixty (60) dwelling units
  • Apartment – Twenty (20) dwelling units

24.64.2 Zone Requirements
24.64.2.1 Siting Specifications
No dwelling unit may be located on the subject property except within the areas shown as ER(64)

<u>24.64.3 Figure</u>
For the purposes of this exception zone, ER-2 is considered as ER(64) forming part of this By-law


Parent Zone: ER **Exception No.:** (65)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* ER-3	*Previous By-laws:* 2889-87, 3667-95
Municipal Address: Various Addresses			
Legal Description: Part Lots 71, 72, Concession 1, West of Yonge Street (WYS); Plan 65M-2767; Part Lot 71, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.65.1 Zone Requirements	
24.65.1.1 Lot Specifications	
Lot Area (minimum)	7,100.0 square metres
Lot Frontage (minimum)	41.0 metres
24.65.1.2 Siting Specifications	
Rear Yard (minimum)	30.0 metres

Parent Zone: EP **Exception No.:** (66)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* EP-2	*Previous By-laws:* 2895-87
Municipal Address: 64 Temperance Street			
Legal Description: Part Lot 23, R.P. 9 *(From CityView data, for information purposes only)*			

24.66.1 Permitted Uses
The following uses are permitted:
• Offices, excluding Medical Offices

24.66.2 Landscaping	
Width of Required Planting Strip (minimum)	Nil

24.66.3 Parking	
Parking Aisle Width (minimum)	0.8 metres

Parent Zone: EP **Exception No.:** (67)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* EP-3	*Previous By-laws:* 2895-87
Municipal Address: 29 Tyler Street			
Legal Description: Part Lot 23, R.P. 9; Lot 10, Plan 439 *(From CityView data, for information purposes only)*			

24.67.1 Permitted Uses
The following uses are permitted
• One (1) detached dwelling legally existing on the date of passing of this By-law

Parent Zone: PDS4 **Exception No.:** (68)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-14	*Previous By-laws:* 2904-87
Municipal Address: 104 Wellington Street East (Dwyer)			
Legal Description: Plan 107, Lot 6 *(From CityView data, for information purposes only)*			

24.68.1 Permitted Uses
The following uses are permitted:
• Total of eight (8) dwelling units provided that:

24.68.2 Parking	
Parking spaces to be provided to the rear of the existing building on the date of passing of this by-law (minimum)	Twelve (12) spaces
Distance between the driveway and intersection of street lines measured along the street line intersected by such driveway (minimum)	13.3 metres

24.68.3 Ingress & Egress
Notwithstanding the provisions of Section 5.5.4, the minimum width of ingress and egress shall be 3.5 metres.

Parent Zone: PDS4 **Exception No.:** (69)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-12	*Previous By-laws:* 2912-87, 5262-10
Municipal Address: 15387 Yonge Street			
Legal Description: Plan 5, Lot 15 *(From CityView data, for information purposes only)*			

24.69.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following uses shall apply:
• Limited retail uses having a maximum gross floor area of 30m^2

24.69.2 Zone Requirements	
24.69.2.1 Lot Specifications	
Lot Area (minimum)	800.0 square metres
Lot Frontage (minimum)	15.0 metres

24.69.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Interior Side Yard – North Side Yard (minimum)	4.0 metres
Interior Side Yard – South Side Yard (minimum)	2.0 metres

24.69.3 Landscaping	
The Buffer Strip requirement of Section 4.8 shall not apply along the north lot line.	
Notwithstanding the provisions of Section 4.8.1(b), height of a chain link fence or wood fence permitted along the east lot line (minimum)	1.5 metres

24.69.4 Parking	
Parking Requirement (minimum)	5.4 spaces for each 100 m^2 of commercial floor area
The subject property and the abutting property to the north zoned PDS4(334)) Exception Zone" may have a shared parking lot.	

24.69.5 Ingress & Egress
Notwithstanding the provisions of Section 5.5.4 (a) the minimum driveway width shall be 3.30 m
The subject property and the abutting property to the north zoned “Special Mixed Density PDS4(334) Exception Zone may have a shared driveway with a maximum width of 10 metres.

Parent Zone: PDS4 **Exception No.:** (70)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-13	*Previous By-laws:* 2913-87
Municipal Address: 15417 Yonge Street			
Legal Description: Plan 215, Lot 1 *(From CityView data, for information purposes only)*			

24.70.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following shall apply:
• Retail shall not be permitted

24.70.2 Landscaping	
Notwithstanding the provisions of Section 4.8.1 b), a height of close board fence constructed along the south and east property line.	1.8 metres

24.70.3 Parking	
Parking Requirement for the existing building on the date of passing of this by-law (minimum)	6 spaces
Manoeuvring Space behind Parking Spaces (minimum)	5.1 metres

Parent Zone: R8 **Exception No.:** (71)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-2	*Previous By-laws:* 2917-87
Municipal Address: Old Yonge Street (YRCP 637 & 642)			
Legal Description: Lots 5 to 10, Plan 461 W/S *(From CityView data, for information purposes only)*			

24.71.1 Permitted Uses
The following uses are permitted: • Ninety (90) Townhouse Units

24.71.2 Zone Requirements	
24.71.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	400.0 square metres
Lot Frontage – Total Parcel (minimum)	250.0 metres
24.71.2.2 Siting Specifications	
Front Yard – Yonge Street, Most northerly group of buildings (minimum)	13.0 metres
Front Yard – Yonge Street, All other buildings	34.0 metres
Side Yard (minimum)	7.5 metres
Rear Yard – Old Yonge Street (minimum)	7.5 metres
Unobstructed Distance Between Buildings	3.0 metres

24.71.3 Landscaping	
Depth of Privacy Fence (minimum)	4.0 metres

Parent Zone: ER **Exception No.:** (72)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* ER-4	*Previous By-laws:* 2918-87, 3226-90
Municipal Address: 203, 255, 301, 353, 405, 457, 509, 553 St. John's Sideroad West			
Legal Description: Part Lot 85, Conc. 1 West of Yonge Street (WYS); Plan 65M-2685, 65M-2686, 65M-2687 (Rogers Estate and Wm. Marko) *(From CityView data, for information purposes only)*			

24.72.1 Permitted Uses
The following uses are permitted: • A maximum of 11 residential lots

24.72.2 Zone Requirements	
24.72.2.1 Lot Specifications	
Lot Area (minimum)	4,000.0 square metres
Lot Frontage (minimum)	75.0 metres
24.72.2.2 Siting Specifications	
Front Yard (minimum)	10.0 metres
Rear Yard (minimum)	9.0 metres

Parent Zone: ER **Exception No.:** (73)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* ER-5	*Previous By-laws:* 2918-87, 3226-90
Municipal Address: 1, 2, 20 St. John's Sideroad West			
Legal Description: Part Lot 85, Conc. 1 West of Yonge Street (WYS); Plan 65M-2685, 65M-2686, 65M-2687 (Rogers Estate and Wm. Marko) *(From CityView data, for information purposes only)*			

24.73.1 Zone Requirements	
24.73.1.1 Lot Specifications	
Lot Area (minimum)	4000.0 square metres
Lot Frontage (minimum)	34.0 metres

Parent Zone: R2 **Exception No.:** (74)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-5	*Previous By-laws:* 2918-87, 3226-90, 3310-91, 6242-20
Municipal Address: Heatherfield Lane, Willow Farm Lane, Wilkinson Place, Craiglee Court, Long Valley Road, Karindon Court, Hodgkinson Crescent, Falling Leaf Court			
Legal Description: Part Lot 85, Conc. 1 West of Yonge Street (WYS); Plan 65M-2685, 65M-2686, 65M-2687 (Rogers Estate and Wm. Marko) *(From CityView data, for information purposes only)*			

24.74.1 Zone Requirements	
24.74.1.1 Lot Specifications	
Lot Area (minimum)	950.0 square metres
Notwithstanding any other provision to the contrary the area calculation shall be based on the sum of the areas which are zoned R2(74) and O2(75) in each lot on the registered plan.	
Lot Frontage (minimum)	22.0 metres
24.74.1.2 Siting Specifications	
Front Yard (minimum)	8.0 metres
Rear Yard (minimum)	9.0 metres
Notwithstanding any other provisions to the contrary, the minimum rear yard shall be calculated from the rear of the dwelling to the rear of the R2(74) zone.	
Interior Side Yard	If two adjoining lots have a combined minimum frontage of 60 metres or greater than the minimum side yard required is 1.5 metres, with a minimum separation distance of 5.0 metres between any two adjacent dwelling units; If two adjoining lots have a combined minimum frontage of less than 60 metres then the minimum side yard required is 1.2 metres, with a minimum separation distance of 4.0 metres between any two adjacent dwelling units.
Exterior Side Yard (minimum)	8.0 metres
The provisions of Section 7.5.1.1 shall not apply to the lands zoned R2(74).	
Notwithstanding the siting requirements of Section 24.72.1.2, as set out above, where a R2(74) zone abuts an O2(75) zone no part of any building, structure or use accessory thereto such as a patio or driveway shall encroach upon the O2(75) zone.	

Accessory buildings and/or structures including swimming pools shall be permitted to locate in the minimum rear yard in accordance with the general provisions regulating such structures and provided that the minimum required setback from the rear lot line be calculated from the boundary between the R2(74) and O2(75) zones.

Parent Zone: O2 **Exception No.:** (75)	**Map:** Schedule "A", Map No. 2, 8	*Previous Zone:* O-6, O-12	*Previous By-laws:* 2918-87, 3226-90, 3866-97.D, 4342-02
Municipal Address: Various			
Legal Description: Part Lot 85, Conc. 1 West of Yonge Street (WYS); Plan 65M-2685, 65M-2686, 65M-2687 (Rogers Estate and Wm. Marko) Part Lot 23, Con 2 East of Yonge Street; Plan 65M-3678 Lots 76,77,78,79, Part Blocks 87 & 88, Plan 65M-2781, Part Lots 85 & 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.75.1 Permitted Uses

Notwithstanding the provisions of Section 13.1 respecting the permitted uses, the lands shown zoned O2(75) Major Open Space Exception Zone shall not be used, except for the following uses:

- Conservation
- Wildlife Areas

24.75.2 Zone Requirements

No buildings or structures shall be erected in this zone whether or not ancillary to the uses permitted, and the lands within this zone shall be maintained in their natural state.

Parent Zone: C4 **Exception No.:** (76)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C4-4	*Previous By-laws:* 2920-87
Municipal Address: 14845 Yonge Street			
Legal Description: Plan 246, Lots 179 to 182, Inc Part Lot 184 RS65R7178 Part 2 *(From CityView data, for information purposes only)*			

24.76.1 Zone Requirements	
24.76.1.1 Building Specifications	
Height (maximum)	15.0 metres

Parent Zone: RU **Exception No.:** (77)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* RU-5	*Previous By-laws:* 2924-87, 2972-88
Municipal Address: 130-134 Cousins Drive East			
Legal Description: Part Lot 187, R.P. 246; (Cousins) *(From CityView data, for information purposes only)*			

24.77.1 Zone Requirements	
24.77.1.1 Lot Specifications	
Lot Area (minimum)	0.89 hectares
Lot Frontage (minimum)	Nil

Parent Zone: C2 **Exception No.:** (78)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-4	*Previous By-laws:* 2390-87
Municipal Address: 15447 Yonge Street			
Legal Description: Lot 92, R.P. 246 *(From CityView data, for information purposes only)*			

24.78.1 Permitted Uses
The following uses are permitted:
• Offices

24.78.2 Zone Requirements	
24.78.2.1 Siting Specifications	
Front Yard (minimum)	3.4 metres
Rear Yard (minimum)	29.0 metres
Southerly Side Yard (minimum)	2.0 metres
Northerly Side Yard (minimum)	8.5 metres
24.78.2.2 Building Specifications	
Gross Floor Area (maximum)	830.0 square metres
Height (maximum)	8.8 metres

24.78.3 Landscaping	
Notwithstanding the provisions of Section 4.8, width of planting strip along the southerly property line (minimum)	2.0 metres

24.78.4 Loading	
Required loading spaces	Nil

24.78.5 Parking	
Parking Requirement (minimum)	32 spaces

Parent Zone: C3 **Exception No.:** (79)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C3-4	*Previous By-laws:* 2933-87
Municipal Address: 15474 Yonge Street			
Legal Description: Plan 246, Part Lot 3 *(From CityView data, for information purposes only)*			

24.79.1 Permitted Uses

The following uses are permitted:

- Animal Hospitals
- Clinics
- Financial Institutions
- Dry Cleaner's Distribution Depots
- Dry Cleaning Establishment
- Garden Centres
- Hotels
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Motor Vehicle Repair Garage
- Offices
- Personal Service Shops
- Private Clubs
- Public Transportation Terminals
- Restaurants
- Retail Stores
- Retail Stores accessory to the above
- Service Shops
- Outside Storage in accordance with the provisions of Section 9.4 may be permitted in conjunction with an above noted permitted use

24.79.2 Zone Requirements

24.79.2.1 Lot Specifications

Lot Area (minimum)	5,300.0 square metres
Lot Frontage (minimum)	70.3 metres

24.79.2.2 Siting Specifications

Southerly Building	
Front Yard (minimum)	9.5 metres
Rear Yard (minimum)	37.0 metres
Side Yard (minimum)	3.7 metres
Northerly Building	
Front Yard (minimum)	16.0 metres
Rear Yard (minimum)	36.5 metres
Side Yard (minimum)	3.0 metres
24.79.2.3 Building Specifications	
Lot Coverage (Total of Both Buildings)	18.0 percent
Gross Floor Area (Total of Both Buildings)	950.0 square metres
Height (maximum)	

24.79.3 Parking	
Parking Requirement (minimum)	62 spaces

Parent Zone: R3 **Exception No.:** (80)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-26	*Previous By-laws:* 2394-87
Municipal Address: 34-80 Attridge Drive			
Legal Description: Part Lot 85, Concession I East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.80.1 Definitions
Notwithstanding the definition of a *Rear Yard*, for the purposes of this category, the minimum rear yard will be calculated from the centre line of the C.N.R. right-of-way.

24.80.2 Zone Requirements	
24.80.2.1 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	42.0 metres
Interior Side Yard – One or two storeys, On one side (minimum)	1.2 metres
Interior Side Yard – One or two storeys, On the other side (minimum)	0.6 metres
Exterior Side Yard (minimum)	4.5 metres

Parent Zone: R3 **Exception No.:** (81)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-24	*Previous By-laws:* 2940-87
Municipal Address: 1, 3, 5, 7 McClellan Way			
Legal Description: Part Lot 75, Concession I West of Yonge Street (WYS), Plan 65M-2374 *(From CityView data, for information purposes only)*			

24.81.1 Zone Requirements	
24.81.1.1 Lot Specifications	
Lot Frontage (minimum)	13.5 metres

Parent Zone: R8 **Exception No.:** (82)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R6-3	*Previous By-laws:* 2957-87
Municipal Address: Cypress Court			
Legal Description: Part Lot 1, R.P. 246; Plan 65M-2837 *(From CityView data, for information purposes only)*			

24.82.1 Permitted Uses
The following uses are permitted:
• (17) Townhouses; and • (6) Semi-detached units

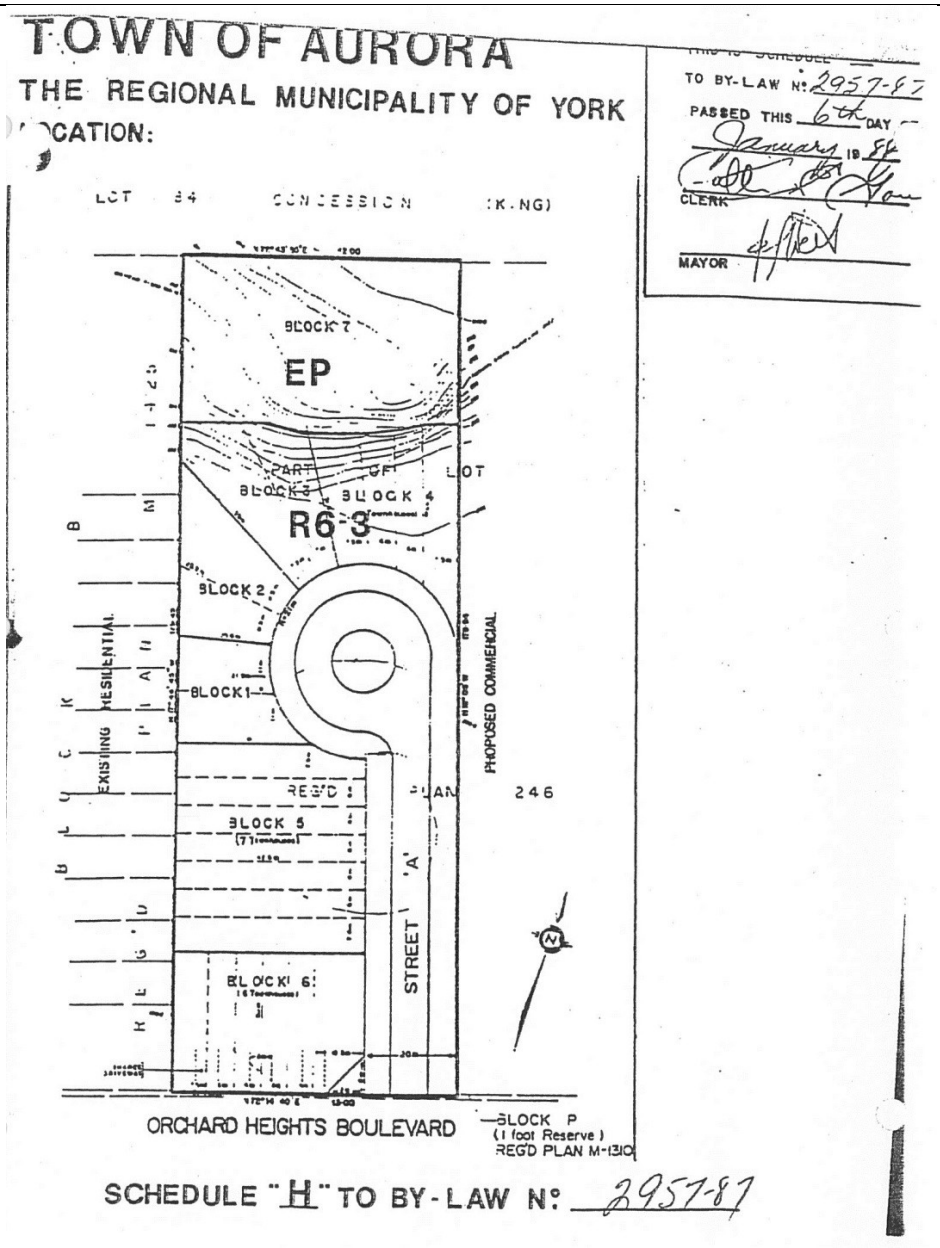
24.82.2 Zone Requirements	
24.82.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	
Blocks 4 and 6	180.0 square metres
Blocks 1, 2, 3 and 5	230.0 square metres

24.82.2.2 Siting Specifications	
Front Yard – Buildings on Block 1 (minimum)	2.5 metres
Front Yard – Buildings on Block 2 (minimum)	4.5 metres
Front Yard – Buildings on Blocks 3 and 4 (minimum)	6.5 metres
Front Yard – Buildings on Block 5 (minimum)	7.5 metres
Exterior Side Yard for Block 6 (minimum)	5.0 metres
Notwithstanding provisions respecting front yard setbacks, setback of garages to each unit from the property line (minimum)	6.5 metres

24.82.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent

24.82.3 Figure

For the purposes of this exception zone, R6-3 is considered as R8(82) forming part of this By-law



Parent Zone: R3 **Exception No.:** (83)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-30	*Previous By-laws:* 2959-87
Municipal Address: 200 Old Yonge Street			
Legal Description: Part Lot 85, Concession I East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.83.1 Zone Requirements	
24.83.1.1 Siting Specifications	
Front Yard (minimum)	1.5 metres

Parent Zone: R3 **Exception No.:** (84)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-25	*Previous By-laws:* 2970-88
Municipal Address: Kennedy Street West, Cady Court, Lensmith Drive,			
Legal Description: Part Lot 79, Concession I West of Yonge Street (WYS), 65M-2786 *(From CityView data, for information purposes only)*			

24.84.1 Zone Requirements	
24.84.1.1 Lot Specifications	
Lot Area (minimum)	440.0 square metres
Lot Frontage (minimum)	14.5 metres
24.84.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Attached Garage	6.0 metres
Interior Side Yard – One (1) Storey (minimum)	0.6 metres
Interior Side Yard – Two (2) Storeys (minimum)	1.2 metres
Exterior Side Yard (minimum)	4.5 metres
Notwithstanding the above, the exterior side yard setback from the daylighting triangle portion	0.3 metres
24.84.1.3 Building Specifications	
Lot Coverage – One (1) Storey (maximum)	40.0 percent
Lot Coverage – Two (2) Storeys (maximum)	35.0 percent

Parent Zone: R7 **Exception No.:** (85)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-16	*Previous By-laws:* 2973-88
Municipal Address: 71 Victoria Street			
Legal Description: Lot 1, R.P. 68 *(From CityView data, for information purposes only)*			

24.85.1 Permitted Uses
The following uses may be permitted: • A total of eight (8) dwelling units

24.85.2 Zone Requirements	
24.85.2.1 Siting Specifications	
Rear Yard (minimum)	34.8 metres
Northerly Side Yard (minimum)	2.0 metres
Southerly Side Yard (minimum)	6.5 metres
24.85.2.2 Building Specifications	
Height (maximum)	9.3 metres

24.85.3 Parking	
Parking Requirement for the existing building on the date of passing of this by-law (minimum)	12 spaces

Parent Zone: RA2 **Exception No.:** (86)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RA3-3	*Previous By-laws:* 2997-88, 3085-89
Municipal Address: 21 George Street (YRCP 789)			
Legal Description: Part Lot 27, R.P. 246 *(From CityView data, for information purposes only)*			

24.86.1 Permitted Uses
The following uses may be permitted: • An Apartment Building with a maximum of twenty-one (21) units

24.86.2 Zone Requirements	
24.86.2.1 Siting Specifications	
Front Yard (minimum)	15.7 metres
Rear Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	9.0 metres
Exterior Side Yard (minimum)	6.0 metres
24.86.2.2 Building Specifications	
Height (maximum)	11 metres

24.86.3 Parking	
Parking Requirement	32 spaces
Parking spaces permitted in the front yard of the lot.	14 spaces

Parent Zone: R1 **Exception No.:** (87)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-12	*Previous By-laws:* 3007-88
Municipal Address: St. John's Sideroad and Bathurst Street			
Legal Description: Part Lot 85, Concession I West of Yonge Street (WYS), 65M-2781 (Chatterly) *(From CityView data, for information purposes only)*			

24.87.1 Zone Requirements	
24.87.1.1 Siting Specifications	
Interior Side Yard (minimum)	2.5 metres
Exterior Side Yard (minimum)	6.0 metres

Parent Zone: R3 **Exception No.:** (88)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-28	*Previous By-laws:* 3009-88
Municipal Address: 5, 9, 15, 19 Deerhorn Crescent			
Legal Description: Part Lot 79, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.88.1 Zone Requirements	
24.88.1.1 Lot Specifications	
Lot Area (minimum)	450.0 square metres
24.88.1.2 Siting Specifications	
Interior Side Yard – On one side (minimum)	0.6 metres
Interior Side Yard – On the other side (minimum)	1.2 metres
24.88.1.3 Building Specifications	
Lot Coverage – One (1) Storey (maximum)	40.0 percent
Lot Coverage – Two (2) Storeys (maximum)	35.0 percent

Parent Zone: R3 **Exception No.:** (89)	**Map:** Schedule "A", Map No. 4, 6	*Previous Zone:* R2-29	*Previous By-laws:* 3009-88, 3108-89
Municipal Address: 31-51 Deerhorn Crescent; McClellan Way, Dawlish Avenue, Carlyle Crescent, Brookeview Drive			
Legal Description: Part Lot 79, Concession I West of Yonge Street (WYS); Part Lots 73, 74 & 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.89.1 Zone Requirements	
24.89.1.1 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Attached Garage (minimum)	6.0 metres
Interior Side Yard – On one side (minimum)	0.6 metres
Interior Side Yard – On the other side (minimum)	1.2 metres
Exterior Side Yard (minimum)	4.5 metres
24.89.1.2 Building Specifications	
Lot Coverage – One (1) Storey (maximum)	40.0 percent
Lot Coverage – Two (2) Storeys (maximum)	35.0 percent

Parent Zone: R1 **Exception No.:** (90)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-11	*Previous By-laws:* 3011-88
Municipal Address: 15269 Bathurst Street			
Legal Description: Part Lots 3 and 4, Plan 379A and Part Lot 81, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.90.1 Zone Requirements	
24.90.1.1 Siting Specifications	
Interior Side Yard (minimum)	3.0 metres

Parent Zone: R2 **Exception No.:** (91)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-14	*Previous By-laws:* 3022-88
Municipal Address: Bathurst Street and Kennedy Street			
Legal Description: Part Lot 79, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.91.1 Zone Requirements	
24.91.1.1 Lot Specifications	
Lot Frontage (minimum)	18.0 metres
24.91.1.2 Siting Specifications	
Interior Side Yard – One (1) Storey (minimum)	1.2 metres
Interior Side Yard – Two (2) Storeys (minimum)	1.5 metres
Exterior Side Yard (minimum)	6.0 metres

Parent Zone: PD1 **Exception No.:** (92)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-5	*Previous By-laws:* 3023-88
Municipal Address: 15263 Yonge Street			
Legal Description: Part Lot 128, Plan 246 *(From CityView data, for information purposes only)*			

24.92.1 Zone Requirements	
24.92.1.1 Siting Specifications	
Rear Yard (minimum)	0.0 metres
24.92.1.2 Building Specifications	
Gross Floor Area (maximum)	475.0 square metres
Building Height (maximum)	5.2 metres

24.92.2 Loading	
Required loading spaces	Nil

24.92.3 Parking	
Aisle width behind 90 degree angle parking spaces (minimum)	5.5 metres

Parent Zone: PDS4 **Exception No.:** (93)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-17	*Previous By-laws:* 3045-88, 3220-90
Municipal Address: 46 Wellington Street East			
Legal Description: Part Lot 20, Plan 107 *(From CityView data, for information purposes only)*			

24.93.1 Zone Requirements	
24.93.1.1 Building Specifications	
Floor Area- Office Use (maximum)	85.0 square metres
Floor Area- Storage Use (maximum)	0.0 metres

24.93.2 Landscaping	
Required planting strip along the property lines adjacent to residential zones or uses	Nil
A 1.5 metre high close board fence shall be provided along the entire northern property line extending southward along the eastern property line (minimum)	13.4 metres

24.93.3 Parking	
Parking requirement for the existing building on the date of passing of this by-law (minimum)	5 spaces

24.93.4 Ingress and Egress	
Width of the portion of the driveway adjacent to the existing building (minimum)	3.7 metres

Parent Zone: R2 **Exception No.:** (94)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-8	*Previous By-laws:* 3051-88
Municipal Address: 76-104, 114-132 Willis Drive			
Legal Description: Part Lot 76-77, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.94.1 Zone Requirements	
24.94.1.1 Lot Specifications	
Lot Frontage (minimum)	18.0 metres
24.94.1.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Interior Side Yard – One and two storeys (minimum)	1.5 metres

Parent Zone: R2 **Exception No.:** (95)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-9	*Previous By-laws:* 3051-88, 4200-00
Municipal Address: 112 Willis Drive, 14689 Bathurst Street			
Legal Description: PLAN 65M3222 PT LOT 33 AND PT BLK 38 RP 65R27629 PARTS 3 TO 5 AND 7 *(From CityView data, for information purposes only)*			

24.95.1 Zone Requirements	
24.95.1.1 Lot Specifications	
Lot Frontage (minimum)	7.0 metres

Parent Zone: R2 **Exception No.:** (96)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-10	*Previous By-laws:* 3051-88
Municipal Address: 148 Willis Drive			
Legal Description: PLAN 65M3222 LOT 32 Part Lot 76-77, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.96.1 Zone Requirements	
The front lot line shall be Willis Drive.	
24.96.1.1 Lot Specifications	
Lot Frontage (minimum)	8.0 metres

Parent Zone: EP **Exception No.:** (97)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* EP-4	*Previous By-laws:* 3070-89, 3381-92
Municipal Address: 15900 Yonge Street			
Legal Description: Part Lot 85, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.97.1 Permitted Uses
The following uses are permitted:
• A business office with accessory management training, occupying maximum floor areas of 585 and 76 square metres respectively and located only on the first and second storeys of the main building and addition. Notwithstanding any provisions to the contrary, the basement and attic of the main building and addition shall be used for no other purposes than those related to the mechanical operation of the building • Boarding of horses provided the number of horses does not exceed thirteen • One (1) dwelling unit located on the second storey of the accessory building • Forestry • Public and Private Parks

24.97.2 Zone Requirements	
24.97.2.1 Building Specifications	
Floor Area – Commercial (maximum)	365.0 square metres
With the above exception of an addition to the main building comprised of a maximum commercial floor area of 365 square metres, no new buildings or additions shall be permitted whether or not ancillary to the uses permitted.	

24.97.3 Landscaping
No berm shall be required and the driveway and existing accessory structure shall be permitted to encroach on the buffer strip.

24.97.4 Loading	
Required loading spaces	Nil

24.97.5 Parking	
Parking Requirement (minimum)	32 spaces

Parent Zone: ER **Exception No.:** (98)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* RR-4	*Previous By-laws:* 3070-89
Municipal Address: 77 St. John's Sideroad West			
Legal Description: Part Lot 85, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.98.1 Zone Requirements
24.98.1.1 Special
The minimum lot area, minimum yards, and maximum lot coverage for the lands shown zoned "Environmental Protection (EP) Zone" and "Estate Residential ER(98) Exception Zone" on Schedule "A" may be calculated including the area of the lot in the "Environmental Protection (EP) Zone", provided that all buildings and structures are located only in the ER(98) portion of the lot

Parent Zone: R4 **Exception No.:** (99)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-31	*Previous By-laws:* 3076-89, 3077-89, 3310-91
Municipal Address: Allenvale Drive, Chiswick Crescent, Covent Crescent, Dawlish Avenue, Tradewind Terrace, Bonny Meadows Drive, Sandfield Drive, Mahogany Court, Buttonwood Trail, Beechbrook Way, Loraview Lane, Stemmle Drive, Rachewood Court			
Legal Description: Part Lot 74, Concession I West of Yonge Street (WYS), 65M-2792 & 65M-2793; Part Lots 73, 74 & 75, Concession I West of Yonge Street (WYS); Part Lot 73, Concession I West of Yonge Street (WYS), Plan 65M-3034 *(From CityView data, for information purposes only)*			

24.99.1 Zone Requirements	
24.99.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.99.1.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Except that where lots abut the C.N.R. right-of-way the minimum required rear yard shall be 30 metres. Notwithstanding the definition of *Rear Yard*, for the purposes of this category, the minimum rear yard will be calculated from the westerly boundary of the C.N.R. right-of-way.	
Exterior Side Yard (minimum)	4.5 metres
24.99.1.3 Building Specifications	
Lot Coverage (maximum)	37.5 percent
Building Height (maximum)	10 metres

Parent Zone: E1 **Exception No.:** (100)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-5	By-laws: 3077-89 6207-19 LPAT Case No. PL170863
Municipal Address: 5-35 Furbacher Lane			
Legal Description: Part of Lot 55 Registrar's Compiled Plan 10328, designated as Parts 1 and 2 on Plan 65R-14750 *(From CityView data, for information purposes only)*			

24.100.1 Permitted Uses

In addition to the Service Employment (E1) uses of this by-law, the following uses are permitted:

- Contractor's Establishments
- Restaurants, provided that the total gross floor area of all restaurants does not exceed 800 square metres and shall only be permitted within 51 metres of the front lot line adjacent Engelhard Drive
- Wholesale Establishments
- Custom Workshop

24.100.2 Definitions

Contractor's Establishments

means a building or part thereof used as the base of operations of a trades person or contractor and, for the purposes of this by-law, may include a heating and air conditioning contractor, a plumbing contractor, and an antique and/or furniture restoration establishment.

Wholesale Establishments

means a building or part thereof used for a business primarily engaged in the purchase, sale and distribution of goods, merchandise or commodities to users other than member of the public.

Customer Workshop

means a building or potion of a building used by a trade, craft or guild for the manufacture in small quantities of custom-made goods or articles, using techniques that do not involve mass production, including the sale of such products at retail.

Parent Zone: PDS4 **Exception No.:** (101)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-18	*Previous By-laws:* 3086-89
Municipal Address: 73 Wellington Street East			
Legal Description: Lot 8, Plan 68 *(From CityView data, for information purposes only)*			

24.101.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following restrictions shall apply: • The Uses are located within the structure that exists on the date of passing of this By- law • Offices, provided not more than two doctors at any one time may occupy the premises

24.101.2 Landscaping	
Required planting strip along the southern property line (minimum)	1.3 metres
Required planting strip along the western property line (minimum)	1.4 metres
Required planting strip along the rear portion of the eastern extending northward a minimum distance of 38 metres from the southern property line (minimum)	1.4 metres
Required planting strip adjacent to the driveway (minimum)	Nil
A 1.5 metre high close board fence shall be provided along the entire southern property line extending northward along the eastern property line (minimum)	55 metres
A 1.5 metre high close board fence shall be provided along the entire northern property line extending southward along the western property line (minimum)	3.5 metres

24.101.3 Parking	
Parking Requirement for the existing building on the date of passing of this by-law (minimum)	15 spaces

24.101.4 Ingress & Egress	
Notwithstanding the provisions of Section 5.5.4, the driveway width (minimum)	4.9 metres

Parent Zone: C3 **Exception No.:** (102) and (H)C3(102)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C3-5	*Previous By-laws:* 3088-89, 3679-95
Municipal Address: 14535, 14583 Yonge Street and 5 Allaura Blvd.			
Legal Description: Lots 1 and 2, Plan M-51 *(From CityView data, for information purposes only)*			

Notwithstanding the provisions to the contrary, the lands shown zoned C3(102) shall be construed as being one lot so that the provisions of this by-law shall apply collectively to the lands within the zone, notwithstanding their division into two or more parcels.

See Section 20 for Holding Prefix provisions

24.102.1 Permitted Uses
The following uses are permitted: • A maximum of four motor vehicle sales establishments including servicing areas and related accessory uses.

24.102.2 Zone Requirements	
24.102.2.1 Lot Specifications	
Lot Area (minimum)	22,000 square metres
Lot Frontage (minimum)	120 metres
For the purposes of the C3(102) Zone, the Front Lot line shall be the lot line abutting Allaura Boulevard or a reserve abutting Allaura Boulevard.	
24.102.2.2 Siting Specifications	
Front Yard (minimum)	20.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	10.0 metres
Exterior Side Yard (minimum)	20.0 metres
24.102.2.3 Building Specifications	
Total Combined Floor Area (maximum)	3280 square metres

24.102.3 Landscaping	
A landscaped open space area shall be provided adjacent to Yonge Street	Average of 5.0 metres and in no case less than 3.0 metres
A landscaped open space area shall be provided adjacent to Allaura Boulevard	3.0 metres
A landscaped open space area shall be provided adjacent to the eastern boundary (minimum)	1.5 metres
A landscaped open space area shall be provided adjacent to the southern boundary (minimum)	1.0 metres

24.102.4 Parking	
Visitor and Employee Parking Requirement (Minimum)	169 spaces
Vehicle Display Parking Requirement (minimum)	335 spaces
Manoeuvring Space for Vehicle Display Parking Spaces (minimum)	Nil
Manoeuvring Space for Parking Spaces Associated with the Service Centre (minimum)	6.0 metres
For the purposes of the C3(102) zone, visitor and employee parking shall include spaces associated with the service centre, as identified on an approved site plan.	

Parent Zone: C1 **Exception No.:** (103)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* C1-1	*Previous By-laws:* 3108-89, 5866-16
Municipal Address: 330 McClellan Way			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.103.1 Permitted Uses
The following uses are permitted:
• Animal Hospitals • Clinics • Commercial Schools • Day Care Centres • Day Centres, Adult • Day Centres, Intergenerational • Dry Cleaning Distribution Stations or Depots • Financial Institutions • Fitness Centres • Health and Wellness Centres • Offices • Pet Services • Public Authority • Personal Service Shops • Restaurants • Retail Stores • Service Shops • Studios

24.103.2 Zone Requirements	
24.103.2.1 Lot Specifications	
Lot Area (minimum)	5000.0 square metres
Lot Frontage (minimum)	90.0 metres
24.103.2.2 Siting Specifications	
Side Yards (minimum)	7.5 metres
24.103.2.3 Building Specifications	

Floor Area – Total Complex (maximum)	1800.0 square metres
Floor Area – One (1) Commercial Unit (maximum)	460.0 square metres
Floor Area – All other Commercial Units (maximum)	225.0 square metres
Height (maximum)	One (1) storey

24.103.3 Landscaping	
A buffer strip shall be provided adjacent to the western property line.	
With of a landscaping strip provided along the property frontage (minimum)	3.0 metres
Where ingress and egress driveways or walkways extend through the landscaping strip, it shall be permissible to interrupt the strip within 1.5 metres of the edge of such walkway or driveway.	

Parent Zone: O2 **Exception No.:** (104)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* O-8	*Previous By-laws:* 3108-89
Municipal Address: Preston Thompson Place			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.104.1 Permitted Uses
Only the following uses are permitted:
• Conservation • Private Park • Wildlife Areas

24.104.2 Zone Requirements
No buildings or structures other than those associated with a private park shall be erected in this zone and the lands within this zone shall be maintained in their natural state or landscaped in accordance with approved plans.

Parent Zone: R2 **Exception No.:** (105)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R1-16, R1-15	*Previous By-laws:* 3108-99
Municipal Address: 56-72 Carlyle Crescent; 50-66 Charing Crescent; 76, 80 Carlyle Crescent			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.105.1 Zone Requirements	
24.105.1.1 Lot Specifications	
Lot Frontage (minimum)	21.3 metres
24.105.1.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard – One Storey (minimum)	1.2 metres
Interior Side Yard – Two Storeys (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres
No building or accessory structure shall be located closer to the eastern boundary of the Bathurst Street road allowance than 50 metres.	

Parent Zone: R4 **Exception No.:** (106)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-33	*Previous By-laws:* 3108-99
Municipal Address: 47, 51, 85, 93, 101, 115, 121 Chiswick Crescent; 123, 126, 127, 130, 131, 134, 138, 142, 146, 150, 154, 158 Dawlish Avenue			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.106.1 Zone Requirements	
24.106.1.1 Lot Specifications	
Lot Area (minimum)	325.0 square metres
Lot Frontage (minimum)	10.9 metres
24.106.1.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	4.5 metres
24.106.2.2 Building Specifications	
Height (maximum)	10.0 metres
Lot Coverage (maximum)	35.0 percent

Parent Zone: R3 **Exception No.:** (107)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-34	*Previous By-laws:* 3108-89
Municipal Address: 84 Carlyle Crescent			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.107.1 Accessory Buildings and Uses
No building or accessory structure shall be located closer to the eastern boundary of the Bathurst Street road allowance than 50 metres.

Parent Zone: R8 **Exception No.:** (108)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R6-4, R6-5, R6-6, R6-7, R6-8, R8	*Previous By-laws:* 3108-89
Municipal Address: Covent Crescent, Sandfield Drive, Cashel Court			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.108.1 Permitted Uses

The following uses are permitted:

- Fifty-five (55) link house units

24.108.2 Zone Requirements	
24.108.2.1 Siting Specifications	
Front Yard – Main Building (minimum)	6.0 metres (sidewalk side)
Front Yard – Garage (minimum)	7.5 metres (sidewalk side)
Front Yard (minimum)	6.0 metres (non-sidewalk side)
24.108.2.2 Building Specifications	
Lot Coverage (maximum)	35.0 percent

Parent Zone: R8 **Exception No.:** (109)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R6-9	*Previous By-laws:* 3108-89, 3289-91
Municipal Address: Cashel Court			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.109.1 Permitted Uses
The following uses are permitted: • Twenty-three (23) townhouse units

24.109.2 Zone Requirements	
24.109.2.1 Lot Specifications	
Lot Area per Dwelling Unit (minimum)	220.0 square metres
Lot Frontage per Dwelling Unit (minimum)	5.6 metres
24.109.2.2 Siting Specifications	
Front Yard (minimum)	The most northerly Townhouse Dwelling unit shall be 4.0 metres, the remaining units shall be in accordance with the R8 Front Yard requirements.
24.109.2.3 Building Specifications	
Floor Area (maximum)	131.0 square metres
Lot Coverage (maximum)	38.0 percent

24.109.3 Parking	
Visitor Parking Requirement	Nil

Parent Zone: R8 **Exception No.:** (110)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R6-10	*Previous By-laws:* 3108-89
Municipal Address: 2-165 Preston Thompson Place			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.110.1 Permitted Uses
The following uses are permitted:
• Construction of town houses, maisonettes, link houses and quadraplexes, provided the number of dwelling units does not exceed 62

Notwithstanding any other provisions to the contrary, for the purposes of the R8(110) Exception Zone, yards abutting the "Private Open Space O2(104) Exception Zone" shall be calculated from the boundary of the O2(104) Zone.

24.110.2 Zone Requirements	
24.110.2.1 Lot Specifications	
Lot Area per Dwelling Unit (minimum)	185.0 square metres
Lot Frontage – Maisonette (minimum)	36.0 metres
Lot Frontage – Link House (minimum)	36.0 metres
Lot Frontage – Townhouse Dwelling (minimum)	36.0 metres
Lot Frontage – Quadraplex (minimum)	19.0 metres
24.110.2.2 Siting Specifications	
Front Yard – Sidewalk Side, Main Building (minimum)	6.0 metres
Front Yard – Sidewalk Side, Garage (minimum)	7.5 metres
Front Yard – Non-Sidewalk Side (minimum)	6.0 metres
Rear Yard (minimum)	6.0 metres
Side Yards – Windowed Wall (minimum)	7.5 metres
Side Yards – Non-Windowed Wall (minimum)	3.0 metres
Unobstructed Distance between Buildings on the Same Lot (minimum)	3.0 metres

24.110.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent

24.110.3 Parking	
Parking Requirement for Quadraplex where garage is provided	1 space per unit
Parking Requirement for Quadraplex where no garage is provided	1.5 spaces per unit

Parent Zone: R8 **Exception No.:** (111)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R6-11	*Previous By-laws:* 3108-89
Municipal Address: Covent Crescent, Sandfield Drive, Ross Linton Drive			
Legal Description: Part Lots 73, 74 and 75, Concession I West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.111.1 Permitted Uses
The following uses are permitted: • Construction of town houses, maisonettes, link houses and quadraplexes, provided the number of dwelling units does not exceed 36

24.111.2 Zone Requirements	
24.111.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	185.0 square metres
Lot Frontage - Maisonette (minimum)	36.0 metres
Lot Frontage – Link House (minimum)	36.0 metres
Lot Frontage – Townhouse Dwelling (minimum)	36.0 metres
Lot Frontage – Quadraplex (minimum)	19.0 metres
24.111.2.2 Siting Specifications	
Maisonette – Front Yard (minimum)	6.0 metres
Maisonette – Rear Yard (minimum)	6.0 metres
Maisonette –Side Yards (minimum)	6.0 metres
Link House, Townhouse Dwelling and Quadraplex – Sidewalk Side, Main Building	6.0 metres
Link House, Townhouse Dwelling and Quadraplex – Sidewalk Side, Garage	7.5 metres
Link House, Townhouse Dwelling and Quadraplex – Non-Sidewalk Side	6.0 metres
Link House, Townhouse Dwelling and Quadraplex – Rear Yard (minimum)	6.0 metres
Unobstructed Distance between Buildings on the Same Lot (minimum)	3.0 metres
Side Yard (minimum)	1.5 metres

24.111.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent

24.111.3 Parking	
Parking Requirement for Quadraplex where garage is provided	1 space per unit
Parking Requirement for Quadraplex where no garage is provided	1.5 spaces per unit
Parking may be permitted in the front yard of a quadraplex provided that such parking is screened by a landscaping strip of a minimum depth of 3 metres along the property frontage.	

Parent Zone: R2 **Exception No.:** (112)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-17	*Previous By-laws:* 3122-89
Municipal Address: 203 & 207 Kennedy Street West			
Legal Description: Part Lot 31, Plan 246; Lot 8, Plan 65M-2304 *(From CityView data, for information purposes only)*			

24.112.1 Zone Requirements	
24.112.1.1 Lot Specifications	
Lot Area (minimum)	1,340 square metres
Lot Frontage (minimum)	27.0 metres

Parent Zone: R4 **Exception No.:** (113)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-35	*Previous By-laws:* 3123-89
Municipal Address: 35-87 Stemmle Drive			
Legal Description: Part Lot 73, Concession I West of Yonge Street (WYS); Plan 65M-3034 *(From CityView data, for information purposes only)*			

24.113.1 Zone Requirements	
24.113.1.1 Lot Specifications	
Lot Area (minimum)	325.0 square metres
Lot Frontage (minimum)	10.7 metres
24.113.1.2 Siting Specifications	
Exterior Side Yard (minimum)	4.5 metres
24.113.1.3 Building Specifications	
Lot Coverage – One Storey (maximum)	40 percent
Lot Coverage – Two Storeys (maximum)	35 percent
Height (maximum)	10.0 metres

Parent Zone: PDS4 **Exception No.:** (114)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-11	*Previous By-laws:* 3125-89
Municipal Address: 15375 Yonge Street			
Legal Description: Part Lot 13, Plan 5 *(From CityView data, for information purposes only)*			

24.114.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following provisions shall apply: A supportive housing hostel for physically and emotionally abused women and their children, provided i) The maximum number of occupants residing on the premises at any one time be no more than ten; ii) That there be no additional on-site parking provided; iii) That the rear yard of the property remains in its natural state as a play area for children.

Parent Zone: PDS4 **Exception No.:** (115)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-19	*Previous By-laws:* 3133-89
Municipal Address: 89 Wellington Street East			
Legal Description: Part Lot 12, Plan 68 *(From CityView data, for information purposes only)*			

24.115.1 Landscaping	
Notwithstanding the provisions of Section 4.8, Distance of a close board fence of a minimum height of 1.5 metres provided along the entire southern property line extending northward along the western property line	17.5 metres

24.115.2 Parking	
Parking requirement for the existing building on the date of passing of this by-law (minimum)	8 spaces

Parent Zone: C3 **Exception No.:** (116)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C3-6	*Previous By-laws:* 3134-89
Municipal Address: 297 Wellington Street East			
Legal Description: Part 2, Plan 65R-6842; Part Lot 80, Concession I East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.116.1 Permitted Uses
Notwithstanding the Permitted Uses of the C3 Zone, the following additional uses are permitted:
• Financial institutions • Offices • Personal Service Shops • Private clubs • Retail stores • Service shops

Parent Zone: EP **Exception No.:** (117)	**Map:** Schedule "A", Map Nos. 2, 3, 5	*Previous Zone:* EP-5	*Previous By-laws:* 3136-89, 3136-93
Municipal Address: 15105 Yonge Street; 24 St. John's Sideroad East; 15520 Yonge Street			
Legal Description: Lot 16, Part Lots 1, 15 & 17, Plan 68; Part Lot 86, Concession 1 West of Yonge Street (WYS); Part Lot 4, Plan 246 *(From CityView data, for information purposes only)*			

24.117.1 Permitted Uses
The following uses are permitted: • Parking Lot

Parent Zone: PD1 **Exception No.:** (118)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C2-7	*Previous By-laws:* 3140-89
Municipal Address: 15105 Yonge Street			
Legal Description: Lot 16, Part Lots 1, 15 & 17, Plan 68 *(From CityView data, for information purposes only)*			

24.118.1 Landscaping	
Width of the required planting strip along the northern property line	Nil
Width of the required planting strip along the southern property line abutting residential zones or uses	0.4 metres
Distance of a close board fence with minimum height of 1.5 metres provided along the rear property line extending westward along the northern property line	18.0 metres
Distance of a close board fence with minimum height of 1.5 metres provided along the rear property line extending westward along the southern property line	32.0 metres

24.118.2 Parking	
Parking Requirement (minimum)	45 spaces
Parking shall be permitted in the side and rear yards.	

Parent Zone: PDS1 **Exception No.:** (119)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C2-8	*Previous By-laws:* 3148-89
Municipal Address: 35 Wellington Street East			
Legal Description: Part Lot Homestead, Plan 68 *(From CityView data, for information purposes only)*			

24.119.1 Permitted Uses
In addition to the PDS1 permitted uses of this by-law, the following provisions shall apply:
• A supportive housing hostel for physically and emotionally abused women and their children • The Uses are located within the existing building on the lands together with a floor space addition of not more than 160 square metres

24.119.2 Landscaping	
Required buffer strip along the southern and eastern property lines	Nil

24.119.3 Parking	
Parking Requirement (minimum)	4 spaces
Parking may be located in the side yard.	

24.119.4 Manoeuvering	
Required Manoeuvering Area	Nil

Parent Zone: ER-ORM **Exception No.:** (120)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* RR-5-ORM	*Previous By-laws:* 3161-89
Municipal Address: 276 and 282 Ridge Road			
Legal Description: Lot G, Pt. Lots E & F, Plan 132 *(From CityView data, for information purposes only)*			

24.120.1 Zone Requirements	
24.120.1.1 Lot Specifications	
Lot Area (minimum)	6450 square metres
Lot Frontage (minimum)	26.0 metres

Parent Zone: RA2 **Exception No.:** (121)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RA3-4	*Previous By-laws:* 3162-89
Municipal Address: 22, 26 & 30 George Street; 85 Wellington Street West (YRCP 827)			
Legal Description: Part Lots 26 & 27, Plan 246 *(From CityView data, for information purposes only)*			

24.121.1 Permitted Uses
The following uses are permitted: • A 50 unit apartment building

24.121.2 Zone Requirements	
24.121.2.1 Building Specifications	
Height (maximum)	Three (3) storeys

24.121.3 Landscaping	
Provision of a solid wood fence along the southern property line extending northward along the western property line to a point located from the northern property line (maximum)	8.0 metres

24.121.4 Parking
Parking shall be permitted in the front yard

Parent Zone: PDS4 **Exception No.:** (122)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-15	*Previous By-laws:* 3166-90
Municipal Address: 15411 Yonge Street			
Legal Description: Part Lot 93, Plan 246 *(From CityView data, for information purposes only)*			

24.122.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following uses shall apply:
• A mental health-counselling centre provided that no overnight accommodation be permitted

24.122.2 Parking	
Parking Requirement (mental health-counselling centre)	Nil

.

Parent Zone: E1 **Exception No.:** (123)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-6	*Previous By-laws:* 3181-90
Municipal Address: 155 Edward Street			
Legal Description: Part Lot 159, Plan 246 *(From CityView data, for information purposes only)*			

24.123.1 Permitted Uses
The following uses are permitted:
• A maximum of 1245 square metres of the existing building may be used for Offices

24.123.2 Manoeuvering	
Required Manoeuvering area for the parking spaces along the southern property line	Nil

Parent Zone: PDS3 **Exception No.:** (124)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* I-6	*Previous By-laws:* 3182-90
Municipal Address: 15055 Yonge Street			
Legal Description: Part Lots 1-8, Part of Reserve East of Yonge (EYS), Plan 1B *(From CityView data, for information purposes only)*			

24.124.1 Permitted Uses
In addition to the PDS3 permitted uses of this by-law, the following provisions shall apply: • A retirement home having a maximum of 94 units

24.124.2 Zone Requirements	
24.124.2.1 Siting Specifications	
Rear Yard (minimum)	8.0 metres

24.124.3 Landscaping	
Required buffer strip along the southern property line	1.5 metre grassed strip

24.124.4 Parking	
Parking Requirement (minimum)	37 spaces

24.124.5 Encroachments	
Projection of a section of the fifth floor of the building having a maximum width of 21.7 metres into the minimum front yard (maximum)	0.3 metres

Parent Zone: R3 **Exception No.:** (125)	**Map:** Schedule "A", Map Nos. 3, 4	*Previous Zone:* R2-37, R2-87	*Previous By-laws:* 3183-90, 3474-93, 5140-09
Municipal Address: 7, 21, 33 Avondale Crescent; 151, 161 Walton Drive; 51, 63, 71, 72 Batson Drive; Corner Ridge Road			
Legal Description: Part Lot 84, Concession 1 East of Yonge Street (EYS), Part 1, 65R-14327 *(From CityView data, for information purposes only)*			

24.125.1 Zone Requirements	
24.125.1.1 Siting Specifications	
Interior Side Yard – One or Two Storeys (minimum)	1.2 metres

Parent Zone: C4 **Exception No.:** (126)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-5	*Previous By-laws:* 3206-90, 4050-99
Municipal Address: 300-304 Wellington Street East			
Legal Description: Part Lots 81 to 85, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.126.1 Permitted Uses
The following uses are permitted:
• Clinics • Drive-thru Facility • Dry cleaning establishments • Financial institutions • Public Authority • Laundries • Offices • Personal service shops • Restaurants • Retail stores • Places of Entertainment

24.126.2 Zone Requirements	
24.126.2.1 Lot Specifications	
Lot Area (minimum)	8,000.0 square metres
24.126.2.2 Siting Specifications	
Rear Yard (minimum)	3.8 metres
Exterior Side Yard (minimum)	6.0 metres

24.126.3 Accessory Buildings or Structures
Any accessory building or structure shall comply with the yard and setback requirements of the zone in which such building or structure is situated.

24.126.4 Landscaping	
Width of the landscape strip abutting Wellington Street East and John West Way (minimum)	3.0 metres
Width of the landscape strip abutting all other lot lines (minimum)	1.5 metres
A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping.	
Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.	
Unless otherwise provided in this By-law, area of every lot on which a building or structure is erected, used for no other purpose than landscaping (minimum)	10 percent
Where the number of parking spaces in a parking area, other than a parking garage, exceeds 20, there shall be landscaping within the parking area occupying an area equivalent to not less than 5% of the parking area.	

Parent Zone: PDS4 **Exception No.:** (127)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-4	*Previous By-laws:* 3207-90
Municipal Address: 15040 Yonge Street			
Legal Description: Lot 59, Plan 246 *(From CityView data, for information purposes only)*			

24.127.1 Zone Requirements	
24.127.1.1 Building Specifications	
Floor Area – Ground floor of an antique shop (maximum)	45 square metres
Floor Area – Second floor for offices (maximum)	90 square metres

24.127.2 Parking	
Parking requirement for the existing building on the date of passing of this by-law (minimum)	9 spaces

Parent Zone: C4 **Exception No.:** (128)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-7	*Previous By-laws:* 3219-90, 3277-91
Municipal Address: 15543 Yonge Street			
Legal Description: Part Lot 90, Plan 246; Block 9, Plan 65M-2298 *(From CityView data, for information purposes only)*			

24.128.1 Permitted Uses
In addition to the C4 permitted uses of this by-law, the following uses shall apply: • A maximum of 6 dwelling units

24.128.2 Zone Requirements	
24.128.2.1 Lot Specifications	
Lot Area (minimum)	3,130 square metres
24.128.2.2 Siting Specifications	
Rear Yard (minimum)	5.2 metres
South Side Yard (minimum)	0.8 metres

24.128.3 Landscaping	
Required planting strip along the eastern property line (minimum)	Nil

Parent Zone: C1 **Exception No.:** (129)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C1-2	*Previous By-laws:* 3221-90
Municipal Address: 69 McLeod Drive			
Legal Description: Block 165, Plan 65M-2396; Pt. Block 157, Plan 65M-2247 *(From CityView data, for information purposes only)*			

24.129.1 Permitted Uses
In addition to the C1 permitted uses of this by-law, the following uses shall apply: • A maximum of 150 square metres of floor area of the existing building may be used for a Day Care Centre.

Parent Zone: PDS4 **Exception No.:** (130)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-20	*Previous By-laws:* 3222-90
Municipal Address: 77 Wellington Street East			
Legal Description: Lot 9, Plan 68 *(From CityView data, for information purposes only)*			

24.130.1 Landscaping	
Distance of a grassed strip of a minimum width of 1.5 metres provided along the entire southern property line extending northward along the eastern property line (minimum)	31.5 metres
Width of the required grass strip along the entire western property line (minimum)	0.9 metres
Distance of a close board fence provided along the entire southern property line extending northward along the eastern property line (minimum)	40.0 metres
Width of the entrance and exit ramp (minimum)	4.5 metres

24.130.2 Parking	
Parking Requirement (minimum)	13 spaces

Parent Zone: PDS1 **Exception No.:** (131)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-9	*Previous By-laws:* 3237-90
Municipal Address: 38 Wellington Street East			
Legal Description: Lot 137, Plan 246 *(From CityView data, for information purposes only)*			

24.131.1 Permitted Uses
In addition to the PDS1 permitted uses of this by-law, the following uses shall apply:
• Dwelling units above the first storey • Retail stores. The retail use shall be restricted to the existing heritage structure and to the first level above the enclosed parking area.

24.131.2 Zone Requirements	
24.131.2.1 Siting Specifications	
Rear Yard (minimum)	4.2 metres
24.131.2.2 Building Specifications	
Combined Floor Area – Existing Structure and Floor Space Addition (maximum)	880 square metres

24.131.3 Parking	
Parking Requirement (minimum)	33 spaces
Parking Spaces to be Enclosed (minimum)	31 spaces

24.131.4 Manoeuvering	
Manoeuvering Area (minimum)	6.7 metres

24.131.5 Loading	
Loading Space Requirement	Nil

24.131.6 Landscaping
Notwithstanding the provisions of Section 4.8, no buffer strip shall be required along property lines adjacent to residential zones or uses. The minimum setback from the portion of the eastern property line abutting the residential zone shall be 1.2 metres with the exception of the enclosed parking area which shall be nil. The maximum extent of the eastern wall of the parking level shall be 2.15 metres above grade.

Parent Zone: E2 **Exception No.:** (132)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-4	*Previous By-laws:* 3247-90, 3775-96
Municipal Address: 40 Engelhard Drive			
Legal Description: Lot 49, Plan 10328 *(From CityView data, for information purposes only)*			

24.132.1 Permitted Uses
In addition to the E2 permitted uses of this by-law, the following uses shall apply: • Recreational facilities, limited to only a gymnasium catering to athletic programs and activities for minors

24.132.2 Zone Requirements	
24.132.2.1 Building Specifications	
Floor Area – Existing Building to be used for Recreational Facilities (maximum)	533 square metres

Parent Zone: RA1 **Exception No.:** (133)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* RA1-1	*Previous By-laws:* 3266-91
Municipal Address: 16105 Yonge Street			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.133.1 Permitted Uses
The following uses are permitted: • A senior citizens' apartment, designed for and mainly occupied by residents who have attained the age of sixty years, with a maximum of 80 units

24.133.2 Zone Requirements	
Notwithstanding any provisions to the contrary, for the purposes of this section, the calculation of lot area, frontage and yards shall include the portions of the property zoned EP, EP(117) and RA1(133)	
24.133.2.1 Lot Specifications	
Lot Area per Dwelling Unit (minimum)	170.0 square metres
Lot Frontage (minimum)	230.0 metres
24.133.2.2 Siting Specifications	
Front Yard (minimum)	30.0 metres
Rear Yard (minimum)	8.0 metres
Side Yard – North (minimum)	70.0 metres
Side Yard – South (minimum)	9.0 metres

24.133.3 Landscaping	
Minimum width of the planting strip abutting the apartment residential zone/use along the eastern lot line	3.0 metres
Minimum width of the planting strip abutting the apartment residential zone/use along the southern lot line.	7.0 metres
Setback of a refuse enclosure located in the buffer strip from the side lot line	0.5 metres
Setback of a refuse enclosure located in the	26.0 metres

buffer strip from the front lot line	

24.133.4 Encroachment	
Permission of encroachment of canopy into the required front yard (maximum)	8.0 metres

24.133.5 Accessory Structures
A hydro transformer may be permitted to locate in the front yard provided it is setback a minimum of 26 metres from the front lot line.

24.133.6 Parking	
Parking Requirement (minimum)	100 spaces
Parking may be permitted in the front yard	

Parent Zone: RA1 **Exception No.:** (134)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* RA2-2	*Previous By-laws:* 3266-91
Municipal Address: 16105 Yonge Street			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.134.1 Permitted Uses
The following uses are permitted: • An apartment building with a maximum of 63 units

24.134.2 Zone Requirements	
Notwithstanding any provisions to the contrary, for the purposes of this section, the calculation of lot area, frontage and yards shall include the portions of the property zoned EP, EP(117) and RA1(134).	
24.134.2.1 Lot Specifications	
Lot Area per Dwelling Unit (minimum)	120.0 square metres
Lot Frontage (minimum)	55.0 metres
24.134.2.2 Siting Specifications	
Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	15.0 metres
Side Yards (minimum)	15.0 metres
24.134.2.3 Building Specifications	
Height (maximum)	4 storeys, exclusive of enclosed parking levels

24.134.3 Landscaping	
Width of the planting strip abutting the apartment residential zone/use along the northern property line	8.0 metres
Width of the planting strip abutting the apartment residential zone/use along the western property line (minimum)	Nil

24.134.4 Parking
Vehicular access to the adjacent commercial development shall be provided

24.134.5 Manoeuvring	
Manoeuvring aisle space in enclosed parking areas (minimum)	6.9 metres

24.134.6 Accessory Structures	
Distance of a refuse enclosure from the southern and western lot lines (minimum)	1.0 metres
Setback of play equipment from the front lot line to be permitted in the front yard (minimum)	5.0 metres
Entrance gates may be permitted in the front yard.	

Parent Zone: E1 **Exception No.:** (135)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M1-7	*Previous By-laws:* 3274-91
Municipal Address: 73 Industrial Parkway North			
Legal Description: Part Lot 105, Plan 246 *(From CityView data, for information purposes only)*			

24.135.1 Loading	
Setback from the street line for a loading space	26.9 metres

Parent Zone: E1 **Exception No.:** (136)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-8	*Previous By-laws:* 3322-91
Municipal Address: 305 Industrial Parkway South, YRCP 797			
Legal Description: Part Lot 22, Lot 23, Plan M-2012 *(From CityView data, for information purposes only)*			

24.136.1 Permitted Uses
The following uses are permitted:
• In accordance with E1 zone with the exception that Units 3 to 6 inclusive and Units 20 and 21, York Condominium Corporation 797 may also be used for the uses permitted under the E1(226) exception zone.

24.136.2 Parking
The required parking shall be permitted in the front and side yards

Parent Zone: E1 **Exception No.:** (137)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M1-9	*Previous By-laws:* 3350-91, 3439-92
Municipal Address: 81 Industrial Parkway North			
Legal Description: Part Lot 105, Plan 246 *(From CityView data, for information purposes only)*			

24.137.1 Permitted Uses
In addition to the E1 permitted uses of this by-law, the following uses shall apply:
• Commercial schools • Day nurseries • Offices • Places of worship • Private schools

Parent Zone: R3 **Exception No.:** (138)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-38	*Previous By-laws:* 3380-92
Municipal Address: 54 Sisman Avenue			
Legal Description: Lot 27, Plan 65M-2789 *(From CityView data, for information purposes only)*			

24.138.1 Zone Requirements	
24.138.1.1 Siting Specifications	
Rear Yard (minimum)	45.5 metres
24.138.1.2 Building Specifications	
Lot Coverage – Accessory Buildings and Structures (maximum)	6 percent

Parent Zone: O2 **Exception No.:** (139)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* O-10	*Previous By-laws:* 3395-92, 3513-93, 3597-95.D, 3933-98.D
Municipal Address: 368 St. John's Sideroad (St. Andrews Valley Golf Club)			
Legal Description: Part Lot 86, Con I East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.139.1 Permitted Uses
The following uses are permitted: • May only be used for a golf course with accessory uses and buildings

24.139.2 Zone Requirements	
For the purposes of this by-law, the Front Lot Line shall be St. John's Sideroad East	
24.139.2.1 Siting Specifications	
Clubhouse Building – Front Yard (minimum)	30.0 metres
Clubhouse Building – Side Yard (minimum)	58.0 metres
Cart Storage Barn – Front Yard (minimum)	0.9 metres
Cart Storage Barn – Side Yard (minimum)	62.0 metres
Pavilion – Front Yard (minimum)	60.0 metres
Pavilion – Side Yard (minimum)	390.0 metres
Service Barn – Front Yard (minimum)	9.0 metres
Service Barn – East Side Yard (minimum)	400.0 metres
Service Barn – West Side Yard (minimum)	12.0 metres
24.139.2.2 Building Specifications	
Clubhouse Building Floor Area (maximum)	165 square metres
Associated Clubhouse Building Outdoor Terrance Area (maximum)	84 square metres
Cart Storage Barn Floor Area (maximum)	400 square metres
Pavilion Floor Area (maximum)	400 square metres
Pavilion Porch Floor Area (maximum)	170 square metres
Service Barn Floor Area (maximum)	600 square metres

24.139.3 Landscaping	
Landscaping strip adjacent to St. John's Sideroad	No less than 6.0 metres
Landscaping strip adjacent to the east property line	No less than 3.0 metres
Required landscape strip adjacent to the daylighting triangle at the southeast corner of the lands	1.0 metre

24.139.4 Ingress and Egress
Ingress and Egress provisions of this By-law shall not apply.

24.139.5 Parking	
Parking Requirement (minimum)	135 spaces

Parent Zone: E2 **Exception No.:** (140)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-5	*Previous By-laws:* 3397-92
Municipal Address: 5 Industrial Parkway South			
Legal Description: Lot 19, Plan 535 *(From CityView data, for information purposes only)*			

24.140.1 Permitted Uses
The following uses are permitted: • A maximum of 110 square metres of the existing building may be used for a Motor Vehicle Sales Establishment.

24.140.2 Landscaping	
Required landscaped strip adjacent to the northern and western lot lines	Nil
Required buffer strip between the parking area and the western property line	Nil

24.140.3 Parking	
Parking Requirement in addition to the area provided for vehicle display and sales (minimum)	23 spaces

24.140.4 Manoeuvering	
Manoeuvring space requirement for that portion of the driveway adjacent to the main building (minimum)	6.4 metres

Parent Zone: R3 **Exception No.:** (141)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-39	*Previous By-laws:* 3424-93, 3528-94.
Municipal Address: 14950 Bayview Avenue Deerglen Terrace			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.141.1 Zone Requirements	
24.141.1.1 Siting Specifications	
Main Building – Exterior Side Yard (minimum)	4.5 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Main Building – Exterior Side Yard (minimum)	4.5 metres
Garage – Exterior Side Yard (minimum)	6.0 metres

24.141.1.2 Accessory Garage	
Required interior side yard setback for the main building where a detached garage with no rooms above is located in its entirety in the rear yard on the driveway side (minimum)	3.3 metres
Required interior side yard setback for the main building where a detached garage with no rooms above is located in its entirety in the rear yard on the other side (minimum)	0.6 metres
Distance separation between any part of the garage, including eaves and cornices, and the interior side and rear lot lines (minimum)	0.6 metres
Length and/or width of the garage (maximum)	6.0 metres
The garage shall be excluded from the calculation of lot coverage	

24.141.2 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.5 metres to the Exterior Side Lot Line (maximum)	2.0 metres

24.141.3 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

Parent Zone: R4 **Exception No.:** (142)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-40	*Previous By-laws:* 3424-93, 3528-94D
Municipal Address: 14950 Bayview Avenue, Deerglen Terrace, Stone Road			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.142.1 Zone Requirements	
24.142.1.1 Lot Specifications	
Lot Area (minimum)	400.0 square metres
Lot Frontage (minimum)	12.0 metres
24.142.1.2 Siting Specifications	
Main Building Front Yard (minimum)	4.5 metres
Garage Front Yard (minimum)	6.0 metres
Main Building Exterior Side Yard (minimum)	4.5 metres
Garage Exterior Side Yard (minimum)	6.0 metres

24.142.3 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.5 metres to the Exterior Side Lot Line (maximum)	2.0 metres

24.142.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

Parent Zone: R5 **Exception No.:** (143)	**Map:** Schedule "A", Map Nos. 3, 5	*Previous Zone:* R2-41, R2-61	*Previous By-laws:* 3424-93, 3528-94. 3628-95.D
Municipal Address: 14950 Bayview Avenue Deerglen Terrace, Stone Road; Trent Street, Downey Circle, Ballymore Drive			
Legal Description: Part Lots 78 & 79, Concession 1 East of Yonge Street (EYS); Part Lot 86, Concession 1 East of Yonge Street (EYS) Plan 65M-3069; Part Lot 86, Concession 1 East of Yonge Street (EYS) Plan 65M-3049 *(From CityView data, for information purposes only)*			

24.143.1 Zone Requirements	
24.143.1.1 Lot Specifications	
Lot Area (minimum)	270.0 square metres
24.143.1.2 Siting Specifications	
Main Building Front Yard (minimum)	4.5 metres
Garage Front Yard (minimum)	6.0 metres
Garage Exterior Side Yard (minimum)	6.0 metres
24.143.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent
Main Building Height (maximum)	10.0 metres

24.143.2 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard provided no part of the porch, including eaves and steps, is closer than 1.8 metres to the Exterior Side Lot Line (maximum)	1.2 metres

24.143.3 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

Parent Zone: R4 **Exception No.:** (144)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-42	*Previous By-laws:* 3424-93, 3528-94.D
Municipal Address: 524 Stone Road			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.144.1 Zone Requirements	
24.144.1.1 Lot Specifications	
Lot Area (minimum)	400.0 square metres
Lot Frontage (minimum)	12.0 metres
24.144.1.2 Siting Specifications	
Main Building Front Yard (minimum)	4.5 metres
Garage Front Yard (minimum)	6.0 metres
Main Building Exterior Side Yard (minimum)	6.0 metres
Garage Exterior Side Yard (minimum)	6.0 metres
24.144.1.3 Building Specifications	
Lot Coverage (maximum)	35 percent
Height (maximum)	10.0 metres

24.144.2 Encroachments	
Setback of balconies, steps, open-sided roofed porches, uncovered terraces, patios and sundecks from the Exterior Side Lot Line (minimum)	6.0 metres

24.144.3 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

Parent Zone: R6 **Exception No.:** (145)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R3-1	*Previous By-laws:* 3424-93, 3528-94.D
Municipal Address: 14950 Bayview Avenue, Stone Road, Deerglen Terrace			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.145.1 Zone Requirements	
24.145.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	540.0 square metres
Lot Frontage per pair of units (minimum)	18.0 metres
24.145.1.2 Siting Specifications	
Main Building – Exterior Side Yard (minimum)	4.5 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Main Building – Exterior Side Yard (minimum)	3.0 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
24.145.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

24.145.2 Accessory Buildings	
Setback distance from the common lot line between attached buildings (minimum)	0.6 metres

Parent Zone: R6 **Exception No.:** (146)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R3-2	*Previous By-laws:* 3424-93, 3528-94.D
Municipal Address: 14950 Bayview Avenue, October Lane, Fife Road, Primeau Drive			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.146.1 Zone Requirements	
24.146.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	450.0 square metres
Lot Frontage per pair of units (minimum)	14.0 metres
24.146.1.2 Siting Specifications	
Main Building – Exterior Side Yard (minimum)	4.5 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Main Building – Exterior Side Yard (minimum)	3.0 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
24.146.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

24.146.2 Accessory Buildings	
Setback distance from the common lot line between attached buildings (minimum)	0.6 metres

24.146.3 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard provided no part of the porch, including eaves and steps, is closer than 1.8 metres to the Exterior Side Lot Line (maximum)	1.2 metres

24.146.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

Parent Zone: R8 **Exception No.:** (147)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R6-12 R6-13	*Previous By-laws:* 3424-93, 3528-94.D, 3824-97.D
Municipal Address: 14950 Bayview Avenue October Lane, Fife Road, Primeau Drive, Stone Road, Hawtin Lane, Milloy Place			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS); Blocks 1 & 3, Plan 65M-3014 *(From CityView data, for information purposes only)*			

24.147.1 Zone Requirements	
24.147.1.1 Siting Specifications	
Main Building – Exterior Side Yard (minimum)	4.5 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.5 metres
Main Building – Exterior Side Yard (minimum)	3.0 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
Setback from the common lot line between attached dwelling units for the main building and garage	Nil
Unobstructed Distance Between Buildings on the Same Lot	3.0 metres
24.147.1.2 Building Specifications	
Lot Coverage (maximum)	40 percent
Floor Area (maximum)	175.0 square metres
Height (maximum)	10.0 metres

24.147.2 Accessory Buildings	
Setback of accessory buildings and structures from the common lot line between attached units (minimum)	0.6 metres

24.147.3 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard provided no part of the porch,	1.2 metres

including eaves and steps, is closer than 1.8 metres to the Exterior Side Lot Line (maximum)	

24.147.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.147.5 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.147.6 Parking	
Visitor Parking Requirement	Nil

Parent Zone: R8 **Exception No.:** (148)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R6-14	*Previous By-laws:* 3424-93, 3528-94.D, 3611-95.D
Municipal Address: 14950 Bayview Avenue, Stone Road			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.148.1 Zone Requirements	
24.148.1.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	4.0 hectares
Lot Area – per unit (minimum)	270.0 square metres
Lot Frontage (minimum)	30.0 metres
24.148.1.2 Siting Specifications	
Setback of the front of a building from any public street or private right of way (minimum)	4.5 metres
Setback of a garage from any public street or private right of way (minimum)	6.0 metres
Setback of an end or side wall from any public street or private right of way (minimum)	3.0 metres
Setback of an end or side wall from any lot line other than a street line (minimum)	1.5 metres
Setback of a rear wall from any lot line (minimum)	7.5 metres
Distance separation between the side of a building and the side of another building (minimum)	3.0 metres
Distance separation between the front of a building and the front of another building (minimum)	16.5 metres
Distance separation between the back of a building and the back of another building	15.0 metres
Distance separation between the back of a building and the side of another building (minimum)	9.0 metres
Distance separation between the front of a building and the side of another building (minimum)	15.0 metres

Distance separation between the front of a building and the back of another building (minimum)	19.5 metres
Unobstructed distance between buildings on the same lot (minimum)	3.0 metres
24.148.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent

24.148.2 Encroachments	
Distance separation between balconies, steps, open roofed porches, uncovered terraces, patios and sundecks (minimum)	1.2 metres
Balconies, steps, open roofed porches, uncovered terraces, patios and sundecks shall not be located closer than the required distance separation for the main building to any public street or private right of way with the exception that steps may encroach a maximum of 0.9 metres into the minimum required distance separation for an end or side wall.	

24.148.3 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.148.4 Amenity Area Screening	
Depth of a screen wall and/or fence, provided on either side of the private amenity area (minimum)	3.6 metres

Parent Zone: R8 **Exception No.:** (149)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R6-15	*Previous By-laws:* 3424-93, 3528-94.D, 3824-97.D
Municipal Address: 14950 Bayview Avenue, Hawtin Lane			
Legal Description: Part Lots 78 and 79, Concession 1 East of Yonge Street (EYS); Blocks 1 & 3, Plan 65M-3014 *(From CityView data, for information purposes only)*			

24.149.1 Zone Requirements	
24.149.1.1 Lot Specifications	
Lot Area per unit (minimum)	160.0 square metres
24.149.1.2 Siting Specifications	
Main Building – Front Yard (minimum)	4.5 metres
Garage – Front Yard (minimum)	6.0 metres
Main Building – Exterior Side Yard (minimum)	3.0 metres
Garage – Exterior Side Yard (minimum)	6.0 metres
Unobstructed Distance Between Buildings on the Same Lot	3.0 metres
24.149.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent

24.149.2 Accessory Buildings	
Setback distance of accessory buildings and structures from the common lot line between attached buildings (minimum)	0.6 metres

24.149.3 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard provided no part of the porch, including eaves and steps, is closer than 1.8 metres to the Exterior Side Lot Line	1.2 metres

(maximum)	

24.149.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.149.5 Amenity Area Screening	
Depth of a screen wall and/or fence, provided on either side of the private amenity area (minimum)	3.6 metres

24.149.6 Parking	
Visitor Parking Requirement	Nil

Parent Zone: C6 **Exception No.:** (150)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C7	*Previous By-laws:* 3440-93, 4038-99.D
Municipal Address: 160 and 162 Wellington Street East			
Legal Description: Part Lots 106 and 107, Plan 246 *(From CityView data, for information purposes only)*			

24.150.1 Permitted Uses

The following uses are permitted:

Main Floor

- Day care centres
- Dry cleaner's distribution depots
- Financial Institutions
- Offices
- Personal service shops
- Private clubs and fitness centre
- Retail stores excluding supermarkets and warehouse drugstores
- Restaurants

The commercial floor area of the uses listed above shall not exceed 750.0 square metres

Upper Floors

- Maximum of 68 dwelling units

24.150.2 Zone Requirements

24.150.2.1 Lot Specifications

Lot Area (minimum)	5300.0 square metres
Lot Frontage (minimum)	24.0 metres
Notwithstanding any provisions to the contrary, the front lot line shall be the lot line abutting Industrial Parkway North.	

24.150.2.2 Siting Specifications

Front Yard (minimum)	3.0 metres
Rear Yard (minimum)	20.0 metres
Wellington Street East – Exterior Side Yard (minimum)	1.5 metres
Centre Street – Exterior Side Yard (minimum)	10.0 metres

24.150.2.3 Building Specifications	
Floor Area ratio (maximum)	140.0 percent
Height (maximum)	5 storeys
Lot Coverage (maximum)	35.0 percent

24.150.3 Daylighting Triangle	
Setback from the daylighting triangle at Industrial Parkway North and Wellington Street East for the main building	1.5 metres

24.150.4 Landscaping	
Landscape strip provided adjacent to Wellington Street East, Centre Street and Industrial Parkway North (minimum)	Nil

24.150.5 Parking	
Parking Requirement (minimum)	123 parking spaces

24.150.6 Loading	
Loading Space Requirement (minimum)	Nil

24.150.7 Accessory Structures	
A pad mount transformer in the required exterior side yard adjacent to Centre Street setback (minimum)	1.0 metres
Setback of children's play equipment permitted in the required rear yard from all property lines (minimum)	1.2 metres

24.150.8 Encroachments
Retaining walls shall be permitted to encroach the full extent of the required yard setbacks. First floor canopies shall be permitted to encroach the full extent of the required yard setbacks for commercial units only.

24.150.9 Amenity Area	
Outdoor amenity space located on the rooftop (minimum)	1,450 square metres
Outdoor amenity space located within a parkette area at grade (minimum)	150 square metres

Parent Zone: RA1 **Exception No.:** (151)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RA2-1	*Previous By-laws:* 3441-93
Municipal Address: 25 George Street			
Legal Description: Part Lot 27, Plan 246 *(From CityView data, for information purposes only)*			

24.151.1 Permitted Uses
The following uses are permitted:
• An apartment building with a maximum of 8 units to house a second stage supportive housing facility for physically and emotionally abused women and children

24.151.2 Zone Requirements	
24.151.2.1 Lot Specifications	
Lot Frontage (minimum)	18.0 metres
24.151.2.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	27.0 metres
North Side Yard (minimum)	6.5 metres
South Side Yard (minimum)	2.5 metres
24.151.2.3 Building Specifications	
Height (maximum)	3 storeys

24.151.3 Landscaping	
Width of the required buffer strip along the northern property line (minimum)	0.5 metres
Distance of a privacy wood fence provided along the entire eastern property line, extending westward along the southern property line (minimum)	52.5 metres
Distance of a privacy wood fence provided along the entire eastern property line, extending westward along the northern property line (minimum)	25.4 metres

24.151.4 Parking	
Parking Requirement (minimum)	7 spaces
Visitor Parking Requirement	2 spaces
Distance between the wall of the building and the driveway (minimum)	1.0 metre

24.151.5 Accessory Structures	
Location of a refuse enclosure from the northern lot line.	0.5 metres

Parent Zone: EP **Exception No.:** (152)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* I-9, EP-8	*Previous By-laws:* 3459-93
Municipal Address: 50-60 Wellington Street West			
Legal Description: Lot 7, Pt Lts 6 & 8,Plan 246; Block D, Plan 517, being Parts 1, 2, 5, 6, 7, 10 & 11, Plan 65R-13015 and Block C, Plan 517 *(From CityView data, for information purposes only)*			

24.152.1 Permitted Uses
The following uses are permitted: • The lands shall only be used for parks and the offices of a public authority including ancillary parking and provided that buildings be limited to those existing as of the date of passing of this By-law

Parent Zone: EP **Exception No.:** (153)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* EP-7	*Previous By-laws:* 3463-93
Municipal Address: 37 Harriman Road			
Legal Description: Part Lot 23, R.P. 9; Lot 10, Plan 439 *(From CityView data, for information purposes only)*			

24.153.1 Permitted Uses
The following uses are permitted
• One (1) detached dwelling legally existing on the date of passing of this by-law • Accessory Structures legally existing on the date of passing of this by-law

Parent Zone: R6 **Exception No.:** (154)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-3	*Previous By-laws:* 3474-93
Municipal Address: Batson Drive, Odin Crescent, Spruce Street			
Legal Description: Part of Lot 84, Concession 1 WYS, Lots 41, 69 & 72, Registered Plan 475, Lots 71 & 275, Registered Plan 475, Lots 69 to 72 Inclusive, Registered Plan 514, Lot 327, Registered Plan 514, Lots 197, 200, 201, 204, Registered Plan M-57, lots 8 to 12 Inclusive, 15 to 19 Inclusive, 23, 24, 26 to 29 Inclusive, Registered Plan M-87, Lots 46, 63, 69, 73, 103, 108, 125, 138, 144 and 150, Registered Plan M-57, Lot 63, Registered Plan M-64, Lots 1 to 32 Inclusive and \lots 50 to 59 Inclusive, Registered Plan M-64 *(From CityView data, for information purposes only)*			

24.154.1 Zone Requirements	
24.154.1.1 Siting Specifications	
Interior Side Yard (minimum)	1.2 metres

Parent Zone: R3 **Exception No.:** (155)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-43	*Previous By-laws:* 3474-93
Municipal Address: 38 and 40 Willis Court			
Legal Description: Part of Lot 84, Concession 1 WYS, Lots 41, 69 & 72, Registered Plan 475, Lots 71 & 275, Registered Plan 475, Lots 69 to 72 Inclusive, Registered Plan 514, Lot 327, Registered Plan 514, Lots 197, 200, 201, 204, Registered Plan M-57, lots 8 to 12 Inclusive, 15 to 19 Inclusive, 23, 24, 26 to 29 Inclusive, Registered Plan M-87, Lots 46, 63, 69, 73, 103, 108, 125, 138, 144 and 150, Registered Plan M-57, Lot 63, Registered Plan M-64, Lots 1 to 32 Inclusive and \lots 50 to 59 Inclusive, Registered Plan M-64 *(From CityView data, for information purposes only)*			

24.155.1 Zone Requirements	
24.155.1.1 Lot Specifications	
Lot Area (minimum)	420.0 square metres

Parent Zone: R8 **Exception No.:** (156)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R6-16	*Previous By-laws:* 3474-93, 3533-94.D
Municipal Address: Willis Court, Sandusky Crescent			
Legal Description: Part of Lot 84, Concession 1 WYS, Lots 41, 69 & 72, Registered Plan 475, Lots 71 & 275, Registered Plan 475, Lots 69 to 72 Inclusive, Registered Plan 514, Lot 327, Registered Plan 514, Lots 197, 200, 201, 204, Registered Plan M-57, lots 8 to 12 Inclusive, 15 to 19 Inclusive, 23, 24, 26 to 29 Inclusive, Registered Plan M-87, Lots 46, 63, 69, 73, 103, 108, 125, 138, 144 and 150, Registered Plan M-57, Lot 63, Registered Plan M-64, Lots 1 to 32 Inclusive and lots 50 to 59 Inclusive, Registered Plan M-64 *(From CityView data, for information purposes only)*			

24.156.1 Zone Requirements	
24.156.1.1 Building Specifications	
Lot Coverage (maximum)	35 percent

Parent Zone: R2 **Exception No.:** (157)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-19	*Previous By-laws:* 3537-94.D
Municipal Address: 220 Kennedy Street West; 338 Murray Drive			
Legal Description: Blocks G, H, J, Plan M-57; Blocks 204 to 210, Plan 65M-2376 *(From CityView data, for information purposes only)*			

24.157.1 Zone Requirements	
24.157.1.1 Lot Specifications	
Lot Area (minimum)	1250 square metres
Lot Frontage (minimum)	21.5 metres
24.157.1.2 Siting Specifications	
Interior Side Yard (minimum)	2.5 metres

Parent Zone: R2 **Exception No.:** (158)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-46	*Previous By-laws:* 3543-94.D
Municipal Address: 248 Kennedy Street West			
Legal Description: Part Lot 79, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.158.1 Zone Requirements	
24.158.1.1 Lot Specifications	
Lot Frontage (minimum)	27.0 metres
24.158.1.2 Siting Specifications	
Front Yard (minimum)	30.0 metres
Rear Yard (minimum)	35.0 metres
Interior Side Yard (minimum)	3.0 metres

Parent Zone: E-BP **Exception No.:** (159)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* RU-6	*Previous By-laws:* 3550-94.D, 5055-08D, 5901-16
Municipal Address: Wellington Street E. & 337, 355, 375 & 455 Magna Drive			
Legal Description: Part Lots 19, 20, Concession II East of Yonge Street (EYS); Part Lots 18-20, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.159.1 Permitted Uses

The following uses are permitted:

- Advanced Production Facilities of Magna International Inc. which includes manufacturing, assembly, fabrication and processing, together with accessory uses such as warehousing, storage of goods and materials, and offices, all of which shall be Magna related and primarily serving the Advanced Production Facilities
- Subordinate accessory uses including: a gatehouse or security facility and structure; and, recreation and day care facilities and cafeterias which are located within a main building and primarily serve the employees of the principal use

24.159.2 Definitions

"Lot" Definition Prior to Registration of Plan of Subdivision

Where development of a building or structure occurs on lands within the E-BP(159) Zone prior to the registration of a plan of subdivision, the word "lot" shall also mean a "part" or "contiguous parts of land in one ownership" shown on a deposited reference plan or plans, but:
i) Excludes any "part" or any portion of a "part" not within an E-BP(159) Zone.
ii) Excludes a "part" or "parts" on a reference plan depicted as a private road allowance, such "part" or "parts" shall be deemed to be a "public street" for the purposes of this by-law.

Where a "part" or "contiguous parts" are deemed a lot by the above definition then the outer boundaries shall be deemed to be lot lines for calculating any requirements set out in this by- law.

The provisions of this section shall not apply to any lands zoned E-BP(159) which are within a registered plan of subdivision.

24.159.2 Zone Requirements	
24.159.2.1 Lot Specifications	
Lot Area (minimum)	4000.0 square metres
Lot Frontage (minimum)	30.0 metres
24.159.2.2 Siting Specifications	
All Yards (minimum)	9 metres or 1/2 the height of the building, whichever is greater
24.159.2.3 Building Specifications	
Lot Coverage (maximum)	60.0 percent
Height – Main Buildings (maximum)	20.0 metres
Height – Accessory Buildings/Structures	10.0 metres, but not to exceed the height of the main building
Ground Floor Area – Main Buildings, per building (maximum)	15000 square metres
Ground Floor Area – Accessory Buildings/Structures (maximum)	10 percent of the ground floor (combined total) area of the primary use but not greater than 15 percent of the lot area

24.159.3 Multiple Buildings on a Lot
The lands zoned E-BP(159) may be used for multiple buildings on a lot provided that the distance between any two buildings including accessory buildings shall not be less than 10 metres.

24.159.4 Outdoor Storage
Notwithstanding any other provisions to the contrary, open or outside storage shall not be permitted on the lands zoned RU-6.

24.159.5 Landscaping	
A strip of land shall be provided adjacent to the entire length of all lot lines, which shall be used for no other purpose than landscaping. Access ramps, driveways, signs, or art sculptures shall be permitted within such landscaping strips, provided access ramps and driveways are more or less perpendicular to the street line.	
Width of the required landscaped strips abutting Wellington Street East (minimum)	6.0 metres
Width of reserve abutting Wellington Street East (minimum)	0.3 metres
Width of the required landscaped strips	4.5 metres

abutting any public street or private road allowance which connects to Wellington Street East (minimum)	
Width of the required landscaped strips abutting any other public street or private road allowance and all interior lot lines	3.0 metres
Notwithstanding the above, where a shared driveway or access ramp is provided in accordance with an approved site plan and services two adjacent lots, the required landscaping strip shall be located immediately adjacent to the driveway.	
Where the number of parking spaces in a parking area, other than a parking garage, exceeds twenty (20), there shall be landscaping within the parking area and occupying an area equivalent to not less than five percent (5%) of the parking area.	
Unless otherwise provided in this by-law, a minimum of ten percent (10%) of the area of every lot on which a building or structure is erected, shall be used for no other purpose than landscaping.	

Temporary Provisions
• In addition to the uses permitted within Section 24.159.1 of this By-law, the lands delineated as "(T)E-BP(159)" be used for a temporary "Food Processing Establishment" provided that such Food Processing Establishment shall be permitted for a period of time not exceeding 3 years from the date of the enactment of this by-law.
• That the total maximum gross floor area of the temporary "Food Processing Establishment" of this By-law shall not exceed 235 square metres.
• a minimum of eight (8) parking spaces shall be provided for the temporary "Food Processing Establishment"

Parent Zone: E-BP **Exception No.:** (160) and (H)E-BP(160)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* RU-7	*Previous By-laws:* 3550.94, 5055.08D, 5055-08.D
Municipal Address: Wellington Street E. & 337, 355 & 375 Magna Drive			
Legal Description: Part Lots 19, 20, Concession II East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.160.1 Permitted Uses

The following uses are permitted:

- The Corporate Head Office of Magna International Inc.
- An arts and education centre primarily relating to, or serving Magna International Inc.
- A clinic and fitness centre and/or hospital primarily relating to, or serving Magna International Inc.
- A Research and Product Development Centre primarily relating to or serving the Corporate Head Office use set out above.
- Accessory uses including: a gatehouse or security facility and structure; and, recreation and day care facilities and cafeterias which are located within a main building and primarily serve the employees of the principal use

24.160.2 Zone Requirements

24.160.2.1 Lot Specifications	
Lot Area (minimum)	8,000.0 square metres
Lot Frontage (minimum)	60.0 metres
24.160.2.2 Siting Specifications	
Any Yard for any Building or Structure from any Lot Line	9.0 metres or ½ the height of the building, whichever is greater
24.160.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (maximum)- Main Buildings	The lesser of 30 metres or 7 storeys
Height (maximum)- Accessory Buildings	10 metres, but not exceed the height of the main building
Ground Floor Area (maximum)- Main Buildings (per building)	10,000.0 square metres
Ground Floor Area (maximum)- Accessory	10% of the ground floor area of the primary

Buildings/ Structures (combined total)	use, but not greater than 15% of the lot area

24.160.3 Definitions

"Lot" Definition Prior to Registration of Plan of Subdivision

Where development of a building or structure occurs on lands within the E-BP(160) Exception Zone prior to the registration of a plan of subdivision, the word "lot" shall also mean a "part" or “contiguous parts of land in one ownership” shown on a deposited reference plan or plans, but:

i) Excludes any “part” or any portion of a “part” not within an E-BP(160) Exception Zone.
ii) Excludes a "part" or “parts” on a reference plan depicted as a private road allowance, such "part" or “parts” shall be deemed to be a "public street" for the purposes of this by-law.

Where a "part" or “contiguous parts” are deemed a lot by the above definition then the outer boundaries shall be deemed to be lot lines for calculating any requirements set out in this by-law.

The provisions of this section shall not apply to any lands zoned E-BP(160) which are within a registered plan of subdivision.

24.160.4 Lot Frontage Along Reserves

Notwithstanding any provisions to the contrary, where a 0.3 metre reserve is placed along a lot line that would otherwise be defined as the lot frontage, such lot line along the 0.3 metre reserve shall be deemed to be the lot frontage, except where lands zoned E-BP(160) abut Wellington Street East, or abut a 0.3 metre reserve along Wellington Street East, then Wellington Street East shall be deemed to be the lot frontage.

24.160.5 Multiple Buildings on a Lot

Notwithstanding any other provisions to the contrary, the lands shown zoned E-BP(160) may be used for multiple buildings on a lot provided that the distance between any two buildings including accessory buildings shall not be less than the greater of 10 metres or 1/2 the height of the tallest building.

24.160.6 Outdoor Storage

Notwithstanding any other provisions to the contrary, open or outside storage shall not be permitted

24.160.7 Landscaping

A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping. Notwithstanding the above and the Definition of

Landscaping identified in Section 3 of this by-law, for the purposes of this section, such landscaping may include retaining walls, curbs and decorative ponds. Access ramps, driveways, signs, or art sculpture shall be permitted to be within such landscaping strips, provided access ramps and driveways are more or less perpendicular to the street line.	
Width of the required landscaped strips abutting Wellington Street East (minimum)	6.0 metres
Width of reserve abutting Wellington Street East (minimum)	0.3 metres
Width of the required landscaped strips abutting any public street or private road allowance which connects to Wellington Street East (minimum)	4.5 metres
Width of the required landscaped strips abutting any other public street or private road allowance and all interior lot lines	3.0 metres
Unless otherwise provided in this by-law, a minimum of ten percent (10%) of the area of every lot on which a building or structure is erected, shall be used for no other purpose than landscaping.	
Where the number of parking spaces in a parking area, other than a parking garage, exceeds twenty (20), there shall be landscaping within the parking area and occupying an area equivalent to not less than five percent (5%) of the parking area.	

Parent Zone: EP-ORM **Exception No.:** (161)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* EP-9	*Previous By-laws:* 3551-94.D
Municipal Address: 14730, 14740 and 14780 Leslie Street			
Legal Description: Part Lots 17, 18, 19, Concession II East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.161.1 Permitted Uses

The following uses are permitted:

- Conservation
- Private golf course areas, trails, boardwalks and irrigation facilities only where the Ministry of Natural Resources has provided their approval for such use and it is specified in an executed site plan agreement
- Wetlands
- Wildlife Areas
- Woodlots

24.161.2 Calculation of Lot Area and Minimum Setbacks

Notwithstanding any other provisions to the contrary, the area of a lot, or part thereof, may be used to compute the minimum lot area and minimum setbacks required by the O2(249) Exception zone provided all other provisions of the respective zone category are complied with.

24.161.3 Interpretation of Zone Boundaries

The extent of the Zone shown on Schedule "A" attached hereto, is shown in general terms only. The precise boundary limits of the EP-ORM(161) Exception Zone shall be the limits as defined through a stake-out of the wetlands and wood lot areas as surveyed and approved by the Ministry of Natural Resources.

Parent Zone: C4 **Exception No.:** (162)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C5-1	*Previous By-laws:* 3552-94, 3871-97.D
Municipal Address: 155 Wellington Street East			
Legal Description: Part Block A, Plan 535 *(From CityView data, for information purposes only)*			

24.162.1 Permitted Uses
The following uses are permitted:
• Offices • Personal service shops • Restaurants, provided the combined floor area of restaurants does not exceed 395 square metres and the maximum number of seats shall not exceed 75 • Retail stores

24.162.2 Zone Requirements	
24.162.2.1 Lot Specifications	
Lot Area (minimum)	2000.0 square metres
Lot Frontage (minimum)	35.0 metres
24.162.2.2 Siting Specifications	
Front Yard (minimum)	12.0 metres
Rear Yard (minimum)	8.0 metres
Interior Side Yard (minimum)	4.5 metres
24.162.2.3 Building Specifications	
Height (maximum)	15.0 metres
Floor Area Ratio (maximum)	100.0 percent

24.162.3 Accessory Buildings or Structures	
Location of a refuse enclosure from the southern lot line.	0.50 metres
Location of a refuse enclosure from the western lot line.	Nil
Any accessory building or structure shall comply with the yard and setback requirements of the zone in which such building or structure is situated.	

24.162.4 Loading	
Loading Spaces Requirement	Nil

Parent Zone: R4 **Exception No.:** (163)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-51	*Previous By-laws:* 3560-94.D
Municipal Address: 508 St. John's Sideroad, Pinnacle Trail			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS); Plan 65M-3069 *(From CityView data, for information purposes only)*			

24.163.1 Zone Requirements	
24.163.1.1 Lot Specifications	
Lot Frontage (minimum)	12.2 metres
24.163.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Exterior Side Yard – Garage (minimum)	6.0 metres
24.163.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent
Height (Maximum)	10.0 metres

Parent Zone: R5 **Exception No.:** (164)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-52	*Previous By-laws:* 3560-94.D, 3758-96.D
Municipal Address: 508 St. John's Sideroad, Pinnacle Trail			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS); Plan 65M-3069 *(From CityView data, for information purposes only)*			

24.164.1. Zone Requirements	
24.164.1.1 Lot Specifications	
Lot Frontage (minimum)	11.5 metres
24.164.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	5.0 metres
Front Yard – Garage (minimum)	5.0 metres
Rear Yard (minimum)	1.0 metres
24.164.1.3 Building Specifications	
Lot Coverage (maximum)	55 percent
Height (Maximum)	10.0 metres

24.164.2 Detached Garage	
Required interior side yard setback on the driveway side for the main building where a detached garage with no rooms above is located in its entirety in the rear yard (minimum)	3.3 metres
Required interior side yard setback on the other side for the main building where a detached garage with no rooms above is located in its entirety in the rear yard (minimum)	0.6 metres
Distance separation between any part of the garage, including eaves and cornices, and the interior side and rear lot lines (minimum)	0.6 metres
Length of a garage (maximum)	6.0 metres
Width of the garage (maximum)	3.0 metres

The garage shall be excluded from the calculation of lot coverage

24.164.3 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required front yard provided no part of the porch, including eaves and steps, is closer than 1.8 metres to the lot line (maximum)	1.8 metres

Parent Zone: R6 **Exception No.:** (165)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-9	*Previous By-laws:* 3560-94.D, 3758-96.D
Municipal Address: 508 St. John's Sideroad, Pinnacle Trail			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS); Plan 65M-3069 *(From CityView data, for information purposes only)*			

24.165.1 Zone Requirements	
24.165.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	450.0 square metres
Lot Frontage per pair of units (minimum)	15.0 metres
24.165.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	6.0 metres
24.165.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

Parent Zone: R6 **Exception No.:** (166)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-10	*Previous By-laws:* 3560-94.D, 3758-96.D
Municipal Address: 508 St. John's Sideroad, Pinnacle Trail			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS); Plan 65M-3069 *(From CityView data, for information purposes only)*			

24.166.1 Zone Requirements	
24.166.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	408.0 square metres
Lot Frontage per pair of units (minimum)	13.6 metres
24.166.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	6.0 metres
24.166.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

Parent Zone: R3 **Exception No.:** (167)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R2-53	*Previous By-laws:* 3561-94.D
Municipal Address: 14583 Bayview Avenue, 6, 10, 98, 102 Monkman Court			
Legal Description: Part Lots 74 & 75, Concession 1 East of Yonge Street (EYS); Plans 65M-3123, 65M-3169 & 65M-3285 *(From CityView data, for information purposes only)*			

24.167.1 Zone Requirements	
24.167.1.1 Lot Specifications	
Lot Frontage (minimum)	21.0 metres
24.167.1.2 Siting Specifications	
24.167.1.3 Setback from Vandorf Sideroad and/or Bayview Avenue	10.0 metres
24.167.1.4 Building Specifications	
Height (maximum)	5 metres

Parent Zone: R3 **Exception No.:** (168)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R2-60	*Previous By-laws:* 3561-94.D
Municipal Address: 14583 Bayview Avenue, Monkman Court, Benville Crescent			
Legal Description: Part Lots 74 & 75, Concession 1 East of Yonge Street (EYS); Plans 65M-3123, 65M-3169 & 65M-3285 *(From CityView data, for information purposes only)*			

24.168.1 Zone Requirements	
24.168.1.1 Siting Specifications	
Setback from Vandorf Sideroad and/or Bayview Avenue	10.0 metres

Parent Zone: R8 **Exception No.:** (169)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R6-28	*Previous By-laws:* 3561-94.D
Municipal Address: 14583 Bayview Avenue Crossing Bridge Place, Stonecliffe Crescent			
Legal Description: Part Lots 74 & 75, Concession 1 East of Yonge Street (EYS); Plans 65M-3123, 65M-3169 & 65M-3285 *(From CityView data, for information purposes only)*			

24.169.1 Permitted Uses
The following uses are permitted:
• A maximum of 100 Townhouse Dwelling units • Private home day care

24.169.2 Zone Requirements	
24.169.2.1 Siting Specifications	
No building shall be located closer than 65 metres to the southern lot line.	
24.169.2.2 Building Specifications	
Floor Area – Sixteen southernmost units (minimum)	205.0 square metres
Floor Area – All other units (minimum)	130.0 square metres
Dwelling Unit Width (minimum)	8.0 metres
Number of units in a row (maximum)	4.0
Distance between unit clusters (minimum)	10.0 metres

24.169.3 Maximum Number of Attached Dwelling Units
No more than 4 units shall be attached in a continuous row and the minimum distance separation between rows of dwelling units shall be 10 metres.

Parent Zone: R4 **Exception No.:** (170)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-47	*Previous By-laws:* 3562-94.D, 3676-95.D
Municipal Address: 207, 211, 215, 219 Hollandview Trail; 10, 14, 18, 22, 26, 30, 136, 140, 144, 148, 152, 156 Woodroof Crescent			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.170.1 Zone Requirements	
24.170.1.1 Lot Specifications	
Lot Area (minimum)	400.0 square metres
Lot Frontage (minimum)	12.0 metres
24.170.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any provisions to the contrary, on a multi-storey dwelling, the wall of the main building located above an attached garage shall not be setback more than 1.5 metres from the front wall of the garage.	
24.170.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Garage Width (maximum)	6.0 metres

24.170.2 Detached Garage	
Required interior side yard setback on the driveway side for the main building where a detached garage with no rooms above is located in its entirety in the rear yard (minimum)	3.3 metres
Required interior side yard setback on the other side for the main building where a detached garage with no rooms above is located in its entirety in the rear yard (minimum)	0.6 metres
Distance separation between any part of the	0.6 metres

garage, including eaves and cornices, and the interior side and rear lot lines (minimum)	
Length of a garage (maximum)	6.0 metres
Width of the garage (maximum)	3.0 metres
The garage shall be excluded from the calculation of lot coverage	

24.170.3 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.170.4 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	2 metres

24.170.5 Parking	
Required length of a parking spaces in a front yard (minimum)	5.0 metres

Parent Zone: R4 **Exception No.:** (171)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-48	*Previous By-laws:* 3562-94.D, 3676-95.D
Municipal Address: Hollandview Trail, Woodroof Crescent			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.171.1 Zone Requirements	
24.171.1.1 Lot Specifications	
Lot Area (minimum)	400.0 square metres
Lot Frontage (minimum)	12.0 metres
24.171.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any provisions to the contrary, on a multi-storey dwelling, the wall of the main building located above an attached garage shall not be setback more than 1.5 metres from the front wall of the garage.	
24.171.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Garage width (maximum)	6.0 metres

24.171.2 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.171.3 Encroachments	
Projection of open-sided roofed porches with or without foundation into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	2 metres

24.171.4 Accessory Buildings	
Setback of accessory buildings and structures from the rear lot line (minimum)	4.5 metres

24.171.5 Parking	
Required length of a parking spaces in a front yard (minimum)	5.0 metres

Parent Zone: R4 **Exception No.:** (172)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-49	*Previous By-laws:* 3562-94.D, 3676-95.D
Municipal Address: Steckley Street, Ostick Street, Hollandview Trail,			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.172.1 Zone Requirements	
24.172.1.1 Lot Specifications	
Lot Area (minimum)	315.0 square metres
Lot Frontage (minimum)	13.7 metres
24.172.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any other provisions to the contrary, an attached garage facing a street shall not project more than 1.5 metres beyond the ground floor of the Main Building.	
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
24.172.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Garage Width (maximum)	6.0 metres

24.172.2 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.172.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height with or without foundation into a required exterior side yard or front yard provided no part of the porch,	2 metres

including eaves and steps, is closer than 2 metres to the lot line (maximum)	

24.172.4 Parking	
Required length of a parking spaces in a front yard (minimum)	5.0 metres

Parent Zone: R6 **Exception No.:** (173)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-4, R3-15	*Previous By-laws:* 3562-94.D, 3676-95.D, 3961-98

Municipal Address: Hollandview Trail, Woodroof Crescent, Mugford Road, Hollidge Boulevard, Baywell Crescent
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100, Plan 65M-3073 & Plan 65M-3324 *(From CityView data, for information purposes only)*

24.173.1 Permitted Uses
The following uses are permitted:
• One semi-detached dwelling per lot • A home occupation excluding however a teaching and musical instruction studio

24.173.2 Zone Requirements	
24.173.2.1 Lot Specifications	
Lot Area per pair of units (minimum)	450.0 square metres
Lot Frontage per pair of units (minimum)	13.7 metres
Lot Frontage per unit (minimum)	5.6 metres
24.173.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any provisions to the contrary, on a multi-storey dwelling, the wall of the main building located above an attached garage shall not be setback more than 1.5 metres from the front wall of the garage.	
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.173.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Width per unit (maximum)	4.0 metres

24.173.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height with or without	2 metres

foundation into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	

24.173.4 Accessory Buildings	
Required setback from the common lot line between an attached pair of dwelling units for the main building and garage (minimum)	Nil
Unless otherwise specified, setback of accessory buildings and structures from the common lot line between attached units	0.6 metres

24.173.5 Daylighting Triangle

On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.173.6 Parking	
Required length of a parking spaces in a front yard (minimum)	5.0 metres
Required width of a driveway per unit (maximum)	3.5 metres

Parent Zone: R6 **Exception No.:** (174)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-5	*Previous By-laws:* 3562-94.D
Municipal Address: Woodroof Crescent			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.174.1 Zone Requirements	
24.174.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	450.0 square metres
Lot Frontage per pair of units (minimum)	13.7 metres
Lot Frontage per unit (minimum)	5.6 metres
24.174.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any provisions to the contrary, on a multi-storey dwelling, the wall of the main building located above an attached garage shall not be setback more than 1.5 metres from the front wall of the garage.	
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.174.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Width per unit (maximum)	4.0 metres

24.174.2 Encroachments	
~~Projection of open-sided roofed porches not~~ exceeding one storey in height with or without foundation into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	~~2 metres~~

24.174.3 Accessory Buildings	
Setback from the rear lot line (minimum)	4.5 metres
Unless otherwise specified, setback of accessory buildings and structures from the common lot line between attached units	0.6 metres

24.174.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.174.5 Parking	
Required length of a parking spaces in a front yard (minimum)	5.0 metres
Required width of a driveway per unit (maximum)	3.5 metres

Parent Zone: R6 **Exception No.:** (175)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-6	*Previous By-laws:* 3562-94.D, 3676-95.D, 3826-97.D
Municipal Address: Woodroof Crescent, Mugford Road, Hollandview Trail, Steckley Street, Ostick Street			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.175.1 Zone Requirements	
24.193.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	415.0 square metres
Lot Frontage per pair of units (minimum)	18.0 metres
Lot Frontage per unit (minimum)	8.0 metres
24.175.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any other provisions to the contrary, an attached garage facing a street shall not project more than 1.5 metres beyond the ground floor of the Main Building.	
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.175.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Width (maximum)	4.0 metres

24.175.2 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height with or without foundation into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	2 metres

24.175.3 Accessory Buildings	
Unless otherwise specified, setback of accessory buildings and structures from the common lot line between attached units	0.6 metres

24.175.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.175.5 Parking	
Required length of a parking spaces in a front yard (minimum)	5.0 metres
Required width of a driveway per unit (maximum)	3.5 metres

Parent Zone: R8 **Exception No.:** (176)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-17, R6-41	*Previous By-laws:* 3562-94.D, 3676-95.D, 3961-98
Municipal Address: Snedden Avenue, Bowler Street, Luxton Avenue, Hollidge Boulevard, Evelyn Buck Lane, Ochalski Road, Mugford Road, Baywell Crescent, Stiles Avenue			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100, Plan 65M-3073 & Plan 65M-3324 *(From CityView data, for information purposes only)*			

24.176.1 Zone Requirements	
24.176.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	180.0 square metres
Lot Frontage total parcel (minimum)	20.0 metres
Lot Frontage per dwelling unit (minimum)	5.6 metres
24.176.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any provisions to the contrary, on a multi-storey dwelling, the wall of the main building located above an attached garage shall not be setback more than 1.5 metres from the front wall of the garage.	
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.176.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Width (maximum)	4.0 metres

24.176.2 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height with or without foundation into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	2 metres

24.176.3 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.176.4 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.176.5 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
Required length of a parking spaces in a front yard (minimum)	5.0 metres
Required width of a driveway per unit (maximum)	3.5 metres per unit

Parent Zone: R8 **Exception No.:** (177)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-18	*Previous By-laws:* 3562-94.D
Municipal Address: John West Way			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.177.1 Zone Requirements	
24.177.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	173.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage – Per dwelling unit (minimum)	6.1 metres
24.177.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	3.0 metres
Rear Yard – Main Building (minimum)	12.75 metres
Rear Yard – Garage (minimum)	0.75 metres
Exterior Side Yard – Garage (minimum)	3.0 metres
Distance between Main Building and Garage (minimum)	6.0 metres
24.177.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Garage (maximum)	4.5 metres

24.177.2 Air Conditioners and Heat Pumps	
Setback of central air conditioners and/or heat pumps permitted in rear yards from rear lot	lines (minimum) 11.25 metres

24.177.3 Accessory Buildings	
Distance of setback of accessory buildings and structures from the rear lot line (minimum)	8.25 metres
Distance of setback of accessory buildings and structures, other than garages, from the	0.6 metres

common lot line between attached units (minimum)	

24.177.4 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	2.0 metres
Steps may encroach into a front or exterior side yard provided they are no closer than 0.5 metres to the lot line.	

24.177.5 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

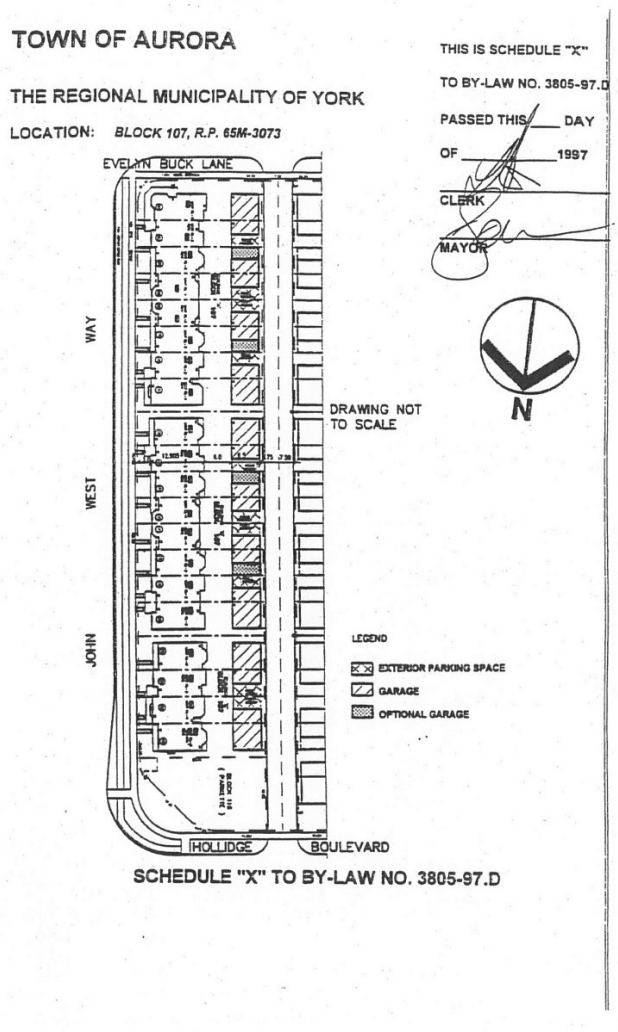
24.177.6 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.177.7 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
The location of garages and external parking spaces shall be in accordance with Section 24.177.9 forming part of this Exception Zone.	
Required width of a parking space (minimum)	2.8 metres
In no case shall the number of bays within a garage exceed three	
Setback distance of garages from the rear lot line, which are excluded from the calculation of lot coverage (minimum)	0.75 metres
Projection of the garage eaves into the required rear yard	0.30 metres

24.177.8 Home Occupations	
Floor area of the main building to be used for the purposes of home occupation uses (maximum)	35 percent
Parking space requirement for every fifty (50) square metres of floor space occupied for home occupation uses in excess of the first twenty-five (25) square metres, one (1) parking space in	

addition to the residential requirement; such parking shall not be permitted in yards abutting John West Way.
Such a home occupation shall be clearly secondary to the main residential use of a building without changing the residential character of a dwelling house or unit, however, the use of first storey windows for display shall be permitted in windows facing John West Way
Where goods are offered for sale, the majority of such goods shall be goods produced on the premises as part of the home occupation use and shall exclude mail order sales. The sale of goods shall be permitted on the first storey only.
There shall be no outside storage other than the limited display of goods produced in conjunction with the home occupation. Such displays shall only be permitted during daylight hours and shall be limited to yards abutting John West Way. In no case shall such displays encroach beyond the property line.

24.177.9 Figure



Parent Zone: R8 **Exception No.:** (178)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-19	*Previous By-laws:* 3562-94.D, 3806-97.D
Municipal Address: John West Way			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.178.1 Zone Requirements	
24.178.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	173.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage – Per dwelling unit (minimum)	6.1 metres
24.178.1.2 Siting Specifications	
Rear Yard – Main Building (minimum)	12.0 metres
Rear Yard – Garage (minimum)	0.3 metres
Exterior Side Yard – Garage (minimum)	3.0 metres
Distance between Main Building and Garage (minimum)	6.0 metres
24.178.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Garage (maximum)	4.5 metres

24.178.2 Air Conditioners and Heat Pumps	
Setback of central air conditioners and/or heat pumps permitted in rear yards from rear lot lines (minimum)	10.5 metres

24.178.3 Accessory Buildings	
Distance of setback of accessory buildings and structures from the rear lot line (minimum)	6.6 metres
Distance of setback of accessory buildings and structures, other than garages, from the	0.6 metres

common lot line between attached units (minimum)	

24.178.4 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	2.0 metres
Steps may encroach into a front or exterior side yard provided they are no closer than 0.5 metres to the lot line.	

24.178.5 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

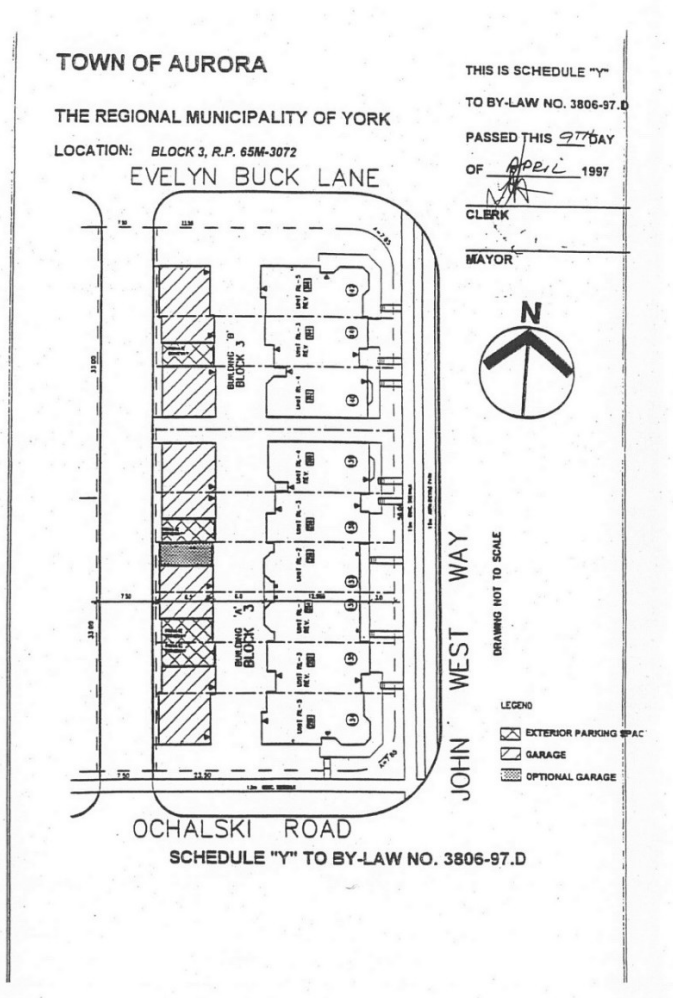
24.178.6 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.178.7 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
The location of garages and external parking spaces shall be in accordance with Section 24.178.9 forming part of this Exception Zone.	
Required width of a parking space (minimum)	2.8 metres
In no case shall the number of bays within a garage exceed three	
Setback distance of garages from the rear lot line, which are excluded from the calculation of lot coverage (minimum)	0.30 metres
Projection of the garage eaves into the required rear yard	0.15 metres

24.178.8 Home Occupations	
Floor area of the main building to be used for the purposes of home occupation uses (maximum)	35 percent
Parking space requirement for every fifty (50) square metres of floor space occupied for home occupation uses in excess of the first twenty-five (25) square metres, one (1) parking space in	

addition to the residential requirement; such parking shall not be permitted in yards abutting John West Way.
Such a home occupation shall be clearly secondary to the main residential use of a building without changing the residential character of a dwelling house or unit, however, the use of first storey windows for display shall be permitted in windows facing John West Way
Where goods are offered for sale, the majority of such goods shall be goods produced on the premises as part of the home occupation use and shall exclude mail order sales. The sale of goods shall be permitted on the first storey only.
There shall be no outside storage other than the limited display of goods produced in conjunction with the home occupation. Such displays shall only be permitted during daylight hours and shall be limited to yards abutting John West Way. In no case shall such displays encroach beyond the property line.

24.178.9 Figure



Parent Zone: R8 **Exception No.:** (179)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-20	*Previous By-laws:* 3562-94.D, 3807-97.D
Municipal Address: Luxton Avenue			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.179.1 Zone Requirements	
24.179.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	173.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage – Per dwelling unit (minimum)	6.1 metres
24.179.1.2 Siting Specifications	
Rear Yard – Main Building (minimum)	12.75 metres
Rear Yard – Garage (minimum)	0.75 metres
Exterior Side Yard – Garage (minimum)	3.0 metres
Distance between Main Building and Garage (minimum)	6.0 metres
24.179.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Garage (maximum)	4.5 metres

24.179.2 Air Conditioners and Heat Pumps	
Setback of central air conditioners and/or heat pumps permitted in rear yards from rear lot lines (minimum)	11.25 metres

24.179.3 Accessory Buildings	
Distance of setback of accessory buildings and structures from the rear lot line (minimum)	8.25 metres
Distance of setback of accessory buildings and structures, other than garages, from the	0.6 metres

common lot line between attached units (minimum)	

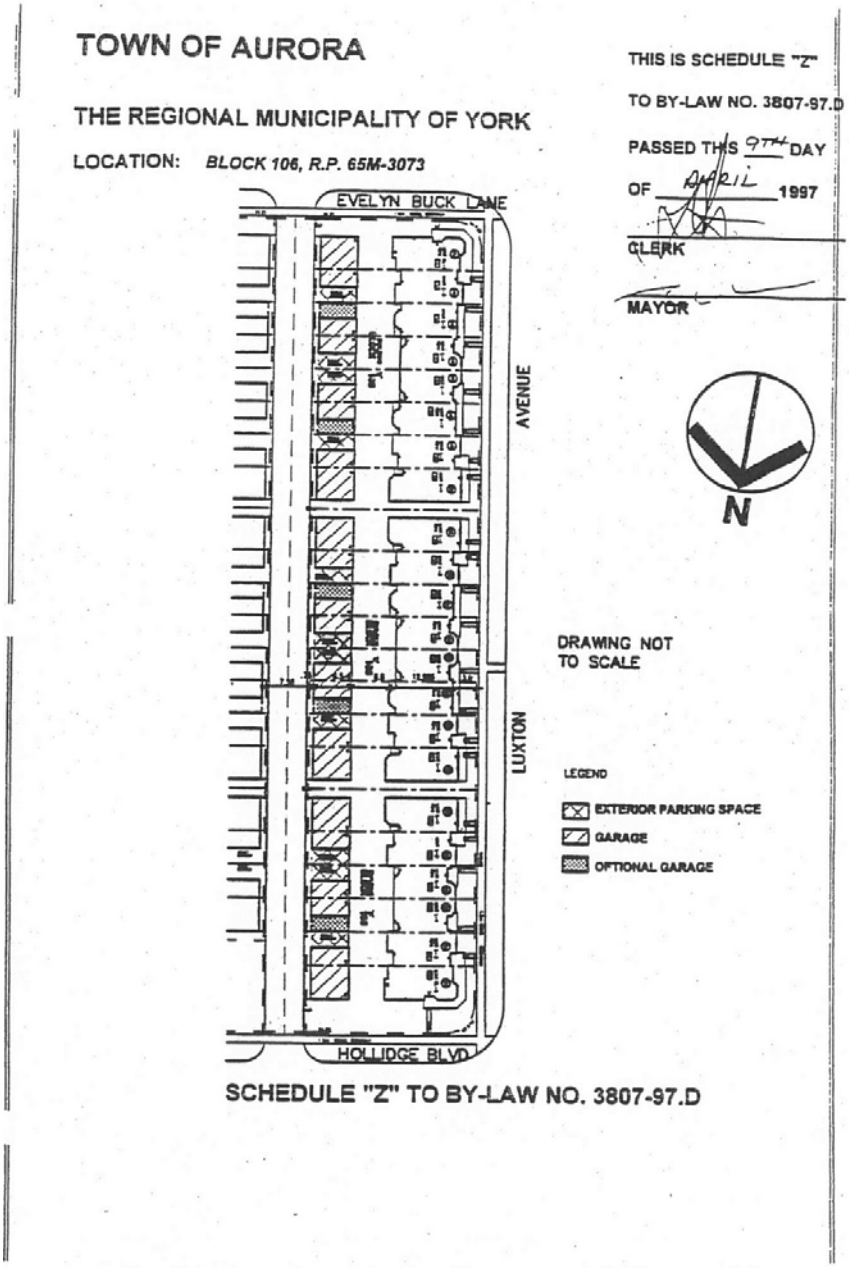
24.179.4 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	2.0 metres
Steps may encroach into a front or exterior side yard provided they are no closer than 0.5 metres to the lot line.	

24.179.5 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.179.6 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.179.7 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
The location of garages and external parking spaces shall be in accordance with Section 24.179.8 forming part of this Exception Zone.	
Required width of a parking space (minimum)	2.8 metres
In no case shall the number of bays within a garage exceed three	
Setback distance of garages from the rear lot line, which are excluded from the calculation of lot coverage (minimum)	0.75 metres
Projection of the garage eaves into the required rear yard	0.30 metres

24.179.10 Figure



Parent Zone: R8 **Exception No.:** (180)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-21	*Previous By-laws:* 3562-94.D, 3676-95.D
Municipal Address: Bowler Street			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-8100 *(From CityView data, for information purposes only)*			

24.180.1 Zone Requirements	
24.180.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	160.0 square metres
Lot Frontage – Per dwelling unit (minimum)	7.0 metres
24.180.1.3 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
Notwithstanding any other provisions to the contrary, projection of an attached garage facing a street shall beyond the ground floor of the Main Building (maximum)	1.5 metres
24.180.1.4 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Garage Width per unit (maximum)	4.0 metres

24.180.2 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres

24.180.3 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.180.4 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.180.5 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
Required width of a driveway (minimum)	3.5 metres per unit

Parent Zone: R8 **Exception No.:** (181)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-22	*Previous By-laws:* 3562-94.D, 3676-95.D
Municipal Address: Hollidge Boulevard, John West Way, Carriage Walk			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.181.1 Zone Requirements	
The northern lot line shall be deemed to be the front lot line.	
24.181.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	240.0 square metres
Lot Frontage (minimum)	50.0 metres
24.181.1.2 Siting Specifications	
Front Yard (minimum)	3.0 metres
Rear Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	3.0 metres
Exterior Side Yard (maximum)	6.0 metres
Distance Between End Wall of Main Building and Interior Side Lot Line (minimum)	1.5 metres
Distance Between Rear Wall of Main Building and Interior Side Lot Line	7.5 metres
Distance Between Front Wall of Main Building and Interior Side Lot Line	12.5 metres
Unobstructed Distance Between Buildings on Same Lot (minimum)	3.0 metres
Distance between Main Building and Detached Garage (minimum)	6.0 metres
24.181.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Floor Area (maximum)	75.0 metres
Height – Main Building (maximum)	11.0 metres
Width of Dwelling Unit (minimum)	5.6 metres

24.181.2 Accessory Structures
No accessory building or structure, satellite dish or swimming pools shall be closer to any lot line than a main building.

24.181.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres

24.181.4 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.181.5 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.181.6 Parking
No parking shall be permitted in the front or exterior side yards

Parent Zone: R8 **Exception No.:** (182)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-24, R6-40	*Previous By-laws:* 3562-94.D, 3767-95.D, 3961-98
Municipal Address: Hollandview Trail, Steckley Street, Ostick Street, Bowler Street, Mugford Road, Snedden Avenue, Baywell Crescent, McMaster Avenue, Stiles Avenue			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100, Plan 65M-3073 & 65M-3324 *(From CityView data, for information purposes only)*			

24.182.1 Zone Requirements	
24.182.1.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	920.0 square metres
Lot Area per unit (minimum)	160 square metres
Lot Frontage – Total Parcel (minimum)	23.0 metres
Lot Frontage per unit (minimum)	6.0 metres
Lot Depth – Total Parcel (minimum)	40.0 metres
24.182.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Main Building where private amenity area is in front yard (minimum)	6.0 metres
Front Yard – Garage (minimum)	5.0 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.8 metres
Exterior Side Yard – Main Building (minimum)	4.5 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.182.1.3 Building Specifications	
Lot Coverage – Total Parcel (maximum)	45.0 percent
Lot Coverage per unit (maximum)	50.0 percent
Height – Main Building (maximum)	11.0 meres
Garage Width per unit (maximum)	4.0 metres

24.182.2 Accessory Structures
No accessory building or structure, satellite dish or swimming pools shall be closer to any lot line than a main building.

24.182.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres

24.182.4 Private Outdoor Living Area	
A private outdoor living area shall have the following minimum area, of which no dimension shall be less than 4.5 metres	30.0 square metres
A private outdoor living area shall be located in any yard provided it is the following minimum distance from any street line	1.0 metre
Where private outdoor living areas are in the front yard, they are to be screened by a fence not exceeding the following height	1.0 metre

24.182.5 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.182.6 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
Required length of a parking space in a front or exterior side yard (minimum)	5.0 metres
Required width of a driveway (minimum)	3.5 metres per unit

Parent Zone: R8 **Exception No.:** (183)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-31	*Previous By-laws:* 3562-94.D, 3853-97.D
Municipal Address: Ochalski Road			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.183.1 Zone Requirements	
24.183.1.1 Lot Specifications	
Lot Area per dwelling unit – One Storey (minimum)	260.0 square metres
Lot Area per dwelling unit – Two Storeys (minimum)	180.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage per one storey (minimum)	8.0 metres
Lot Frontage per two storeys (minimum)	5.6 metres
24.183.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.0 metres
Notwithstanding any provisions to the contrary, on a multi-storey dwelling, setback from the front wall of the garage where the wall of the main building is located above an attached garage	3.7 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.183.1.3 Building Specifications	
Lot Coverage – One Storey Unit (maximum)	50.0 percent
Lot Coverage – Two Storey Unit (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Width per unit (maximum)	4.0 metres

24.183.2 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres

24.183.3 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.183.4 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.183.5 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
Required length of a parking space in a front or exterior side yard (minimum)	5.0 metres
Required width of a driveway (minimum)	3.5 metres per unit

Parent Zone: RA2 **Exception No.:** (184)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* RA3-6	*Previous By-laws:* 3562-94.D, 3676-95.D, 5491-13
Municipal Address: John West Way			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.184.1 Permitted Uses
The following uses are permitted:
• A maximum of two garden apartments • A day care centre

24.184.2 Zone Requirements	
24.184.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	130.0 square metres
Lot Frontage (minimum)	60.0 metres
24.184.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Side Yards (minimum)	3.0 metres
Distance Between End Wall of Main Building and Interior Side Lot Line (minimum)	1.5 metres
Distance Between Rear Wall of Main Building and Interior Side Lot Line (minimum)	7.5 metres
Distance Between Front Wall of Main Building and Interior Side Lot Line	12.5 metres
Unobstructed Distance Between Main Buildings on the Same Lot	6.0 metres
24.184.2.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height (maximum)	4 storeys and in no case greater than 15.0 metres

24.184.3 Accessory Structures
Accessory buildings or structures, swimming pools and satellite dishes shall only be permitted in the rear yard.

24.184.4 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres

24.184.5 Parking	
Number of parking spaces of the total number of required spaces at or above grade (minimum)	5 percent
Number of parking spaces of the total number of required spaces at or above grade (maximum)	30 percent
Notwithstanding any provisions to the contrary, no parking space shall be located in a front yard.	

Parent Zone: C6 **Exception No.:** (185)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C7-1	*Previous By-laws:* 3562-94.D
Municipal Address: 111 John West Way			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.185.1 Permitted Uses
The following uses are permitted:
• A maximum of 150 apartment dwelling units in a maximum of two buildings
First to Second Storeys • apartment dwelling units • financial establishments • offices • a day care centre • personal service shops • retail stores • restaurants
Third to Seventh Storeys • apartment dwelling units

24.185.2 Zone Requirements	
The southern lot line shall be deemed to be the front lot line.	
24.185.2.1 Lot Specifications	
Lot Area (minimum)	0.8 hectares
Lot Frontage (minimum)	60.0 metres
24.185.2.2 Siting Specifications	
Rear Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	0.0 metres
Interior Side Yard (maximum)	3.0 metres
Exterior Side Yard (maximum)	4.5 metres
Distance Separation (minimum)	1/2 the building height and in between Main Buildings no case less than nine metres

24.185.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (minimum)	5 storeys
Height (maximum)	25 metres and in no case greater than 7 storeys

24.185.4 Amenity Area
Required amenity area may be permitted above grade level

24.185.5 Parking	
Notwithstanding any provisions to the contrary, the total number of required parking spaces below grade (minimum)	90 percent

Parent Zone: C6 **Exception No.:** (186)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C7-2	*Previous By-laws:* 3562-94.D
Municipal Address: 180 John West Way			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS), D12-88100 *(From CityView data, for information purposes only)*			

24.186.1 Permitted Uses
The following uses are permitted:
• A maximum of 167 apartment dwelling units in a maximum of two buildings
First and Second Storeys to a maximum depth of 30.0 metres from John West Way • retail stores • offices • restaurants • personal service shops • financial establishments • a day care centre • apartment dwelling units
All Other Areas • apartment dwelling units

24.186.2 Zone Requirements	
The eastern lot line shall be deemed to be the front lot line.	
24.186.2.1 Lot Specifications	
Lot Area (minimum)	1.0 hectare
Lot Frontage (minimum)	70.0 metres
24.186.2.2 Siting Specifications	
Rear Yard (minimum)	9.0 metres
Interior Side Yard (minimum)	10.0 metres
Exterior Side Yard (minimum)	4.5 metres
Minimum Distance Separation	1/2 the building height and in between Main Buildings no case less than nine metres

24.186.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Floor Area per unit – Bachelor (minimum)	40.0 square metres
Floor Area per unit – 1 Bedroom (minimum)	50.0 square metres
Floor Area per unit – 2 Bedrooms (minimum)	65.0 square metres
Floor Area per unit – 3 Bedrooms (minimum)	75.0 square metres
Height (minimum)	5 storeys
Height (maximum)	25 metres and in no case greater than 7 storeys

24.186.3 Amenity Area
Required amenity area may be permitted above grade level

24.186.4 Parking	
Notwithstanding any provisions to the contrary, the total number of required parking spaces below grade (minimum)	90 percent

Parent Zone: C4 **Exception No.:** (187)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-9	*Previous By-laws:* 3562-94.D, 4592-04.D
Municipal Address: 108, 130, 150, 170 Hollidge Boulevard			
Legal Description: Part Lots 81, 82, 83 & 84, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.187.1 Permitted Uses

The following uses are permitted:

- clinics
- convenience retail stores, including accessory uses
- dry cleaner's distribution depot
- Financial institutions, excluding drive-thru
- offices
- places of entertainment
- retail stores
- service shops, personal
- Maximum of one restaurant, drive-thru special

Notwithstanding any provisions to the contrary, the combined floor area of all clinics and the restaurant, drive-thru special shall not exceed 20% of the commercial floor area permitted

Notwithstanding any provisions to the contrary, no seating area devoted for the consumption of food by the public shall be provided except in the restaurant, drive-thru special.

24.187.2 Definitions

Restaurant, Drive-Thru Special:
Means a premises, with or without seating, used for the preparation and serving of food and beverages to the public, which may be consumed on or off the premises and which includes order or window service to the public while in motor vehicles which motor vehicles approach in designated lanes, located and shown in hatching on Section 24.187.7, forming part of this Exception Zone.

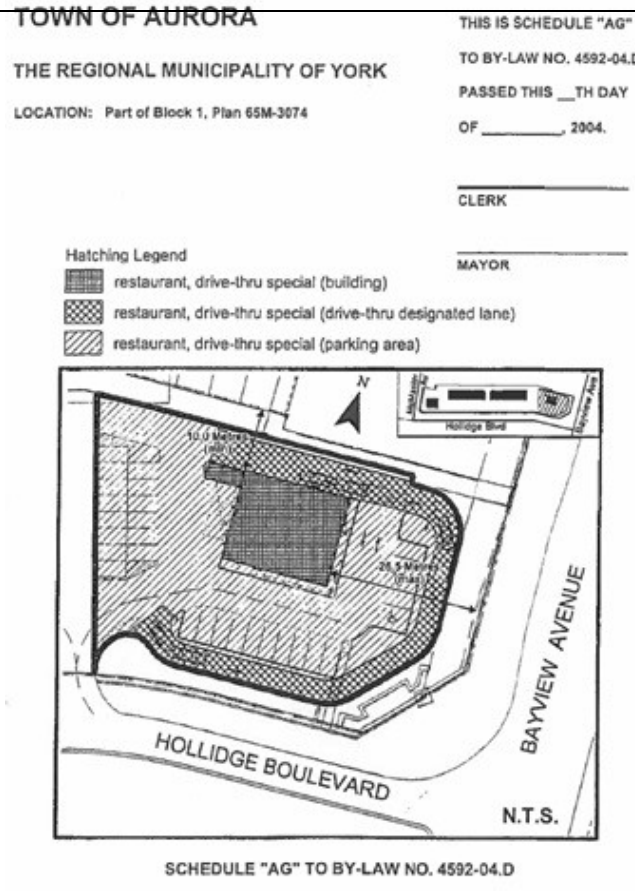
24.187.3 Zone Requirements	
The southern lot line shall be deemed to be the front lot line.	
24.187.3.1 Lot Specifications	
Lot Frontage (minimum)	18.0 metres
24.187.3.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	7.5 metres
Notwithstanding any provisions to the contrary, the northerly setback from the restaurant, drive-thru special to a residential zone as shown on Section 24.187.7, forming part of this Exception Zone.	10.0 metres
Notwithstanding any provisions to the contrary, the easterly setback from the easterly property line (Bayview Avenue) as shown on Section 24.187.7, forming part of this Exception Zone.	26.5 metres
24.187.3.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Floor Area per commercial unit (maximum)	600.0 square metres
Height (maximum)	1 storey
The building height for all buildings shall be measured from the average grade to the highest peak.	
Notwithstanding any provisions to the contrary, building height of the restaurant, drive-thru special (maximum)	6.5 metres
Notwithstanding any provisions to the contrary, building height of all remaining buildings (maximum)	9.3 metres
Notwithstanding any provisions to the contrary, interior finished floor elevation of the restaurant, drive-thru special (maximum)	264 metres G.D.

24.187.4 Outdoor Storage
Notwithstanding any other provisions to the contrary, outside storage shall not be permitted

24.187.5 Loading	
Loading space requirement (minimum)	3 spaces

24.187.6 Landscaping	
A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping.	
Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.	
Width of the required landscaping strips abutting Bayview Avenue or a reserve abutting Bayview Avenue (minimum)	6.0 metres
Width of the required landscaping strips abutting all other lot lines (minimum)	3.0 metres
Notwithstanding any provisions to the contrary, the landscape strip adjacent to the lands zoned Institutional shall be a minimum of 2.0 metres.	
Percent of every lot on which a building or structure is erected, used for no other purpose than landscaping (minimum)	10 percent

24.187.7 Figure



Parent Zone: R6 **Exception No.:** (188)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-7	*Previous By-laws:* 3563-94.D, 3615-95.D
Municipal Address: Amberhill Way			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Plan 65M-3039 *(From CityView data, for information purposes only)*			

24.188.1 Zone Requirements	
24.188.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	430.0 square metres
Lot Frontage per pair of units (minimum)	13.7 metres
Lot Frontage per unit (minimum)	5.6 metres
24.188.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	3.0 metres
Front Yard – Main Building (maximum)	6.0 metres
Front Yard – Garage (minimum)	5.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.188.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height – Main Building (maximum)	11.5 metres
Garage Width per unit (maximum)	4.0 metres

24.188.2 Accessory Structures	
Setback distance of accessory buildings and structures from the common lot line between attached units (minimum)	0.6 metres

24.188.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch,	2.0 metres

including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	
Permitted front yard setback for the portion of the main building adjoining the porch, where an open sided roofed porch is located in the front yard	7.0 metres

24.188.4 Parking	
Required length of a parking space in a front yard (minimum)	5.0 metres
Required width of a driveway (maximum)	3.5 spaces per unit

Parent Zone: R6 **Exception No.:** (189)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-8, R3-8a	*Previous By-laws:* 3563-94.D, 3615-95.D, 4123-99.D
Municipal Address: Amberhill Way			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Plan 65M-3039 *(From CityView data, for information purposes only)*			

24.189.1 Zone Requirements	
24.189.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	430.0 square metres
Lot Frontage per pair of units (minimum)	13.7 metres
Lot Frontage per unit (minimum)	5.6 metres
24.189.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	3.0 metres
Front Yard – Main Building (maximum)	6.0 metres
Front Yard – Garage (minimum)	5.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.189.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height – Main Building (maximum)	11.5 metres
Garage Width per unit (maximum)	4.0 metres

Parent Zone: R8 **Exception No.:** (190)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-25	*Previous By-laws:* 3563-94.D, 3654-95.D, 3615-95.D
Municipal Address: Amberhill Way			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Plan 65M-3039 *(From CityView data, for information purposes only)*			

24.190.1 Zone Requirements	
24.190.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	175.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage per dwelling unit (minimum)	5.6 metres
24.190.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	3.0 metres
Front Yard – Main Building (maximum)	6.0 metres
Front Yard – Garage (minimum)	5.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.190.1.3 Building Specifications	
Lot Coverage (maximum)	45 percent
Height – Main Building (maximum)	11.5 metres
Garage Width per unit (maximum)	4.0 metres

24.190.2 Accessory Structures	
Setback distance of accessory buildings or structures from the rear lot line (minimum)	4.5 metres
Setback distance of accessory buildings or structures from the common lot line between attached units (minimum)	0.6 metres

24.190.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or	2.0 metres

front yard provided no part of the porch, including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	
Setback distance of open sided roofed porches from the rear lot line (minimum)	7.5 metres

24.190.4 Daylighting Triangle	
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.	
Notwithstanding the siting specifications set out above, the permitted front yard setback of the main building for the four most westerly dwelling units (maximum)	7.5 metres

24.190.5 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.190.6 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.190.7 Maximum Number of Attached Dwelling Units	
Maximum number of dwelling units attached in a continuous row	4 units

24.190.8 Parking	
Parking Requirement (minimum)	2 spaces
Visitor Parking Requirement	Nil
Required length of a parking space in a front yard (minimum)	5.0 metres

Parent Zone: R8 **Exception No.:** (191)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-26	*Previous By-laws:* 3563-94 3615-95.D
Municipal Address: John West Way, Wyatt Lane			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Plan 65M-3039 *(From CityView data, for information purposes only)*			

24.191.1 Zone Requirements	
24.191.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	180.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage per dwelling unit (minimum)	6.1 metres
24.191.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	3.0 metres
Front Yard – Main Building (maximum)	6.0 metres
Rear Yard – Main Building (minimum)	19.5 metres
Rear Yard – Garage (minimum)	7.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	3.0 metres
Required setback of a rear yard garage from the interior side lot line on one side (minimum)	Nil
Required setback of a rear yard garage from the interior side lot line on the other side for an interior unit (minimum)	2.7 metres
Required setback of a rear yard garage from the interior side lot line on the other side for an end unit (minimum)	1.5 metres
24.191.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Floor Area (maximum)	75.0 square metres
Height – Main Building (maximum)	14.0 metres
Garage Width per unit – Interior Units (maximum)	4.0 metres
Garage Width per unit – End Units (maximum)	6.1 metres
Notwithstanding the above concerning the	3 storeys

height of the main building, the number of

permitted storeys above grade including basement (maximum)	

24.191.2 Accessory Structures	
Setback distance of accessory buildings or structures from the rear lot line (minimum)	12.8 metres
Setback distance of accessory buildings or structures from the common lot line between attached units (minimum)	0.6 metres

24.191.3 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	2.0 metres
Projection of steps into a required front or exterior side yard to the lot line (maximum)	0.5 metres

24.191.4 Air Conditioners and Heat Pumps	
Setback of central air conditioners and/or heat pumps permitted in rear yards from a rear lot line (minimum)	18.0 metres

24.191.5 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.191.6 Amenity Area Screening	
Depth of a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2 metres provided on either side of the private amenity area (minimum)	3.6 metres

24.191.7 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.191.8 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row	9 units

24.191.9 Parking	
Parking Requirement (minimum)	2 spaces per unit
Location of parking spaces for an interior unit	One and only one of the spaces shall be located in a garage
Location of parking spaces for an end unit	Both spaces shall be located in a garage
Distance of garages in the rear yard from the rear lot line (minimum)	7.5 metres
Distance of garages in the rear yard from the main building (minimum)	6.0 metres
Garages shall be excluded from the calculation of lot coverage	
Visitor Parking Requirement	Nil

24.191.10 Home Occupations	
Floor area of the main building to be used for the purposes of home occupation uses (maximum)	35 percent
Parking space requirement for every fifty (50) square metres of floor space occupied for home occupation uses in excess of the first twenty-five (25) square metres, 1 parking space in addition to the residential requirement; such parking shall not be permitted in yards abutting John West Way.	
Such a home occupation shall be clearly secondary to the main residential use of a building without changing the residential character of a dwelling house or unit, however, the use of first storey windows for display shall be permitted in windows facing John West Way	
Where goods are offered for sale, the majority of such goods shall be goods produced on the premises as part of the home occupation use and shall exclude mail order sales. The sale of goods shall be permitted on the first storey only.	
There shall be no outside storage other than the limited display of goods produced in conjunction with the home occupation. Such displays shall only be permitted during daylight hours and shall be limited to yards abutting John West Way. In no case shall such displays encroach beyond the property line.	

Parent Zone: R8 **Exception No.:** (192)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-27	*Previous By-laws:* 3563-94.D, 3615-95.D
Municipal Address: Wyatt Lane			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Plan 65M-3039 *(From CityView data, for information purposes only)*			

24.192.1 Zone Requirements	
24.192.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	200.0 square metres
Lot Frontage (minimum)	18.0 metres
24.192.1.2 Siting Specifications	
Front Yard (minimum)	20.0 metres
Distance Between End Wall of Main Building and Interior Side Lot Line (minimum)	1.5 metres
Distance Between Rear Wall of Main Building and Interior Side Lot Line (minimum)	7.5 metres
Distance Between Front Wall of Main Building and Interior Side Lot Line (minimum)	12.5 metres
Unobstructed Distance Between Buildings on the Same Lot (minimum)	3.0 metres
24.192.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height – Main Building (maximum)	11.5 metres
Garage Width per unit (maximum)	4.0 metres
Width of Dwelling Units – Interior Unit (minimum)	4.6 metres
Width of Dwelling Units – End Unit (minimum)	5.5 metres

24.192.2 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.192.3 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.192.4 Air Conditioners and/or Heat Pumps
Central air conditioners and/or heat pumps shall be permitted in front of a main building subject to appropriate screening

24.192.5 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row	10 units

24.192.6 Buffer Strip
A solid wood fence shall only be required where a private amenity area abuts a Residential Zone

Parent Zone: R8 **Exception No.:** (193)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-30	*Previous By-laws:* 3563-94.D, 3615-95.D
Municipal Address: Wyatt Lane, Civic Square Gate			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Plan 65M-3039 *(From CityView data, for information purposes only)*			

24.193.1 Permitted Uses
The following additional uses are permitted:
• Townhouse Dwelling Notwithstanding the above, the first storey only may also be used for retail stores excluding convenience retail and for Offices excluding medical.

24.193.2 Zone Requirements	
24.193.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	180.0 square metres
Lot Frontage – Total Parcel (minimum)	20.0 metres
Lot Frontage per dwelling unit (minimum)	6.1 metres
24.193.2.2 Siting Specifications	
Front Yard (minimum)	0.0 metres
Front Yard (maximum)	3.0 metres
Rear Yard – Main Building (minimum)	19.5 metres
Rear Yard – Garage (minimum)	7.5 metres
Exterior Side Yard (minimum)	3.0 metres
Required setback of a rear yard garage from the interior side lot line on one side (minimum)	Nil
Required setback of a rear yard garage from the interior side lot line on the other side for an interior unit (minimum)	2.7 metres
Required setback of a rear yard garage from the interior side lot line on the other side for an end unit (minimum)	1.5 metres
24.193.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent

Height – Main Building (minimum)	3 storeys and in no case less than 11.5 metres
Height – Main Building (maximum)	4 storeys and in no case greater than 15.0 metres
First Storey (minimum)	3.7 metres
Garage Width per unit – Interior Units (maximum)	4.0 metres
Garage Width per unit – End Units (maximum)	6.1 metres

24.193.3 Accessory Structures	
Setback distance of accessory buildings or structures from the rear lot line (minimum)	12.8 metres
Setback distance of accessory buildings or structures from the common lot line between attached units (minimum)	0.6 metres

24.193.4 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	2.0 metres

24.193.5 Air Conditioners and Heat Pumps	
Setback of central air conditioners and/or heat pumps permitted in rear yards from a rear lot line (minimum)	18.0 metres

24.193.6 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.193.7 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.193.8 Amenity Area	
Required amenity area per unit (minimum)	30.0 square metres

24.193.9 Parking	
Parking Requirement – Residential and Commercial Uses (minimum)	2 spaces per unit
Location of parking spaces for an interior unit	One and only one of the spaces shall be located in a garage
Location of parking spaces for an end unit	Both spaces shall be located in a garage
Distance of garages in the rear yard from the rear lot line (minimum)	7.5 metres
Distance of garages in the rear yard from the main building (minimum)	6.0 metres
Garages shall be excluded from the calculation of lot coverage	
Visitor Parking Requirement	Nil

Parent Zone: R4 **Exception No.:** (194)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-54	*Previous By-laws:* 3565-94.D, 3628-95.D
Municipal Address: Ballymore Drive, Hadley Court, Yvonne Place			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS), Plan 65M-3049 *(From CityView data, for information purposes only)*			

24.194.1 Zone Requirements	
24.194.1.1 Lot Specifications	
Lot Area (minimum)	360.0 square metres
Lot Frontage (minimum)	12.0 metres
24.194.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Exterior Side Yard – Garage (minimum)	6.0 metres
24.194.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

Parent Zone: R3 **Exception No.:** (195)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-55	*Previous By-laws:* 3565-94.D
Municipal Address: 48 Downey Circle			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS), Plan 65M-3049 *(From CityView data, for information purposes only)*			

24.195.1 Permitted Uses
The following uses are permitted: • Shall only be used for the residential dwelling and accessory structures existing on the date of passage of this by-law

24.195.2 Zone Requirements	
24.195.2.1 Lot Specifications	
Lot Area (minimum)	1200.0 square metres
Lot Frontage (minimum)	13.0 metres

Parent Zone: R3 **Exception No.:** (196)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-56	*Previous By-laws:* 3565-94.D
Municipal Address: 38 Ballymore Drive			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.196.1 Permitted Uses
The following uses are permitted:
• Shall only be used for the residential dwelling and accessory structures existing on the date of passage of this by-law

24.196.2 Zone Requirements	
Lot Specifications	
Lot Area (minimum)	800.0 square metres
Lot Frontage (minimum)	20.0 metres

Parent Zone: R3 **Exception No.:** (197)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-57	*Previous By-laws:* 3565-94.D
Municipal Address: 26 Hadley Court			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS), Plan 65M-3049 *(From CityView data, for information purposes only)*			

24.197.1 Permitted Uses
The following uses are permitted: • Shall only be used for the residential dwelling and accessory structures existing on the date of passage of this by-law.

24.197.2 Zone Requirements	
24.197.2.1 Lot Specifications	
Lot Area (minimum)	2500.0 square metres
Lot Frontage (minimum)	20.0 metres

Parent Zone: R4 **Exception No.:** (198)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-58	*Previous By-laws:* 3565-94.D, 3628-95.D
Municipal Address: Hadley Court			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS), Plan 65M-3049 *(From CityView data, for information purposes only)*			

24.198.1 Zone Requirements	
24.198.1.1 Lot Specifications	
Lot Area (minimum)	360.0 square metres
Lot Frontage (minimum)	12.0 metres
24.198.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Rear Yard (minimum)	15.5 metres
Exterior Side Yard – Garage (minimum)	6.0 metres
24.198.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent
Height (maximum)	10.0 metres

24.198.2 Accessory Structures	
Setback distance of accessory buildings or structures from the rear lot line (minimum)	9.0 metres
Rear yard setback for swimming pools (minimum)	11 metres

24.198.3 Air Conditioners and Heat Pumps	
Setback of central air conditioners and/or heat pumps from the rear lot line (minimum)	14.0 metres

Parent Zone: R8 **Exception No.:** (199)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-29	*Previous By-laws:* 3565-94.D, 3628-95.D
Municipal Address: Downey Circle			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS), Plan 65M-3049 *(From CityView data, for information purposes only)*			

24.199.1 Zone Requirements	
24.199.1.1 Lot Specifications	
Lot Area per unit (minimum)	180 square metres
24.199.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	6.0 metres
24.199.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

24.199.2 Maximum Number of Attached Dwelling Units General	
Maximum number of units attached in a continuous row	10 units

24.199.3 Parking	
Parking Requirement (minimum)	2 spaces per unit
Visitor Parking Requirement	Nil

Parent Zone: C3 **Exception No.:** (200)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C3-7	*Previous By-laws:* 3566-94, 3912-98
Municipal Address: 2 Allaura Boulevard			
Legal Description: Part Lots 22-25, Plan M-51 *(From CityView data, for information purposes only)*			

24.200.1 Permitted Uses

The following uses are permitted:

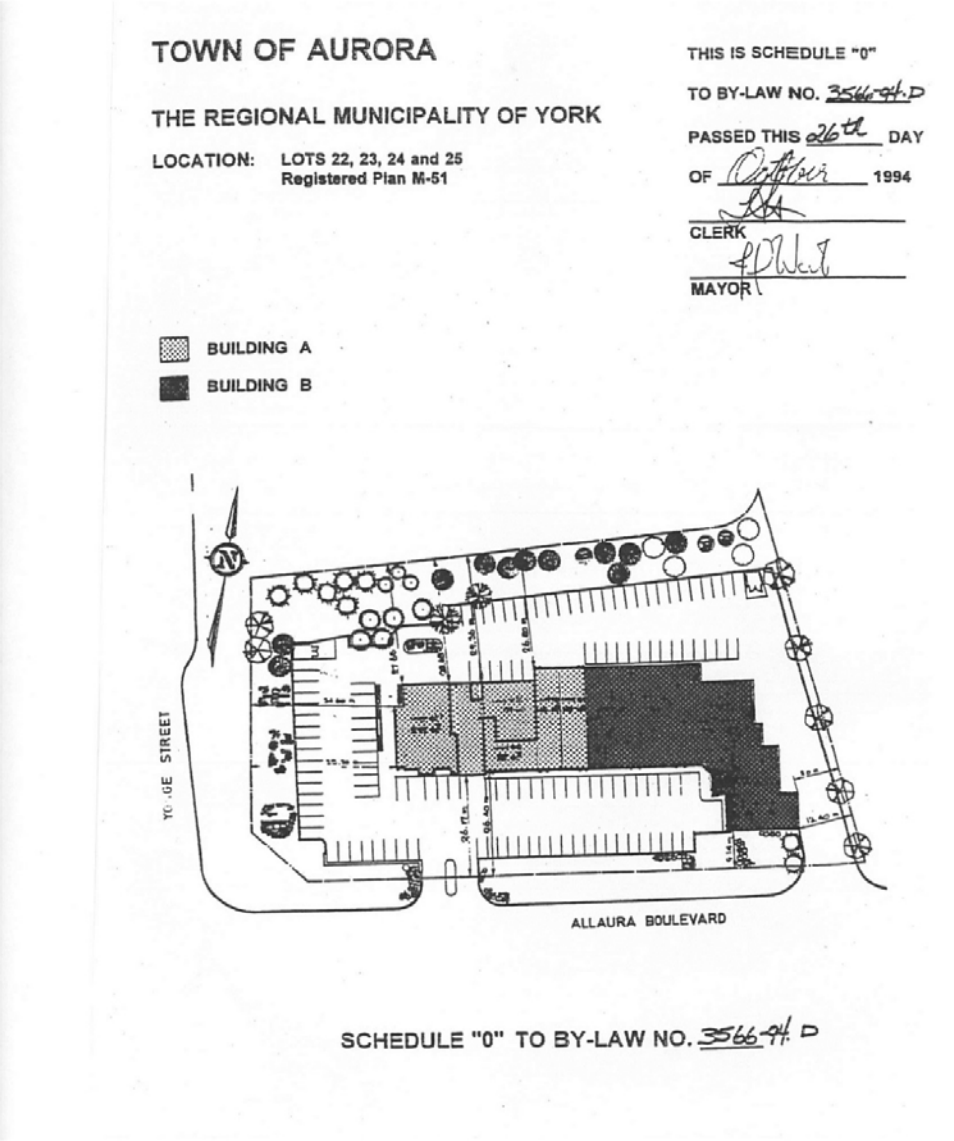
- Financial institutions
- Offices
- Clinics
- Drive Thru Facility
- Dry cleaner's distribution depots
- Personal service shops
- Places of Entertainment provided that the total combined floor area of such uses does not exceed 300 square metres
- Restaurants, provided that the combined floor area of all restaurants and medical clinics does not exceed 370 square metres in Building "A" and 20 percent of the total floor area of Building "B" as shown on Section 24.200.3 of this Exception Zone
- Retail stores
- Retail uses accessory to permitted uses

24.200.2 Zone Requirements

24.200.2.1 Siting Specifications

Front Yard (minimum)	9.0 metres

24.200.3 Figure



Parent Zone: C4 **Exception No.:** (201)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C4-11	*Previous By-laws:* 3570-95.D
Municipal Address: 15570 Yonge Street			
Legal Description: Part Lot 1, Plan 246 *(From CityView data, for information purposes only)*			

24.201.1 Permitted Uses

The following uses are permitted:

- Animal hospitals
- Clinics and restaurants provided that the combined floor area of all clinics and restaurants does not exceed 560 square metres.
- Dry cleaner's distribution depots
- Financial establishments
- Public authority
- Laundries
- Motor vehicle rental establishments in accordance with Section 9.4 except that Section 9.4.1 shall not apply.
- Offices
- Places of entertainment
- Personal service shops
- Retail stores

24.201.2 Parking

Permitted area used for the display and/or storage of vehicles, in addition to the areas required for parking.	Rear Yard Only
Number of vehicles displayed/stored for the motor vehicle rental establishment use (maximum)	25
Maximum length of any vehicle displayed/stored on the site	7.0 metres
Maximum width of any vehicle displayed/stored on the site	2.5 metres
Maximum height of any vehicle displayed/stored on the site	2.2 metres

Parent Zone: C4 **Exception No.:** (202)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C4-12	*Previous By-laws:* 3579-94.D
Municipal Address: 14800 Yonge Street			
Legal Description: Part Lot 77, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.202.1 Permitted Uses

The following uses are permitted:

- Animal hospitals
- Clinics, restaurants, , and drive-thru restaurants provided that no part of any drive-thru restaurant shall be closer than 76 metres to the western lot line and that the combined floor area of all restaurants and medical clinics does not exceed twenty percent of the total commercial floor area.
- Clubs
- Commercial schools provided that the combined commercial floor area devoted to the use does not exceed 186 square metres.
- Day care centres
- Drive Thru Facility
- Dry cleaner's distribution stations or depots
- Financial establishments
- Gymnasiums catering to athletic programs and activities for minors
- Fitness centre
- Laundromat
- Motor vehicle rental establishments in accordance with Section 9.4 except that Section 9.4.1 shall not apply.
- Motor vehicle washing establishments
- Offices
- Personal service shops
- Places of entertainment
- Places of Worship
- Public Authority
- Retail stores
- Service shops

24.202.2 Zone Requirements

24.202.2.1 Siting Specifications

Front Yard (minimum)	Nil

Interior Side Yard (minimum)	6.0 metres

24.202.3 Parking	
Permitted area used for the display and/or storage of vehicles, in addition to the areas required for parking.	Rear and/Interior Side Yards Only
Maximum length of any vehicle displayed/stored on the site	7.0 metres
Maximum width of any vehicle displayed/stored on the site	2.5 metres
Maximum height of any vehicle displayed/stored on the site	2.2 metres

Parent Zone: R6 **Exception No.:** (203)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-11	*Previous By-laws:* 3580-94.D
Municipal Address: 32-42 Batson Drive			
Legal Description: Blocks E & F, Plan M-57 *(From CityView data, for information purposes only)*			

24.203.1 Zone Requirements	
24.203.1.1 Lot Specifications	
Lot Area per unit (minimum)	220.0 square metres
Lot Frontage per unit (minimum)	7.0 metres
24.203.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Required setback from the common lot line between an attached pair of dwelling units for the main building and garage (minimum)	Nil
Required rear yard setback for the three units located farthest from Yonge Street moving from the closest to the farthest (minimum)	6.2 metres 6.0 metres 3.0 metres
Required setback from lands shown zoned "Major Open Space (O1) Zone (minimum)	1.5 metres
24.203.1.3 Building Specifications	
Lot Coverage (maximum)	40 percent

24.203.2 Accessory Structures	
Rear yard setback for accessory structures, satellite dishes and swimming pools from the rear lot line (minimum)	2.5 metres

Parent Zone: R8 **Exception No.:** (204) and (H)R8(204)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R6-32	*Previous By-laws:* 3621-95.D, 4813-06.D
Municipal Address: Chapman Court			
Legal Description: Part Lot 80, Concession 1 East of Yonge Street (EYS); Part 4 & Part of Part 3, 65R-6842 *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.204.1 Zone Requirements	
24.204.1.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	0.8 hectares
Lot Area per unit (minimum)	270.0 square metres
Lot Frontage (minimum)	20.0 metres
24.204.1.2 Siting Specifications	
Setback of the front of a building from any public street or private right-of-way (minimum)	4.5 metres
Setback of a garage from any public street or private right-of-way (minimum)	6.0 metres
Setback of an end or side wall from any public street or private right-of-way (minimum)	2.45 metres
Notwithstanding the above, this requirement shall not apply to Block 1-Unit 5, which shall provide a minimum distance separation of 2.0 metres from the end or side wall from any public street or private right-of-way.	
Setback of an end or side wall from any lot line other than a street line (minimum)	1.5 metres
Setback of a rear wall from any lot line (minimum)	7.5 metres
Notwithstanding the above, this requirement shall not apply to the following units Block 1-Unit 1, Block 2-Unit 6 and Block 7-Unit 38. These units shall be permitted a setback from the rear wall to any lot line of 6.0 metres, 7.2 metres and 2.75 metres respectively.	
Distance separation between the side of a building and the side of another building (minimum)	3.0 metres

Distance separation between the front of a building and the front of another building (minimum)	16.5 metres
Distance separation between the back of a building and the back of another building (minimum)	15.0 metres
Distance separation between the back of a building and the side of another building (minimum)	9.0 metres
Distance separation between the front of a building and the side of another building (minimum)	15.0 metres
Notwithstanding the above, this requirement shall not apply to the following units: • Block 1-Unit 5, Block 2-Unit 6, shall provide a minimum distance separation of 12.6 metres between the front of a building and the side of another building. • Block 3-Unit 14, Block 4-Unit 15, Block 7-Unit 32, Block 8-Unit 39. These units shall provide a minimum distance separation of 13.6 metres between the front of a building and the side of another building.	
Distance separation between the front of a building and the back of another building (minimum)	19.5 metres
Unobstructed distance between buildings on the same lot (minimum)	3.0 metres
24.204.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Floor Area (minimum)	75.0 square metres
Floor Area (maximum)	240.0 square metres
Building Height (maximum)	12.5 metres

24.204.2 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement.

24.204.3 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.204.4 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch,	2.0 metre

including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	
Projection of steps into the required distance separation for the main building from any public street or private right-of-way (maximum)	0.9 metres
Projection of a rear deck and/or balcony	3.0 metres
The privacy screen as required by shall only be required for second floor balconies	

Parent Zone: E1 **Exception No.:** (205)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-10	*Previous By-laws:* 3626-95
Municipal Address: 390 Industrial Parkway South			
Legal Description: Lot 30, Plan M-2012 *(From CityView data, for information purposes only)*			

24.205.1 Permitted Uses
The following uses are permitted:
• Day nurseries • Places of worship • Uses accessory to the above uses

24.205.2 Zone Requirements	
24.205.2.1 Building Specifications	
Combined Gross Floor Area of all Structures (maximum)	1000 square metres

24.205.3 Loading	
Loading Spaces Requirement	Nil

Parent Zone: E1 **Exception No.:** (206)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M5-3	*Previous By-laws:* 3629-95.D, 3871-97.D, 4084-99
Municipal Address: 330 Industrial Parkway North			
Legal Description: Part of Lot 85, Concession 1 East of Yonge Street (EYS), Parts 2,5 & 7 *(From CityView data, for information purposes only)*			

24.206.1 Permitted Uses
The following uses are permitted:
• Commercial School • Private School • Public School • Accessory uses to the above For the purposes of this section commercial schools shall be limited to primarily elementary school-aged children.

24.206.2 Zone Requirements	
24.206.2.1 Siting Specifications	
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	6.0 metres
24.206.2.2 Building Specifications	
Height (maximum)	8.0 metres

24.206.3 Landscaping
i) A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping. Access ramps or driveways shall be permitted to cross the landscaping strips provided they are more or less perpendicular to the street line. The width of the required landscaping strips shall be a minimum of 3 metres with the exception that the minimum width of the landscaping strip shall be 1.5 metres abutting the northern lot line.
ii) Where a parking area, other than a parking garage, is located in a yard abutting a public street or a reserve abutting a public street and includes more than 20 parking spaces, there shall be landscaping within the parking area occupying an area equivalent to not less than 5% of the parking area.
iii) The landscaping strip along the western property line abutting the railway shall include a berm with a minimum height of 2.5 metres and a maximum slope of 2.5 to 1. A fence shall be constructed on the berm in conjunction with a 1.5 metre wide planting strip consisting of suitable trees and shrubs which are no less than 1.5 metres in height.
iv) The landscape strip abutting the lands to the south shall include a 1.5 metre wide planting strip consisting of suitable trees and shrubs which are no less than 1.5 metres in height.

24.206.4 Parking
The parking requirement shall be the greater of: • The parking standards of this By-law; or • 10 spaces per each 90 square metres of public assembly space including a gymnasium

24.206.5 Loading
Loading space provisions shall not apply.

24.206.6 Outside Storage
Notwithstanding any provisions to the contrary, no outside or open storage shall be permitted.

Parent Zone: R2 **Exception No.:** (207)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-20	*Previous By-laws:* 3743-96
Municipal Address: 298 Kennedy Street West			
Legal Description: Part Lot 79, Concession 1 Est of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.207.1 Zone Requirements	
The Front Lot line shall be the line abutting Kennedy Street West or a reserve abutting Kennedy Street West.	
24.207.1.1 Lot Specifications	
Lot Frontage (minimum)	9.35 metres
24.207.1.2 Siting Specifications	
Front Yard (minimum)	40.0 metres
Rear Yard (minimum)	11.0 metres
Interior Side Yard from western property line (minimum)	4.5 metres
Interior Side Yard from eastern property line (minimum)	12.0 metres

24.207.2 Accessory Buildings	
Interior Side Yard for the existing accessory building (minimum)	1.3 metres

Parent Zone: R3 **Exception No.:** (208)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-62	*Previous By-laws:* 3640-95.D
Municipal Address: 304 Kennedy Street West			
Legal Description: Part Lot 79, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

DELETED by By-law 6057-18, March 27, 2018 (R3(500)

Parent Zone: C3 **Exception No.:** (209)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C3-9	*Previous By-laws:* 3652-95.D
Municipal Address: 15783-15821 Yonge Street			
Legal Description: Part Lot 84, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.209.1 Permitted Uses
The following uses are permitted:
• A maximum of two motor vehicle sales establishments including servicing areas and related accessory uses.

24.209.2 Zone Requirements	
The Front Lot line shall be the lot line abutting Yonge Street or a reserve abutting Yonge Street.	
24.209.2.1 Lot Specifications	
Lot Area (minimum)	16000 square metres
Lot Frontage (minimum)	100 metres
24.209.2.2 Siting Specifications	
Front Yard (minimum)	65.0 metres
Rear Yard (minimum)	25.0 metres
Interior Side Yard from northern property line (minimum)	18.0 metres
Interior Side Yard from southern property line (minimum)	11.0 metres

24.209.3 Parking	
Parking Requirement – Visitor and Employee (minimum)	60 spaces
Parking Requirement – Vehicle Display (minimum)	140 spaces
Required manoeuvring space for Vehicle Display spaces (minimum)	Nil
Required manoeuvring area for the parking spaces closest to and perpendicular to the southern property boundary (minimum)	7.2 metres

24.209.4 Landscaping	
The Owner shall provide a landscaped open space area containing such berms, walls, fences, hedges, trees, and shrubs or other such ground cover as are deemed necessary which will have the following dimensions:	
Adjacent to Yonge Street (average)	5.0 metres
Adjacent to Yonge Street (minimum)	2.0 metres
Adjacent to the north property line (minimum)	10.0 metres
Adjacent to Old Yonge Street (minimum)	5.0 metres

24.209.5 Loading	
Loading Space Requirement (minimum)	1 space

Parent Zone: R6 **Exception No.:** (210)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-12	*Previous By-laws:* 3655-95.D
Municipal Address: Burgon Place			
Legal Description: Part Lots 83 and 84, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.210.1 Zone Requirements	
The lot frontage shall be measured on a line ten (10.0) metres back from and parallel to the chord of the lot frontage.	
24.210.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	450.0 square metres
Lot Frontage per pair of units (minimum)	13.5 meres
Lot Frontage per unit (minimum)	5.6 metres
24.210.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	8.0 metres
Front Yard – Garage (minimum)	8.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
24.210.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent

Parent Zone: R8 **Exception No.:** (211)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-33	*Previous By-laws:* 3655-95.D
Municipal Address: Burgon Place			
Legal Description: Part Lots 83 and 84, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.211.1 Zone Requirements	
24.211.1.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	140.0 square metres
Lot Frontage per dwelling unit (minimum)	5.5 metres
24.211.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	6.0 metres
Front Yard – Garage (minimum)	6.0 metres
Unobstructed Distance Between Buildings on the Same Lot (minimum)	3.0 metres
24.211.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (maximum)	10.0 metres

24.211.2 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row in any row development	6 units

24.211.3 Parking	
Parking Requirement (minimum)	2 spaces per unit
Visitor Parking Requirement	Nil

Parent Zone: E1 **Exception No.:** (212)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-11	*Previous By-laws:* 3662-95.D
Municipal Address: 169 Edward Street			
Legal Description: Lot 38, Plan 487 *(From CityView data, for information purposes only)*			

24.212.1 Permitted Uses
The existing building shall only be used for the following uses:
• Offices

24.212.2 Zone Requirements	
24.212.2.1 Siting Specifications	
Front Yard (minimum)	8.0 metres
Rear Yard (minimum)	6.0 metres

24.212.3 Loading
Loading Space provisions for Employment Zones shall not apply

Parent Zone: C4 **Exception No.:** (213)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* C4-13	*Previous By-laws:* 3666-95.D
Municipal Address: 24 St. John's Sideroad West			
Legal Description: Part Lot 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.213.1 Permitted Uses

Shall only be used for the following:

- Wine bottling plant, including an accessory retail sales area, having a minimum floor area of 500 square metres. In combination with the main wine bottling use, the lands may also be used for restaurants, excluding drive-thru restaurants, provided that the combined floor area of all restaurants does not exceed 1100 square metres.

The following uses may also be permitted in combination of the Wine Bottling Plant:

- Financial Establishments
- Offices
- Retail Stores, excluding convenience retail stores and supermarkets
- Studios
- Specialty Food Stores

Notwithstanding that uses listed above are permitted in conjunction with the main use of the wine bottling plant, should the wine bottling plant cease to operate, then the other uses in this section shall, as of the day the wine bottling plant ceases to operate, be permitted on their own and shall be viewed as being in conformity with the provisions of this by-law

24.213.2 Definitions

For the purposes of this zone, 'Wine Bottling Plant' shall mean a building or part thereof where the fermenting, manufacturing, storage and bottling of wine and wine related products takes place. The following uses may also be permitted in combination with the Wine Bottling Plant: financial establishments; offices; retail stores, excluding convenience retail stores and supermarkets; bake shops; bake shops, special; studios; specialty food stores.

For the purposes of this zone, "Specialty Food Store" means an establishment where food products having a common theme such as, but not limited to, a meat shop, a cheese shop, fish shop, fresh produce store, bakery shop, delicatessen, health food store, frozen food provisioners, or combination thereof, are sold or offered for sale at retail but does not include any type of restaurant as defined in this by-law. The combined floor area for all Specialty Food Store premises shall not exceed 1000 square metres.
Notwithstanding that uses listed above are permitted in conjunction with the main use of the wine bottling plant, should the wine bottling plant cease to operate, then the other uses in this section shall, as of the day the wine bottling plant ceases to operate, be permitted uses on their

own and shall be viewed as being in conformity with the provisions of this by-law.

24.213.3 Zone Requirements St. John's Sideroad West shall be deemed to be front lot line.	
24.213.3.1 Lot Specifications	
Lot Area (minimum)	15000.0 square metres
Lot Frontage (minimum)	70.0 metres
24.213.2 Siting Specifications	
Front Yard (minimum)	50.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	15.0 metres
Exterior Side Yard (minimum)	18.0 metres
24.213.3 Building Specifications	
Lot Coverage (maximum)	35 percent
Height (maximum)	2 storeys and in no case greater than 13.5 metres

24.213.4 Landscaping
i) A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping.
Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.
The width of the required landscaping strips shall be a minimum of 8.0 metres abutting Yonge Street or a reserve abutting Yonge Street, 50 metres abutting St. John's Sideroad West or a reserve abutting St. John's Sideroad West and 3.0 metres abutting all other lot lines.
ii) A maximum of thirty percent (30%) of the landscape strip abutting Yonge Street or a reserve abutting Yonge Street may be used for parking purposes provided the parking is broken up by landscaped islands and the width of the landscape strip is not less than 3.0 metres in any location.
iii) Where the number of parking spaces in a parking area, other than a parking garage, exceeds twenty (20), there shall be landscaping within the parking area occupying an area equivalent to not less than five percent (5%) of the parking area.

24.213.5 Parking	
Parking Requirement (minimum)	145 spaces

Parent Zone: R8 **Exception No.:** (214)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R6-34	*Previous By-laws:* 3684-95)
Municipal Address: Falconwood Hollow			
Legal Description: Part Lot 75, Concession1 EYS Vandorf Sideroad YRCP 940 *(From CityView data, for information purposes only)*			

24.214.1 Permitted Uses
The following uses are permitted:
• A maximum of 34 Townhouse Dwelling units • Private home day care
The following uses are prohibited:
• Accessory buildings and structures

24.214.2 Zone Requirements	
24.214.2.1 Lot Specifications	
Lot Area (minimum)	3.5 hectares
Lot Frontage (minimum)	17.0 metres
24.214.2.2 Siting Specifications	
South Lot Line (minimum)	25.0 metres
West Lot Line (minimum)	25.0 metres
Unobstructed distance between unit clusters (minimum)	7.0 metres
24.214.2.3 Building Specifications	
Lot Coverage (maximum)	16.5 percent
Dwelling Unit Width (minimum)	8.0 metres
Height (maximum)	8.0 metres

24.214.3 Landscaping
A landscaped strip of a minimum width of 20 metres exclusive of any buildings or structures and including a landscaped berm with a 3:1 slope shall be provided along the southerly and westerly property boundary. A wood screen privacy fence shall be provided along the southerly and easterly property boundaries.

24.214.4 Amenity Area Screening	
A private amenity area shall be provided having a width equal to the width of the dwelling unit and have the following minimum depth (from the wall of the dwelling unit)	5.0 metres
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.214.5 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row	4 units

Parent Zone: PDS4 **Exception No.:** (215)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-21	*Previous By-laws:* 3711-96.D
Municipal Address: 94 and 98 Wellington Street East			
Legal Description: Part Lots 7 and 8, Plan 107 *(From CityView data, for information purposes only)*			

24.215.1 Permitted Uses
The following uses shall only be permitted:
• Residential buildings and accessory structures existing on the date of passage of this by-law.

24.215.2 Definitions
For the purposes of the PDS4(215) zone, a Converted Dwelling shall mean a dwelling existing at the time of passing of this By-law altered to contain not more than two dwelling units, each being a self-contained dwelling unit none of which is located in a cellar or basement.

Parent Zone: R8 **Exception No.:** (216)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-35	*Previous By-laws:* 3711-96
Municipal Address: 91, 93, 95, 97, 10 Centre Street, 10 Walton Drive			
Legal Description: Register Plan 107, Parts14-16, Reference Plan 65R-18734 *(From CityView data, for information purposes only)*			

24.216.1 Permitted Uses
The following uses are permitted:
• Private Home Day Care • Townhouse Dwelling

24.216.2 Zone Requirements	
24.216.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	160.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.216.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	6.5 metres
Front Yard – Garage (minimum)	7.0 metres
Exterior Side Yard – Main Building (minimum)	4.0 metres
24.216.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (maximum)	10.0 metres

24.216.3 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of the private amenity area (minimum)	3.6 metres

24.216.4 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse	5 units

Dwelling attached in a continuous row	

24.216.5 Parking	
Parking Requirement (minimum)	2 spaces per unit
Visitor Parking Requirement (minimum)	Nil

Parent Zone: PDS4 **Exception No.:** (217)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-23	*Previous By-laws:* 3721-96.D
Municipal Address: 15423 Yonge Street			
Legal Description: Lot 2, Plan 215 *(From CityView data, for information purposes only)*			

24.217.1 Parking	
The minimum required parking shall be a total of 12 parking spaces with 10 parking spaces located solely within the property boundary and 2 parking spaces located partially within the municipal right-of-way and permitted by way of an easement agreement with the Town of Aurora.	
Number of parking spaces dedicated solely for the use of the apartment dwelling unit (minimum)	1 space
Visitor Parking Requirement (minimum)	Nil
Manoeuvering space or driveway width (minimum)	7.0 metres

24.217.2 Buffer Strip	
Required buffer strip along the southern property line adjacent to the existing building (minimum)	1.8 metres
Required buffer strip along the southern property line adjacent to the parking area (minimum)	Nil

Parent Zone: C4 **Exception No.:** (218)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C4-14	*Previous By-laws:* 3722-96.D
Municipal Address: 265 Edward Street			
Legal Description: Part Lot 77, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.218.1 Permitted Uses
The following uses are permitted:
• Animal hospitals • Clinics and restaurants, provided that the combined floor area of all restaurants and medical clinics does not exceed twenty percent of the total commercial floor area • Clubs • Commercial schools, provided that the combined commercial floor area devoted to the use does not exceed 186 square metres • Day care centres • Dry cleaner's distribution depots • Financial institutions. • Gymnasiums catering to athletic programs and activities for minors • Fitness centre • Laundromat • Offices • Personal service shops • Places of Entertainment • Places of Worship • Public Authority • Retail stores • Service shops

24.218.2 Zone Requirements	
24.218.2.1 Siting Specifications	
Interior Side Yard (minimum)	4.5 metres
Exterior Side Yard (minimum)	10.6 metres

Parent Zone: C4 **Exception No.:** (219)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C4-15	*Previous By-laws:* 3724-96.D
Municipal Address: 14700 Yonge Street			
Legal Description: Part Lots 76 & 77, Concession 1 West of Yonge Street (WYS), (Part 3, 65R-18443) *(From CityView data, for information purposes only)*			

DELETED by By-law 6175-19, April 23, 2019 R4(514)

Parent Zone: R8 **Exception No.:** (220)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R6-36	*Previous By-laws:* 3725-96.D
Municipal Address: Mosaics Avenue			
Legal Description: Part Lots 76 & 77, Concession 1 West of Yonge Street (WYS), (Part 3, 65R-18443) *(From CityView data, for information purposes only)*			

The lands shown being Part 1, Reference Plan 65R-18443 shall only be used in accordance with the following provisions.

24.220.1 Permitted Uses

The following uses are permitted:

- A maximum of 86 Townhouse Dwelling units
- Private home day care
- Driveways, entrance and exit ramps servicing adjacent lands immediately to the east and zoned C4(221) and C4(219), shall also be permitted.

24.220.2 Zone Requirements

For the lands zoned R8(220), the northern property boundary abutting Murray Drive or a reserve abutting Murray Drive, shall be deemed to be the front lot line.

24.220.2.1 Lot Specifications

Lot Area per dwelling unit (minimum)	210.0 square metres
Lot Frontage – Total Parcel (minimum)	65.0 metres

24.220.2.2 Siting Specifications

Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	3.0 metres
Interior Side Yard - Abutting the eastern boundary of Part 1 Reference Plan 65R-18443 (minimum)	2.7 metres
Interior Side Yard – Abutting the western lot line (minimum)	7.5 metres
Unobstructed distances between buildings on the same lot (minimum)	3.0 metres
Setback of a front wall from a private road (minimum)	4.5 metres
Setback of an end or side wall from a private road (minimum)	3.0 metres

Setback of the front of a garage from a private road (minimum)	6.0 metres
Distance separation between the rear of a building and the rear of another building (minimum)	15.0 metres
Notwithstanding the above, a bay window may be permitted to encroach a maximum of 0.3 metres into the required yard between the building and a private road.	
Notwithstanding the above, the minimum building setback of an end or side wall from visitor parking, and of the most northerly end unit along the western property line from a private road, shall be 1.2 metres.	
24.220.2.3 Building Specifications	
Lot Coverage (maximum)	27 percent
The width of a dwelling unit shall be a minimum of 6 metres abutting the western lot line and in no case less than 5.5 metres	

24.220.3 Encroachments	
Projection of roofed or uncovered porches, balconies or decks into a required minimum yard, provided no part of the porch, balcony or deck including eaves and steps, is closer than 1.0 metre to the lot line (maximum)	2.0 metres
Encroachment of steps into a minimum yard into the lot line (maximum)	0.5 metres
Required minimum distance separation between balconies, open-sided roofed and uncovered porches, uncovered terraces, patios, decks, steps and landings on one side	Nil
Required minimum distance separation between balconies, open-sided roofed and uncovered porches, uncovered terraces, patios, decks, steps and landings on the other side	1.5 metres

24.220.4 Parking	
Visitor parking area shall be permitted in the required front yard adjacent to Murray Drive provided it is the following distance from the front lot line (minimum)	6.0 metres
Width of a driveway providing access to a dwelling unit (maximum)	3.5 metres per unit

24.220.5 Access to Commercial Zones
The provisions of Section 5.5.5 shall not apply to the lands zoned R8(220).

24.220.6 Amenity Area Screening	
Depth of a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2 metres provided on either side of the private amenity area (minimum)	3.6 metres

24.220.7 Landscaping
A strip of land with a minimum width of 6.0 metres shall be provided adjacent to Murray Drive which shall be used for no other purpose than landscaping.

24.220.8 Buffer Strips
Notwithstanding Section 4.8, the following shall apply: a buffer strip shall be provided along the eastern and western boundaries of Part 1 on Reference Plan 65R-18443 having a minimum width of 2.7 metres.
Along the eastern boundary of Part 1 Reference Plan 65R-18443, the buffer strip shall include a chain link fence with a minimum height of 1.5 metres and/or a noise attenuation fence extending a minimum distance of 240 metres from the southern boundary.
the buffer strip shall include a solid wood fence with a minimum height of 1.5 metres.
Where ingress and egress driveways or walkways extend through the strip, it shall be permissible to interrupt the strip within 1.5 metres of the edge of such driveway and/or walkway.

Parent Zone: C4 **Exception No.:** (221)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C4-16	*Previous By-laws:* 3726-96.D, 3828-97.D
Municipal Address: 14720-14760 Yonge Street			
Legal Description: Concession 1 West of Yonge Street (WYS), (Part 3, 65R-18443) *(From CityView data, for information purposes only)*			

The lands shown being Part 2 Reference Plan 65R-18443 shall only be used in accordance with the following provisions.

24.221.1 Permitted Uses

The following uses are permitted:

- animal hospitals
- financial institutions
- offices
- clinics and restaurants excluding drive-thru restaurants, provided that the combined floor area of all restaurants and medical clinics does not exceed twenty percent of the total commercial floor area
- clubs
- commercial schools, provided that the combined commercial floor area devoted to the use does not exceed 186 square metres
- day care centres
- dry cleaner's distribution depots
- Drive Through Facilities, excluding drive-thru restaurants
- gymnasiums catering to athletic programs and activities for minors
- fitness centre
- laundromat
- public authority
- service shops
- personal service shops
- places of entertainment, excluding cinemas
- places of worship
- retail stores
- specialty food stores, provided the combined floor area devoted to such use does not exceed 1700 square metres
- Notwithstanding any provisions to the contrary, driveways, parking areas, entrance and exit ramps servicing lands immediately to the west and south shall also be permitted provided that no driveway, and/or parking area, and/or loading area shall be permitted within any building envelope delineated on Figure 24.221.10
- Notwithstanding any provisions to the contrary, department stores including junior department stores, and/or supermarkets shall not be permitted on the lands

24.221.2 Definitions

Specialty Food Store means an establishment where food products having a common theme such as, but not limited to, a meat shop, a cheese shop, fish shop, fresh produce store, bakery shop, delicatessen, health food store, frozen food provisioners, or combination thereof, are sold or offered for sale at retail but does not include any type of restaurant as defined in this by-law.

Supermarket means an establishment greater than 1700 square metres primarily engaged in retailing a balanced line of goods such as canned, bottled, packaged and frozen foods; fresh meat and poultry; fish; fresh fruits and vegetables; prepared food products; bakery products; dairy products; candy and confectionary, and other food lines. In addition, newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers and plants and other non-food articles may be sold.

Department Store, including a **Junior Department Store**, means a retail store where a wide range of general merchandise such as household furniture and furnishings, household appliances, clothing and apparel, hardware, paint and wallpaper, drugs, books and stationery, and other miscellaneous retail goods and commodities are sold on a departmentalized basis.

24.221.3 Zone Requirements

24.221.3.1 Lot Specifications

Lot Area (minimum)	18000 square metres
Lot Frontage (minimum)	90 metres

24.221.3.2 Siting Specifications

Building "B" shall be setback a minimum distance of :	
From Murray Drive	23.0 metres
From the westerly lot line	10.5 metres
From Yonge Street	132.0 metres
From the southerly lot line	8.5 metres
Building "C" shall be setback a minimum distance of :	
From Murray Drive	9.0 metres
From Yonge Street with the exception that the minimum distance separation from the daylighting triangle shall be 6.5 metres.	8.6 metres
Notwithstanding any provisions to the contrary Building "C" shall be sited immediately adjacent to the landscape strip abutting Yonge Street and Murray Drive and shall extend a minimum of 47 metres along the Murray Drive frontage and 37 metres along the Yonge Street frontage.	
Building "D" shall be setback a minimum distance of :	
From Yonge Street	8.6 metres

From the southerly lot line	7.0 metres
Notwithstanding any provisions to the contrary Building "D" shall be sited immediately adjacent to the landscape strip abutting Yonge Street and shall extend a minimum distance of 20 metres along the Yonge Street frontage.	
24.221.3.3 Building Specifications	
Lot Coverage (maximum)	35 percent
Height (maximum)	10.0 metres
Notwithstanding any other provisions of this by-law, the combined commercial floor area of Buildings "B", "C", and "D" shall not exceed 4800 square metres and no commercial floor area shall be permitted outside the building envelopes shown on Section 24.221.10.	
A decorative tower may be permitted to project from the roof of Building "C" provided the maximum height of the combined building and tower does not exceed 17.0 metres. Any signage associated with the decorative tower(s) shall comply with the Town of Aurora sign by-law.	

24.221.4 Ingress & Egress
Notwithstanding the provisions of Section 5.5.4(d), a maximum of three entrance and exit ramps for automobile traffic shall be permitted provided that each dual direction access ramp shall have a minimum width of 7.5 metres and a maximum width of 11.0 metres, at the street line.
Single direction access ramps shall not be less than 4.5 metres in width at the street line. The shared entrance and exit ramp accessing Yonge Street and divided along the common boundary between Parts 2 and 3 on Reference Plan 65R-18443 shall be permitted.

24.221.5 Access From Residential Zones to Commercial Zones
Section 5.5.5 shall not apply.

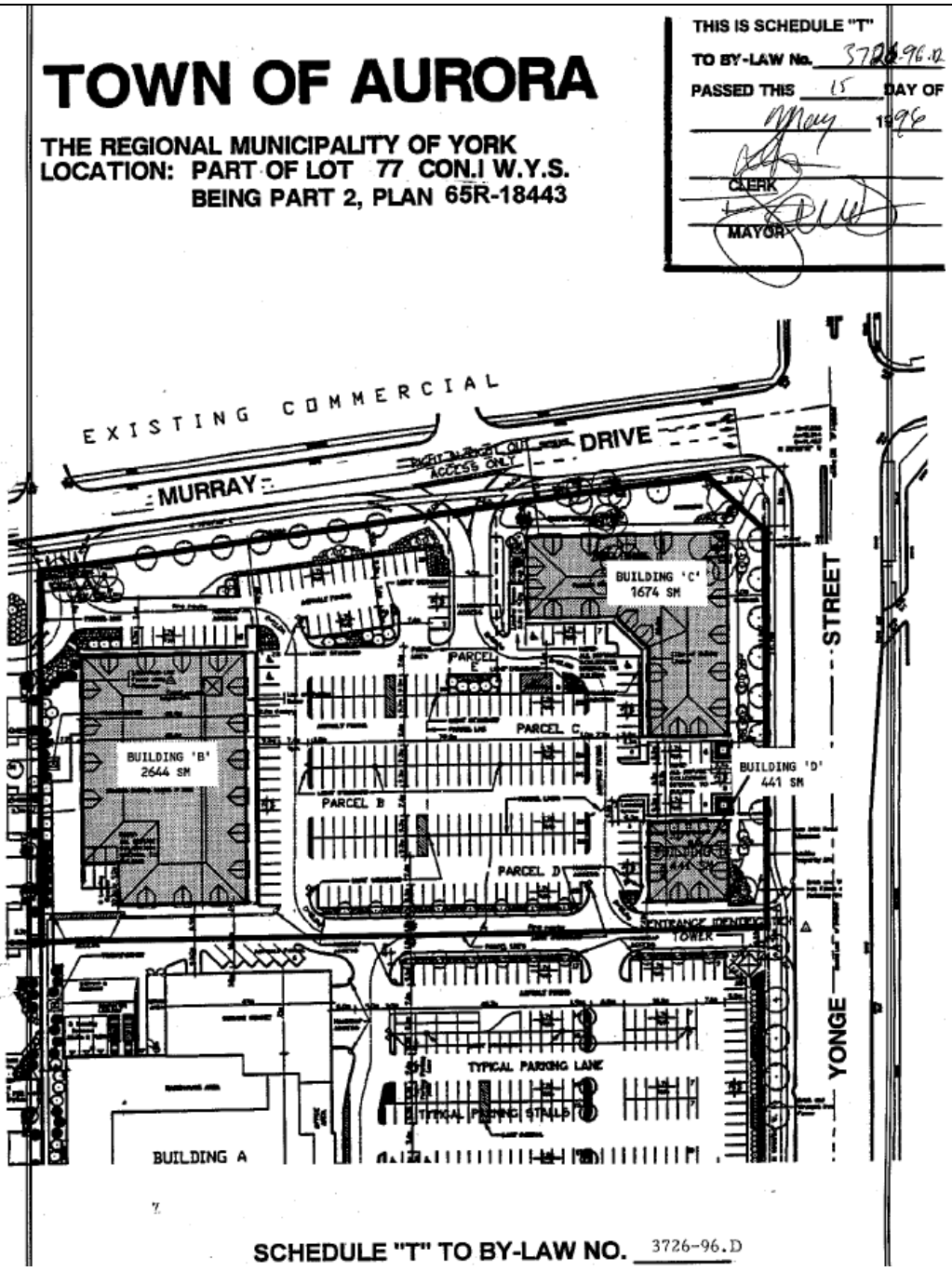
24.221.6 Loading Space	
Loading Space Requirement – Building B (minimum)	3 spaces
Loading Space Requirement – Building C (minimum)	1 space
Loading Space Requirement – Building D (minimum)	Nil

24.221.7 Parking	
Parking requirement (minimum)	5.5 spaces per 100 square metres of commercial floor area
Notwithstanding any other provisions of this by-law, no parking areas shall be permitted on a temporary or other basis within any proposed building envelope as contemplated in Section 24.221.10.	

24.221.8 Landscaping
A strip of land shall be provided adjacent to the entire length of the northern and eastern lot lines and along the boundary of Part 2 Reference plan 65R-18443 which shall be used for no other purpose than landscaping.
The landscape strip abutting the western boundary of Part 2 Reference Plan 65R-18443 may also include a transformer in accordance with an approved site plan.
Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.
The width of the required landscaping strips shall be a minimum of 9 metres abutting Murray Drive and 8.6 metres abutting Yonge Street, or a reserve abutting such streets, and of 3 metres abutting the western boundary of Part 2 Reference Plan 65R-18443.
Notwithstanding the above, the minimum width of the landscaping strip abutting the daylighting triangle shall be 6.5 metres.

24.221.9 Buffer Strips
Notwithstanding the provisions of Section 4.8, a planting strip with a minimum width of 3 metres shall be provided along the entire length of the western boundary of Part 2 Reference Plan 65R-18443.
Where ingress or egress driveways or walkways extend through the planting strip, it shall be permissible to interrupt the strip within 1.5 metres of the edge of such driveway and/or walkway.

Figure 24.221.10



Parent Zone: R3 **Exception No.:** (222)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-63	*Previous By-laws:* 3743-96.D
Municipal Address: 296 Kennedy Street West			
Legal Description: Part Lot 79, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.222.1 Zone Requirements	
24.222.1.1 Siting Specifications	
Front Yard (minimum)	9.0 metres
24.222.1.2 Building Specifications	
Floor Area inclusive of garage (maximum)	427.0 square metres
Height – Main Building (maximum)	9.0 metres

Parent Zone: R3 **Exception No.:** (223)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R2-64	*Previous By-laws:* 3751-96.D
Municipal Address: Monkman Court			
Legal Description: Plan 65M3123 *(From CityView data, for information purposes only)*			

24.223.1 Zone Requirements	
24.223.1.1 Building Specifications	
Lot Coverage for a 2-storey building (maximum)	35 percent
Lot Coverage for a 1-storey building (maximum)	40 percent

Parent Zone: R8 **Exception No.:** (224)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R6-37	*Previous By-laws:* 3779-96.D
Municipal Address: Senator Court			
Legal Description: Part Lot 81, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.224.1 Permitted Uses
The following uses are permitted:
• Private home day care • Townhouse Dwelling to a maximum of 27 units

24.224.2 Zone Requirements	
24.224.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	230.0 square metres
Lot Frontage (minimum)	130.0 metres
24.224.2.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	56.0 metres
East Side Yard (minimum)	50.0 metres
West Side Yard (minimum)	10.0 metres
24.224.2.3 Building Specifications	
Lot Coverage (maximum)	15.0 percent
Floor Area per unit (minimum)	75.0 metres
Height (maximum)	11.0 metres
Width of the Dwelling Unit (minimum)	6.0 metres
Notwithstanding the provisions to the contrary, lot area, yards and coverage requirements shall be calculated on the basis of the entire site area including the portion of the site zoned Environmental Protection (EP) Zone.	

24.224.3 Amenity Area Screening	
Depth of a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2 metres provided on either side of the private amenity area (minimum)	4.0 metres

24.224.4 Landscaping
A landscaped strip of a minimum width of 5.0 metres exclusive of any buildings or structures shall be provided along the westerly property boundary and shall only be used for the purpose of landscaping and shall include a black vinyl chain link fence to a minimum height of 1.2 metres extending from the front property boundary for a distance of 160 metres north along the westerly property boundary.

24.224.5 Accessory Structures
Notwithstanding the provisions of Section 4.1.1, no part of any decks or accessory structures shall be permitted to be set more than 4.0 metres from the rear of the building.

Parent Zone: C4 **Exception No.:** (225)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C5-3	*Previous By-laws:* 3794-97.D
Municipal Address: 1, 3 Industrial Parkway South			
Legal Description: Block B, Part 1, Plan 535 *(From CityView data, for information purposes only)*			

24.225.1 Permitted Uses
The following uses are permitted:
• Offices • Commercial schools • Drive Through facilities • Dry cleaner's distribution depot • Personal service shops • Places of entertainment • Clubs and fitness centre • Retail stores

24.225.2 Zone Requirements	
24.225.2.1 Lot Specifications	
Lot Area (minimum)	2000.0 square metres
Lot Frontage (minimum)	27.0 metres
24.225.2.2 Siting Specifications	
Front Yard (minimum)	8.0 metres
Rear Yard (minimum)	26.0 metres
Interior Side Yard (minimum)	12.0 metres
Exterior Side Yard (minimum)	3.5 metres
Notwithstanding the exterior side yard and front yard setback, the corner of the building most north west shall have a minimum setback of 1.45 metres from the curved property boundary.	
24.225.2.3 Building Specifications	
Floor Area (maximum)	80.0 square metres
Height (maximum)	8.0 metres
Notwithstanding any provisions to the contrary, a patio shall not be permitted in the Exterior Side Yard adjacent to Wellington Street.	

24.225.3 Landscaping	
Notwithstanding any provisions to the contrary, the area between the exterior side lot line and the building and the front lot line and the building shall be landscaped in its entirety save and except for two parking spaces in the front yard	
The width of the required landscape strip abutting the eastern lot line	3.5 metres
The width of the required landscape strip abutting the interior side lot line (minimum)	0.0 metres
Minimum area of the lot used for no other purpose than landscaping	15 percent

24.225.4 Accessory Structures
Notwithstanding the provisions of 6.2, a refuse enclosure shall be located a minimum of 3.5 metres from the eastern lot line and 0.1 metres from the southern lot line

24.225.5 Parking
In accordance with Section 5.4 hereof. Notwithstanding any provisions to the contrary, a maximum of 5 parking spaces may be provided along the south property line encroaching no more than 1.7 metres on the neighbouring property to the south and shall be included in the parking calculation for the required spaces located on site.
Notwithstanding any provisions to the contrary, no parking space or access driveway shall be located closer than 3.0 metres from the exterior side lot line and 4.0 metres from the rear of the building and 2.7 metres from the front of the building. Notwithstanding the above, an access driveway shall be permitted to cross the northerly lot line east of the building.

24.225.6 Loading
In accordance with the provisions of Sections 9.3 with the exception that the loading space shall be provided in the interior side yard parallel with the building wall.

Parent Zone: E1 **Exception No.:** (226)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M3	*Previous By-laws:* 3871-97.D
Municipal Address: Various addresses			
Legal Description: N/A			

24.226.1 Permitted Uses
The following uses are permitted:
• Auction centres • Banquet halls • Clubs • Commercials schools • Day Care Centre • Dry Cleaning Distribution Depots • Dry Cleaning Establishments • Equipment sales and rental establishments • Financial institutions • Fitness centres, provided that no part of the building is used for industrial or warehouse purposes • Offices • Pet Services • Places of worship • Recreation centres, provided that no part of the building is used for industrial or warehouse purposes • Repair shops • Restaurants • Service Shops

24.226.2 Zone Requirements
24.226.2.1 Lot Specifications
Shall be in accordance with the E1 provisions provided in Section 10.2.of this By-law
24.226.2.2 Siting Specifications
Shall be in accordance with the E1 provisions provided in Section 10.2 of this By-law, except the following:
Notwithstanding the front and exterior side yard requirements cited above, no building or structure shall be located within the sight triangle measured 6 metres from the point of intersection of the front and exterior side lot lines

24.226.2.3 Building Specifications
Building specification provisions shall be in accordance with the E1 provisions provided in Section 10.2.

24.226.3 Accessory Structures
Notwithstanding the above and the provisions of Section 4.1.1, no accessory building or structure other than a gate house, shall be located closer to any streetline than the closest wall of the main building.

24.226.4 Outdoor Storage
The storage of goods, material or machinery shall not be permitted other than in a wholly enclosed building

Parent Zone: RA2 **Exception No.:** (227)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* RA3-9	*Previous By-laws:* 3796-98.D
Municipal Address: 15 Brookland Avenue			
Legal Description: Block B, Plan 550 *(From CityView data, for information purposes only)*			

24.227.1 Permitted Uses
The following uses are permitted: • The lands shall be used only for an apartment building having a maximum of 66 units and a medium density townhouse complex having a maximum of 12 units.

24.227.2 Zone Requirements	
The property boundary abutting Brookland Avenue or a reserve abutting Brookland Drive, shall be deemed to be the front lot line.	
24.227.2.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	10,400.0 square metres
Lot Frontage – Total Parcel (minimum)	165.0 metres
24.227.2.2 Siting Specifications	
Apartment Building	
Front Yard (minimum)	9.0 metres
Interior Side Yard (minimum)	1/2 the building height and in no case less than 9.0 metres
Townhouse Dwelling	
Front Yard (minimum)	25.0 metres
Rear Yard (minimum)	4.0 metres
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	9.0 metres
24.227.2.3 Building Specifications	
Townhouse Height (maximum)	8.0 metres

24.227.3 Amenity Area	
Minimum amenity area	1000.0 square metres
For each Townhouse Dwelling unit that directly abuts an interior side yard, there shall exist a private amenity area having a width equal to the width of the dwelling unit, and a minimum depth (from the wall of the dwelling unit) of 6.0 metres.	

24.227.4 Amenity Area Screening	
Depth of a screen wall and/or fence provided on either side of those private amenity areas directly abutting an interior side yard (minimum)	3.6 metres

24.227.5 Parking	
Parking Requirement (minimum)	105 spaces
Tandem Spaces	14 spaces
Manoeuvering Space	Nil

Parent Zone: R2 **Exception No.:** (228)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-21	*Previous By-laws:* 3821-97.D
Municipal Address: 135 Kennedy Street West			
Legal Description: Part Lot 33, Plan 246 *(From CityView data, for information purposes only)*			

24.228.1 Zone Requirements	
24.228.1.1 Lot Specifications	
Lot Frontage (minimum)	26.0 metres

Parent Zone: R6 **Exception No.:** (229)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R3-13	*Previous By-laws:* 3830-97.D
Municipal Address: 65-81 Metcalfe Street			
Legal Description: Lots 12-15 and Part Lot 16, Plan 68 *(From CityView data, for information purposes only)*			

24.229.1 Zone Requirements	
24.229.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	700.0 square metres
Lot Frontage per pair of units (minimum)	13.6 metres
Lot Frontage per units (minimum)	6.8 metres
24.229.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.0 metres
Front Yard – Garage (minimum)	5.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	1.2 metres
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, the wall of the main building located above an attached garage shall not be setback more than 1.5 metres from the front wall of the garage.	
24.229.1.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Floor Area per unit (minimum)	90.0 square metres
Floor Area per unit (maximum)	205.0 square metres
Height – Main Building (maximum)	8.5 metres

24.229.2 Encroachments	
Projection of open-sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard, provided no part of the porch, including eaves and steps, is closer than 2 metres to the lot line (maximum)	2.0 metres

24.229.3 Accessory Structures	
Distance of setback of accessory buildings and structures from the common lot line between attached units (minimum)	0.6 metres

24.229.4 Parking	
Required length of a parking space in a front yard (minimum)	5.0 metres
Width of a driveway in a single-bay garage (maximum)	3.5 metres per unit
Width of a driveway in a double-bay garage (maximum)	5.7 metres per unit
Width of driveway at the property line (maximum)	3.5 metres
Combined total of double-bay garages permitted	Two

Parent Zone: R4 **Exception No.:** (230)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-65	*Previous By-laws:* 3830-97.D
Municipal Address: 83 Metcalfe Street			
Legal Description: Lots 12-15 and Part Lot 16, Plan 68 *(From CityView data, for information purposes only)*			

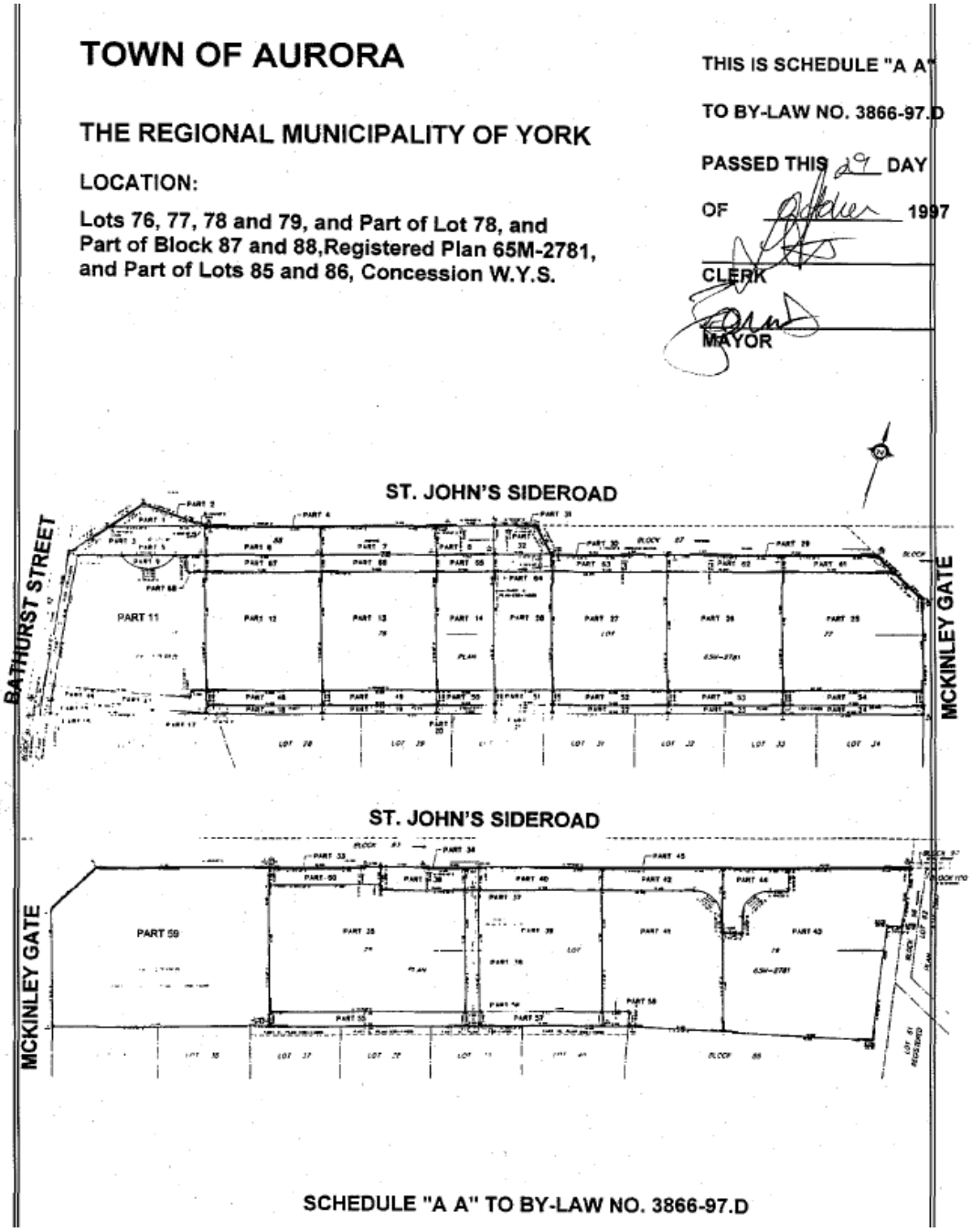
24.230.1 Zone Requirements	
24.230.1.1 Lot Specifications	
Lot Area (minimum)	430.0 square metres
Lot Frontage (minimum)	9.0 metres
24.230.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.0 metres
Front Yard – Garage (minimum)	5.0 metres
Rear Yard (minimum)	15.0 metres
24.230.1.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Height (maximum)	8.5 metres

Parent Zone: R2 **Exception No.:** (231)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-22	*Previous By-laws:* 3866-97.D
Municipal Address: 683, 691, 699, 707 St. John's Sideroad West			
Legal Description: Lots 76,77,78,79, Part Blocks 87 & 88, Plan 65M-2781, Part Lots 85 & 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.231.1 Zone Requirements	
St. John's Sideroad, or a reserve abutting St. John's Sideroad, shall be deemed to be the front lot line.	
24.231.1.1 Lot Specifications	
Lot Frontage (minimum)	25.0 metres
Notwithstanding any other provisions to the contrary, the minimum lot area calculation shall be based on the sum of the areas which are zoned R2(231) and O(75) as shown on Section 24.231.3 of this By-law.	
24.231.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	16.5 metres
Front Yard – Front Facing Garage (minimum)	19.5 metres
Front Yard – Side Facing Garage (minimum)	16.5 metres
Rear Yard (minimum)	20.0 metres
Notwithstanding the above or any provisions to the contrary, the minimum required setback from Parts 5, 6, 7, 8 and 32 as shown on Section 24.231.3 of this By-law, shall be 7.5 metres for the main building and 12.0 metres for a front or side facing garage.	
The provisions of Section 7.5.1.1 shall not apply.	
Notwithstanding the siting requirements set out above, where an R2(231) Exception Zone abuts an O2(75) Exception Zone, no part of any building, structure or use accessory thereto, including a patio or driveway, shall encroach upon the O-12 zone.	
24.231.1.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Height – Main Building (maximum)	8.0 metres

24.231.2 Accessory Buildings
Accessory buildings and/or structures including swimming pools shall be permitted in the rear yard in accordance with the general provisions regulating such structures, provided the minimum required setback be calculated from the boundary between the R2(231) and O2(75) Exception Zones as opposed to the rear lot line.

24.231.3 Figure



Parent Zone: R2 **Exception No.:** (232)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-23	*Previous By-laws:* 3866-97.D
Municipal Address: 605, 629, 659, 667, 675 St. John's Sideroad West			
Legal Description: Lots 76,77,78,79, Part Blocks 87 & 88, Plan 65M-2781, Part Lots 85 & 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.232.1 Zone Requirements	
St. John's Sideroad, or a reserve abutting St John's Sideroad, shall be deemed to be the front lot line.	
24.232.1.1 Lot Specifications	
Lot Frontage (minimum)	25.0 metres
Notwithstanding any other provisions to the contrary, the minimum lot area calculation shall be based on the sum of the areas which are zoned R2(232) and O(75) in each lot on Section 24.231.3 of this By-law.	
24.232.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	9.0 metres
Front Yard – Front Facing Garage (minimum)	15.0 metres
Front Yard – Side Facing Garage (minimum)	9.0 metres
Rear Yard (minimum)	20.0 metres
Notwithstanding the above or any provisions to the contrary, the minimum required setback from Parts 36 and 44 as shown on Section 24.231.3 of this By-law, shall be 7.5 metres for the main building and 12.0 metres for a front or side facing garage.	
The provisions of Section 7.5.1.1 shall not apply.	
Notwithstanding the siting requirements set out above, where an R2(232) Exception Zone abuts an O(75) Exception Zone, no part of any building, structure or use accessory thereto, including a patio or driveway, shall encroach upon the O(75) Exception Zone.	
24.232.1.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Height – Main Building (maximum)	8.0 metres

Section 24.232.2 Accessroy Buildings
Accessory buildings and/or structures including swimming pools shall be permitted in the rear yard in accordance with the general provisions regulating such structures, provided the minimum required setback be calculated from the boundary between the R2(232) and O(75) Exception Zones as opposed to the rear lot line.

Parent Zone: R2 **Exception No.:** (233)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-24	*Previous By-laws:* 3866-97.D
Municipal Address: 613, 621 St. John's Sideroad West			
Legal Description: Lots 76,77,78,79, Part Blocks 87 & 88, Plan 65M-2781, Part Lots 85 & 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.233.1 Zone Requirements	
St. John's Sideroad, or a reserve abutting St. John's Sideroad, shall be deemed to be the front lot line.	
24.233.1.1 Lot Specifications	
Lot Frontage (minimum)	25.0 metres
Notwithstanding any other provisions to the contrary, the minimum lot area calculation shall be based on the sum of the areas which are zoned R2(233) and O(75) in each lot on Section 24.231.3 of this By-law.	
24.233.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	15.0 metres
Front Yard – Front Facing Garage (minimum)	19.5 metres
Front Yard – Side Facing Garage (minimum)	15.0 metres
Rear Yard – One storey (minimum)	20.0 metres
Rear Yard – Two storeys (minimum)	22.0 metres
Notwithstanding the above or any provisions to the contrary, the minimum required setback from Parts 37, 40 and 42, as shown on Section 24.231.3 of this By-law, shall be 7.5 metres for the main building and 12.0 metres for a front or side facing garage.	
The provisions of Section 7.5.1.1 shall not apply.	
Notwithstanding the siting requirements set out above, where an R2(233) Exception Zone abuts an O(75) Exception Zone, no part of any building, structure or use accessory thereto, including a patio or driveway, shall encroach upon the O(75) Exception Zone.	
24.233.1.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Height (maximum)	8.0 metres

Section 24.233.2 Accessroy Buildings
Accessory buildings and/or structures including swimming pools shall be permitted in the rear yard in accordance with the general provisions regulating such structures, provided the minimum required setback be calculated from the boundary between the R2(233) and O(75) Exception Zones as opposed to the rear lot line.

Parent Zone: I **Exception No.:** (234)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* I-11	*Previous By-laws:* 3870-97.D
Municipal Address: 15520 Yonge Street			
Legal Description: Part Lot 4, Plan 246 *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.234.1 Permitted Uses
The following uses are permitted:
• A fitness centre, provided the floor area does not exceed 400 square metres • A retirement home with a maximum of 114 units

24.234.2 Zone Requirements	
24.232.2.1 Siting Specifications	
Front Yard (minimum)	9.0 metres
Interior Side Yard North (minimum)	0.1 metres
Exterior Side Yard South (minimum)	4.5 metres

24.234.3 Encroachments
Stairs, canopies and patios may project into the required front yard.

24.234.4 Parking	
Parking Requirement	0.393 spaces per unit
Notwithstanding any provisions to the contrary the parking for the retirement units shall be located outside the floodplain.	

Parent Zone: E1 **Exception No.:** (235)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-12	*Previous By-laws:* 3871-97.D
Municipal Address: 6 Vata Court			
Legal Description: Lot 29, Plan 10328 *(From CityView data, for information purposes only)*			

24.235.1 Permitted Uses
The following uses are permitted:
• All uses permitted in the E1 zone • Contractors supply operations • Electrical shops • A gymnasium catering primarily to athletic programs and activities for minors provided that the floor area devoted to the use does not exceed 700 square metres • Plumbing shops

24.235.2 Parking	
Parking Requirement (minimum)	51 spaces

Parent Zone: C4 **Exception No.:** (236)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C4-17	*Previous By-laws:* 3879-97
Municipal Address: 14729 Yonge Street			
Legal Description: Part Lot 77, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.236.1 Permitted Uses

The following uses are permitted:

- Financial establishments
- Offices
- Clinics and restaurants, provided the combined floor area of all restaurants and clinics does not exceed twenty percent of the total commercial floor area
- Dry cleaner's distribution stations or depots
- Laundromat
- Public Authority
- Motor Vehicle Service Stations
- Places of entertainment
- Personal service shops
- Retail stores
- Notwithstanding the above, the 800 square metre basement area for the subject building shall be used for storage purpose only

24.236.2 Zone Requirements

24.236.2.1 Lot Specifications	
Lot Frontage (minimum)	27.0 metres
24.236.2.2 Siting Specifications	
Front Yard (minimum)	10.55 metres
Interior Side Yard (minimum)	0.73 metres
24.236.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent

24.236.3 Location of Gasoline and Propane Pumps and Canopies

The daylight corner shall be provided by measuring a distance of 12 metres in both directions from the intersection of street lines.

Parent Zone: R8 **Exception No.:** (237)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-38	*Previous By-laws:* 3880-97
Municipal Address: 61 Centre Street			
Legal Description: Lots 15 and 16, Plan 107 *(From CityView data, for information purposes only)*			

24.237.1 Permitted Uses
The following uses are permitted:
• Private Home Day Care • Dwelling, Townhouse

24.237.2 Zone Requirements	
24.237.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	160.0 square metres
Lot Frontage per dwelling unit (minimum)	7.0 metres
24.237.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	6.0 metres
– Garage (minimum)	7.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	
– Main Building	4.0 metres
– Garage (minimum)	6.0 metres
Nothwithstanding the above, the minimum required setback from the common lot line between attached units shall be nil for the main building and garage	
24.237.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (maximum)	10.0 metres

24.237.3 Amentity Area Screening
A screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2 metres shall be provided on either side of the private amenity area to a minimum depth of 3.6 metres.

24.237.4 General	
Maximum number of units of Townhouse Dwelling attached in a continuous row	4 units

24.237.5 Parking	
Parking Requirement (minimum)	2 spaces per unit
Visitor Parking Requirement (minimum)	Nil

Parent Zone: C4 **Exception No.:** (238)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C5-4	*Previous By-laws:* 3930-98.D
Municipal Address: 229-239 Earl Stewart Drive			
Legal Description: Part Block 6 and Block 5, Plan 65M-2874 *(From CityView data, for information purposes only)*			

24.238.1 Permitted Uses

The following uses are permitted:

- Banquet Halls
- Clubs
- Commercial Schools
- Drive Thru facility
- Financial Institutions
- Offices
- Fitness centre
- Hotels and Motels including accessory convention facilities
- Personal Service Shops
- Places of Entertainment
- Restaurants
- Retail stores

Accessory Uses shall be permitted in Offices, Hotels and Motels in accordance with the following provisions:

- Retail uses to serve the occupants of the office buildings, or the patrons of a hotel or motel, and notwithstanding the generality of the foregoing, retail uses shall only include convenience goods such as newspapers, magazines, tobacco products and candy
- The accessory uses permitted above shall be subject to the following provisions
  i) No access shall be permitted except from the interior of the building;
  ii) Outdoor exterior sign advertising the accessory uses shall not be permitted

24.238.2 Zone Requirements

24.238.2.1 Lot Specifications	
Lot Area (minimum)	8,000.0 square metres
Lot Frontage (minimum)	60.0 metres
24.238.2.2 Siting Specifications	
Front Yard (minimum)	9.0 metres

Rear Yard (minimum)	9.0 metres
Interior Side Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	9.0 metres
Minimum Building Setback from the street line of Bayview Avenue (minimum)	15.0 metres
24.238.2.3 Building Specifications	
Height (maximum)	15.0 metres
Floor Area Ratio (maximum)	100.0 percent

Parent Zone: R6 **Exception No.:** (239)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R3-14	*Previous By-laws:* 3961-98
Municipal Address: Baywell Crescent, Hollandview Trail			
Legal Description: Part Lot 83, Concession 1 East of Yonge Street (EYS), Plan 65M-3324 *(From CityView data, for information purposes only)*			

24.239.1 Zone Requirements	
24.239.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	400.0 square metres
Lot Frontage per pair of units (minimum)	14.0 metres
Lot Frontage per unit (minimum)	7.0 metres
The Front Lot line shall be the line abutting Hollandview Trail or a reserve abutting Hollandview Trail	
24.239.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	3.0 metres
Rear Yard – Main Building (minimum)	13.0 metres
Rear Yard – Garage from public laneway (minimum)	0.5 metres
Distance between Main Building and Garage (minimum)	6.0 metres
Interior Side Yard – Main Building (minimum)	1.2 metres
Interior Side Yard – Garage (minimum)	0.9 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Main Building from a public laneway (minimum)	1.2 metres
Exterior Side Yard – Garage (minimum)	1.5 metres
24.239.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Height per unit (maximum)	4.5 metres
Garage Length inside per unit (minimum)	6.0 metres
Single Garage width inside per unit (minimum)	2.9 metres
Double Garage width inside per unit (minimum)	5.5 metres

24.239.2 Encroachments	
Projection of open sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard, provided no part of the porch, including the eaves is closer than 1.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into a front or exterior side yard to the lot line (maximum)	0.5 metres

24.239.3 Garage Setback	
Notwithstanding the above, the required setback of a double car garage on a rear laneway from the interior side lot line on one side (minimum)	Nil
Notwithstanding the above, the required setback of a double car garage on a rear laneway from the interior side lot line on the other side (minimum)	0.9 metres
The required setback of a single car garage on a rear laneway from the interior side lot line on one side (minimum)	Nil
The required setback of a single car garage on a rear laneway from the interior side lot line on the other side (minimum)	2.7 metres

24.239.4 Accessory Buildings	
Setback distance of accessory buildings or structures, excluding a garage, from the rear lot line (minimum)	7.0 metres
Setback distance of accessory buildings and structures other than a garage, from the common lot line between attached units (minimum)	0.6 metres

24.239.5 Daylighting Triangle
On a corner lot where a daylighting rounding has been conveyed to a public authority, the minimum required setback for the main building from the daylighting rounding shall be the extension of the front yard and exterior side yard setbacks, the minimum required setback for balconies, open-sided roofed porches, uncovered terraces, patios, steps and landings shall be nil, and the minimum required setback for garages shall be 0.5 metres.
A lot abutting a public laneway shall be deemed to be a corner lot.
On a corner lot the minimum required setback for the main building and garage from the sight or

daylighting triangle shall be the extension of the front yard or rear yard and the exterior side yard setbacks.

24.239.6 Air Conditioners and Heat Pumps
Central air conditioners and heat pumps shall be permitted in rear yards, subject to a minimum setback of 12.0 metres from the rear lot line.

24.239.7 Parking	
Parking Requirement (minimum)	2 spaces per unit
Visitor Parking Requirement (minimum)	Nil
Number of consecutive garage parking spaces (maximum)	3
Distance of garage in the rear yard from the rear lot line (maximum)	0.5 metres
Distance of garage in the rear yard from the main building (maximum)	6.0 metres
Garages shall be excluded from the calculation of lot coverage	
Parking space length in a rear yard accessed by a laneway (minimum)	5.5 metres
Parking space width in a rear yard accessed by a laneway (minimum)	2.7 metres
Parking space length in a rear yard accessed by a laneway (maximum)	6.5 metres
Parking space width in a rear yard accessed by a laneway (maximum)	2.9 metres

Parent Zone: R8 **Exception No.:** (240)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-39	*Previous By-laws:* 3961-98
Municipal Address: Baywell Crescent, Hollandview Trail			
Legal Description: Part Lot 83, Concession 1 East of Yonge Street (EYS), Plan 65M-3324 *(From CityView data, for information purposes only)*			

24.240.1 Permitted Uses
The following uses are permitted:
• A home occupation • Townhouse Dwelling

24.240.2 Zone Requirements	
24.240.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	175.0 square metres
Lot Frontage per parcel (minimum)	20.0 metres
Lot Frontage per unit (minimum)	6.1 metres
Notwithstanding the provisions of Section 4.5, for the lands shown zoned R8(240) on Schedule "A", the Front Lot line shall be the line abutting Hollandview Trail or a reserve abutting Hollandview Trail.	
24.240.2.2 Siting Specifications	
Front Yard (minimum)	3.0 metres
Rear Yard – Main Building (minimum)	13.0 metres
Rear Yard – Garage from public laneway (minimum)	0.5 metres
Distance between Main Building and Garage (minimum)	6.0 metres
Interior Side Yard – Main Building (minimum)	1.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Main Building from a public laneway (minimum)	1.2 metres
Setback from the common lot line between attached dwelling units for the main building and garage	Nil

24.240.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Garage Height per unit (maximum)	4.5 metres
Garage Length inside per unit (minimum)	6.0 metres
Single Garage width inside per unit (minimum)	2.9 metres
Double Garage width inside per unit (minimum)	5.5 metres

24.240.4 Garage Setback	
Notwithstanding the above, the required setback of a garage on a rear laneway from the interior side lot line on one side (minimum)	Nil
Notwithstanding the above, the required setback of a garage on a rear laneway from the interior side lot line on the other side for an interior unit (minimum)	2.7 metres
Notwithstanding the above, the required setback of a garage on a rear laneway from the interior side lot line on the other side for an end unit (minimum)	1.5 metres
Exterior side yard setback for a garage abutting a laneway from the exterior side yard or extension thereof (minimum)	1.5 metres

24.240.5 Accessory Buildings	
Setback distance of accessory buildings or structures, excluding a garage, from the rear lot line (minimum)	0.7 metres
Setback distance of accessory buildings and structures other than a garage, from the common lot line between attached units (minimum)	0.6 metres

24.240.6 Daylighting Triangle
On a corner lot where a daylighting rounding has been conveyed to a public authority, the minimum required setback for the main building from the daylighting rounding shall be the extension of the front yard and exterior side yard setbacks, the minimum required setback for balconies, open-sided roofed porches, uncovered terraces, patios, steps and landings shall be nil, and the minimum required setback for garages shall be 0.5 metres.
A lot abutting a public laneway shall be deemed to be a corner lot.
On a corner lot the minimum required setback for the main building and garage from the sight or daylighting triangle shall be the extension of the front yard or rear yard and the exterior side yard setbacks.

24.240.7 Air Conditioners and Heat Pumps
Central air conditioners and heat pumps shall be permitted in rear yards, subject to a minimum setback of 12.0 metres from the rear lot line.

24.240.8 Encroachments	
Projection of open sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard, provided no part of the porch, including the eaves is closer than 1.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into a front or exterior side yard to the lot line (maximum)	0.5 metres

24.240.9 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

24.240.10 Amenity Area	
Required amenity area (minimum)	30.0 square metres per unit

24.240.11 Parking	
Parking Requirement (minimum)	2 spaces per unit
Number of spaces located in a garage for an interior unit	One and only one shall be
Number of spaces located in a garage for an end unit	Both may be
Visitor Parking Requirement (minimum)	Nil
Distance of garage in the rear yard from the rear lot line (maximum)	0.5 metres
Distance of garage in the rear yard from the main building (maximum)	6.0 metres
Garages shall be excluded from the calculation of lot coverage	
Parking space length in a rear yard accessed by a laneway (minimum)	5.5 metres

Parking space width in a rear yard accessed by a laneway (minimum)	2.7 metres
Parking space length in a rear yard accessed by a laneway (maximum)	6.5 metres
Parking space width in a rear yard accessed by a laneway (maximum)	2.9 metres

Parent Zone: PD1 **Exception No.:** (241)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C2-11	*Previous By-laws:* 3964-98, 4177-00.D

Municipal Address: 15207 Yonge Street
Legal Description: Part Lots 3 and 4, Plan 68 *(From CityView data, for information purposes only)*

24.241.1 Permitted Uses
In addition to the PDS1 permitted uses of this by-law, the following uses shall apply:
• A maximum of 18 dwelling units

24.241.2 Amenity Area	
Required amenity area located interior to the building	100.0 square metres

24.241.3 Other Provisions	
Ingress and egress (minimum)	2.3 metres
Manoeuvering area (minimum)	6.3 metres
Required buffer strip along the southern property line	Nil
The provisions of Section 4.4.2 shall not apply.	

Parent Zone: C3 **Exception No.:** (242)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C3-10	*Previous By-laws:* 3967-98.D
Municipal Address: 150 Wellington Street East			
Legal Description: Lot 6, Plan 107 *(From CityView data, for information purposes only)*			

24.242.1 Permitted Uses
The following uses are permitted:
• Animal hospital
• One apartment dwelling unit on the second storey

24.242.2 Zone Requirements	
24.242.2.1 Lot Specifications	
Lot Area (minimum)	1244.0 square metres
Lot Frontage (minimum)	18.3 metres
24.242.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	5.5 metres
Rear Yard (minimum)	7.5 metres
Side Yard (minimum)	2.7 metres
Side Yard – Accessory Building (minimum)	1.2 metres
Notwithstanding any provisions to the contrary the sideyard setback for an open sided roofed porch existing prior to the enactment of this by-law shall be Nil.	

24.242.3 Parking	
Width of entrance and exit ramps (minimum)	6.0 metres
The cellar shall not be included in the floor area calculation	

24.242.4 Buffer Strip	
The minimum required buffer strip along the west property line shall consist of a minimum of a 1.25 metre grassed strip and a solid wood fence	
Extension of buffer strip from the north property limit (minimum)	30.5 metres

Parent Zone: R8 **Exception No.:** (243)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-42	*Previous By-laws:* 3968-98.D
Municipal Address: Sandlewood Court			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS), Part 2, 65R-17698 *(From CityView data, for information purposes only)*			

24.243.1 Permitted Uses
The following uses are permitted:
• Block Townhouse Dwelling • Private Home Day Care

24.243.2 Zone Requirements	
24.243.2.1 Lot Specifications	
Lot Area per unit (minimum)	230.0 square metres
Lot Frontage (minimum)	8.0 metres
24.243.2.2 Siting Specifications	
Minimum setback of the front wall of a building from any curb gutter	4.5 metres
Minimum setback of the front wall of a garage from any curb gutter	6.0 metres
Minimum setback of an end or side wall from any curb gutter	2.0 metres
Minimum setback of an end or side wall from any lot line other than a street line	1.5 metres
Minimum setback of a front wall from Wellington Street	6.0 metres
Minimum setback of a rear wall from any other lot line	7.5 metres
Minimum distance separation between the side wall of a building and the side wall of another building	3.0 metres
Minimum distance separation between the front wall of a building and the front of another building	16.7 metres
Minimum distance separation between the back wall of a building and the back wall of	15.0 metres

another building	
Minimum distance separation between the front wall of a building and the side wall of another building	16.0 metres
Minimum unobstructed distance between buildings on the same lot	3.0 metres
24.243.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Floor Area (maximum)	200.0 square metres
Height (maximum)	11.5 metres
Width of a dwelling unit (minimum)	5.5 metres
Garage width per unit (maximum)	4.0 metres
Garage interior width per unit (minimum)	2.9 metres
Garage interior depth per unit (minimum)	6.0 metres

24.243.3 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres
In addition a noise fence shall be provided for the rear amenity areas for the blocks abutting Wellington Street.	

24.243.4 Frontage on a Road or Street
Notwithstanding the provisions of Section 4.5 the site shall have frontage to a public street by means of a right-of-way

Parent Zone: R7 **Exception No.:** (244)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R5-24	*Previous By-laws:* 3976-98.D
Municipal Address: 15 Machell Avenue			
Legal Description: Lot 4, Plan 36 *(From CityView data, for information purposes only)*			

24.244.1Permitted Uses
The following uses are permitted: • One semi-detached dwelling per lot

24.244.2 Zone Requirements	
24.244.2.1 Lot Specifications	
Lot Frontage per pair of units (minimum)	20.0 metres
Lot Frontage per unit (minimum)	9.0 metres
24.244.2.2 Siting Specifications	
Interior Side Yard (minimum)	3.0 metres

24.244.3 Accessory Structures	
Setback distance of accessory buildings and structures from the common lot line between attached units (minimum)	0.6 metres

24.244.4 Encroachments
No encroachment greater than 1.2 metres shall be permitted into an interior side yard

Parent Zone: C4 **Exception No.:** (245)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C9-1	*Previous By-laws:* 3977-98.D
Municipal Address: 15900 Bayview Avenue			
Legal Description: Blk 4, Lots 2 & 3, Blks 8, 9, 10, Plan 65M-2874 *(From CityView data, for information purposes only)*			

The lands shown zoned C4(245) on Schedule "A", being Block 4, and Lots 2 and 3 and Blocks 8, 9, 10, on Plan 65M-2874 shall only be used in accordance with the following provisions.

24.245.1 Permitted Uses

The following uses are permitted:

- Shall only be used for a Supermarket, which may be constructed in phases.
- Seasonal outside storage of goods for sale shall be permitted in accordance with the Outside Storage and Display of Goods and Materials provisions of this zone

24.245.2 Definitions

Supermarket:
means an establishment in which a balanced line of goods such as canned, bottled, packaged and frozen foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionery and other food products are sold. In addition, newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers and plants and other non-food articles may be sold. Services may also be offered for sale provided they are subordinate to the main use. A mezzanine as defined herein shall also be permitted.

Mezzanine:
means that portion of the supermarket building which is located above the main floor in the form of a balcony, which may be enclosed in whole or in part, and which may be used for non-retail uses such as offices, employee facilities and lounge areas, community meeting rooms with kitchen facilities, seating and rest areas, a photo lab, mechanical, electrical, storage and supply rooms, washroom facilities, and stairwells, escalators, elevators or movators, and accessory uses. Stairwells, escalators, elevators, movators, mechanical, electrical or other service rooms shall not be included in any calculation of the mezzanine floor area.

Retail Floor Area:
means the floor area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas:
i) any Service Room, or enclosed area that is used for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that service the building or structure;

ii) any part of the building or structure that is used as a loading and receiving area, a parking area, or for cart storage;
iii) any part of the building or structure used exclusively as common areas for the purpose of pedestrian circulation including corridors, passageways, stairwells, elevators, escalators or movators;
iv) any Mezzanine area; and
v) any part of the building used for any non-retail uses such as offices, meeting rooms, kitchen facilities, seating and rest areas, entry vestibules, storage rooms and stockrooms including freezers and cold rooms, staff locker and facility areas, and washroom facilities.

24.245.3 Zone Requirements

24.245.3.1 Lot Specifications

Lot Area (minimum)	2.5 hectares
Lot Frontage (minimum)	50.0 metres

24.245.3.2 Siting Specifications

The lot line abutting Bayview Avenue or a reserve on Bayview Avenue shall be deemed to be the front lot line for the purposes of calculating any zone provisions.

24.245.3.3 Building Specifications

Lot Coverage (maximum)	35.0 percent
Retail Floor Area (maximum)	7580.0 square metres
Height (maximum)	12.0 metres

If the supermarket is constructed in phases the maximum retail floor area for Phase I shall be 5730 square metres and the maximum retail floor area for Phase II shall be 1850 square metres. The total retail floor area and mezzanine floor area for Phase I shall not exceed 6112 square metres.

24.245.4 Parking

Parking Requirement (minimum)	5.5 spaces per 100 square metres of retail floor area 3.3 spaces per 90 square metres of mezzanine floor area and office area 1 space per 90 square metres for all other floor area

Notwithstanding any provisions to the contrary, no additional parking shall be required for any seasonal garden centre use.

24.245.5 Loading	
Loading Requirement (minimum)	2
All loading spaces and loading doors shall be appropriately screened, and shall be located such that they do not directly face Bayview Avenue.	

24.245.6 Ingress and Egress
Four (4) access ramps shall be permitted servicing the subject lands.
The most northerly access ramp on Earl Stewart Drive shall have a minimum width of 7.0 metres and a maximum width of 10.0 metres measured along the street line.
All other access ramps shall have a minimum width of 10.0 metres and a maximum width of 22.0 metres measured along the streetline.

24.245.7 Outside Storage and Display of Goods and Materials
Seasonal outdoor storage and display of goods and materials for sale shall be permitted as an accessory use to the Supermarket in accordance with an approved site plan, and compliance with Section 9.3 of this By-law

24.245.8 Landscaping
A strip of land shall be provided adjacent to the entire length of perimeter boundary of the site plan, which shall be used for no other purpose than landscaping in accordance with the approved site plan. Access ramps or driveways shall be permitted to cross such landscaping strips. The width of the required landscaping strips shall have an average of at least 6.0 metres, but in no case less than a width of 5.0 metres abutting Bayview Avenue and St. John's Sideroad or a reserve abutting Bayview Avenue or St. John's Sideroad and 3.0 metres abutting all other perimeter boundaries.
A minimum of ten percent (10%) of the lands in the site plan on which a building or structure is erected, shall be used for no other purpose than landscaping.
Landscaping within the parking area shall occupy an area equivalent to not less than five percent (5%) of the parking area.

24.245.9 Accessory Buildings and Structures
An identification tower may be permitted and shall be set back a minimum of three (3) metres from both Bayview Avenue and St. John's Sideroad, and shall have a maximum height of 10 metres.

Parent Zone: R1 **Exception No.:** (246)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-25	*Previous By-laws:* 3989-98
Municipal Address: 14591 Bathurst Street			
Legal Description: Part Lot 76, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.246.1 Accessory Building	
Interior side yard setback for the existing accessory building (minimum)	1.4 metres

Parent Zone: R2 **Exception No.:** (247)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-26	*Previous By-laws:* 3989-98
Municipal Address: 295 Willis Drive			
Legal Description: Part Lot 76, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.247.1 Zone Requirements	
24.247.1.1 Lot Specifications	
Lot Frontage (minimum)	13.0 metres

Parent Zone: C4 **Exception No.:** (248)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C4-18	*Previous By-laws:* 4005-98
Municipal Address: 14751Yonge Street			
Legal Description: Lot 4, Plan 10328 *(From CityView data, for information purposes only)*			

24.248.1 Permitted Uses

The following uses are permitted:

- Financial Institutions
- Offices
- Clinics and restaurants, provided the combined floor area of all restaurants and clinics does not exceed twenty percent of the total commercial floor area
- Dry cleaner's distribution station or depot
- Public authority
- Laundromats
- Places of entertainment
- Personal service shops
- Retail stores

24.248.2 Zone Requirements

24.248.2.1 Siting Specifications

Interior Side Yard – One Side (minimum)	4.0 metres
Interior Side Yard – Other Side (minimum)	12.6 metres

Parent Zone: O2 **Exception No.:** (249)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* O-13	*Previous By-laws:* 4012-98.D
Municipal Address: 17430, 14740 & 14780 Leslie Street			
Legal Description: Part Lots 17 to 20, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.249.1 Permitted Uses
The following uses are permitted:
• A private golf course including the following accessory uses: • Cart paths, walkways and trails • One clubhouse building including dining and banquet facilities, bar/lounge, fitness facilities, indoor swimming pool and meeting rooms • Driving range • Golf practice area including putting and chipping greens • Irrigation facilities • Maintenance buildings • Outdoor swimming pool • Parking area • Pro shop • A maximum of one residence for a caretaker or superintendent of the golf course • Storage facilities located within a main or accessory building or structure • Tennis courts

24.249.2 Zone Requirements	
24.249.2.1 Lot Specifications	
Lot Area (minimum)	85.0 hectares
Lot Frontage along Leslie Street (minimum)	800.0 metres
24.249.2.2 Siting Specifications	
Notwithstanding any provisions to the contrary, all buildings, including accessory structures, shall be setback a minimum distance of 9.0 metres from any lot line.	
24.249.2.3 Building Specifications	
Ground Floor Area of the clubhouse (maximum)	5000 square metres
Combined floor area of all accessory	2750 square metres

structures (maximum)	
Height of all buildings and structures (maximum)	18.0 metres

24.249.3 Lot Frontage along Reserves
Notwithstanding any provisions to the contrary, where a 0.3 metre reserve is placed along a lot line that would otherwise be defined as the lot frontage, such lot line along the 0.3 metre reserve shall be deemed to be the lot frontage.

24.249.4 Stream Bank Setbacks
Notwithstanding any other provisions to the contrary, no use shall be located closer than 30 metres to any stream bank of the tributaries of the East Branch of the Holland River traversing the site or at a lesser distance as may be further determined and approved by the Ministry of Natural Resources and Lake Simcoe Region Conservation Authority and set out in an executed site plan agreement.

24.249.5 Parking	
Parking Requirement (minimum)	200 spaces

24.249.6 Curbing
All parking areas and access driveways required in accordance with the provisions of this by-law shall be demarcated using a design treatment approved in an executed site plan agreement.

Parent Zone: R1 **Exception No.:** (250)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-27	*Previous By-laws:* 4019-98.D
Municipal Address: 678 Wellington Street West			
Legal Description: Part Lot 81, Concession 1 West of Yonge Street (WYS), Part Blocks 52 & 52, Plan 65M-2660 *(From CityView data, for information purposes only)*			

24.250.1 Zone Requirements	
24.250.1.1 Siting Specifications	
Interior Side Yard – Main Building (minimum)	1.7 metres
Interior Side Yard – Detached Garage (minimum)	2.0 metres

Parent Zone: C4 **Exception No.:** (251)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-19	*Previous By-laws:* 4021-99.D
Municipal Address: 12 St. John's Sideroad East			
Legal Description: Part Lot 86, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.251.1 Permitted Uses
• Offices

24.251.2 Zone Requirements	
24.251.2.1 Lot Specifications	
Lot Area (minimum)	2,800 square metres
24.251.2.2 Siting Specifications	
Front Yard (minimum)	14.0 metres
Exterior Side Yard (minimum)	6.0 metres

24.251.3 Encroachments
Yard and Setback Encroachments Permitted, roofed or uncovered porches and stairs may project up to 2.5 metres into a required exterior side yard.

24.251.4 Access from Commercial and Industrial Zones
Access to Commercial and Industrial Zones from Residential Zones, shall not apply

24.251.5 Landscaping
Buffer Strip Location, a 1.5 metre grassed strip only shall be provided adjacent to the entire length of the property line which abuts the zones or uses stated in Section 4.8 of this By-law.

Parent Zone: I **Exception No.:** (252)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* I-12	*Previous By-laws:* 4060-99.D
Municipal Address: 79 Victoria Street			
Legal Description: Lots 1, 2 and Part Lot 3, Plan 68 *(From CityView data, for information purposes only)*			

Notwithstanding any provisions to the contrary, the lands shown zoned I(252) shall be construed as being one lot so that the provisions of this by-law shall apply collectively to the lands within this zone, notwithstanding their division into two or more parcels.

Buildings A and B are further defined on Section 24.252.4 of this by-law.

24.252.1 Permitted Uses

The following uses are permitted:

Building A (Church):
In accordance with Section 11.1.

Building B (Rectory):

- day care/nursery schools
- one detached dwelling unit
- one semi-detached dwelling unit
- one duplex dwelling unit
- one converted dwelling unit, having a maximum of two dwelling units
- social services office
- counselling practices
- offices accessory to religious institutions associated with those located in Building A
- religious activities associated with those located in Building A

24.252.2 Zone Requirements

Victoria Street shall be deemed to be the front lot line.

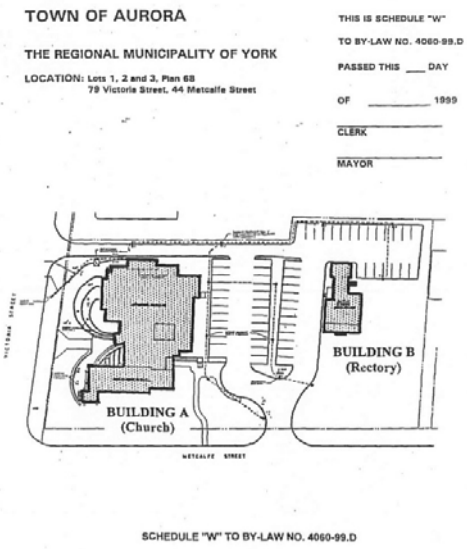
24.252.2.1 Siting Specifications

Building A (Church)	
Front Yard (minimum)	2.5 metres
Rear Yard (minimum)	60.0 metres
Side Yard (minimum)	5.5 metres
Exterior Side Yard (minimum)	7.0 metres
Building B (Rectory)	metres
Front Yard (minimum)	75.0 metres
Rear Yard (minimum)	17.0 metres

Side Yard (minimum)	14.0 metres
Exterior Side Yard (minimum)	30.0 metres

24.252.3 Parking	
Parking Requirement (minimum)	58 spaces
The minimum size of a parking space shall be 2.7 metres by 4.6 metres for a maximum of four spaces located on the lands.	

24.252.4 Figure



Parent Zone: C3 **Exception No.:** (253)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C3-11	*Previous By-laws:* 4062-99.D
Municipal Address: 14872 Yonge Street			
Legal Description: Part Block 59, Plan M-2034 *(From CityView data, for information purposes only)*			

24.253.1 Permitted Uses
The following uses are permitted:
• animal hospitals • clinics • dry cleaner's distribution depots • garden and nursery sales and supply establishments • hotels and motels • restaurants • retail stores • retail stores accessory to the above • temporary sales trailers and/or offices

Parent Zone: EP **Exception No.:** (254)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* EP-11	*Previous By-laws:* 4081-99.D
Municipal Address: 35 and 37 Tyler Street			
Legal Description: Part Lots 24 and 25, Plan 9 *(From CityView data, for information purposes only)*			

24.254.1 Permitted Uses
The following uses are permitted:
• private home day care • one semi-detached dwelling unit per lot

Subsection (1) of the definition of *Building Height* of shall not apply.

24.254.2 Zone Requirements	
24.254.2.1 Lot Specifications	
Lot Area per pair of units (minimum)	650.0 square metres
Lot Frontage per pair of units (minimum)	24.0 metres
Lot Frontage per unit (minimum)	11.0 metres
24.254.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	7.0 metres
Front Yard – Garage (minimum)	7.0 metres
Rear Yard (minimum)	26.0 metres
Interior Side Yard – From East Property Line (minimum)	5.0 metres
Interior Side Yard – From West Property Line (minimum)	7.5 metres
24.254.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Height (maximum)	10.0 metres

Parent Zone: EP **Exception No.:** (255)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* EP-12	*Previous By-laws:* 4084-99.D
Municipal Address: 330 Industrial Parkway North			
Legal Description: Part Lot 85, Concession 1 East of Yonge Street (EYS), Parts 8,9,12 &14 *(From CityView data, for information purposes only)*			

24.255.1 Permitted Uses
The following uses are permitted:
• maximum of three accessory buildings to uses permitted within the E1(206) zone. • the temporary keeping of farm animals and horses

24.255.2 Zone Requirements	
24.255.2.1 Building Specifications	
Accessory Structure Area (maximum)	20.0 square metres

Parent Zone: E1 **Exception No.:** (256)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M5-2	*Previous By-laws:* 4084-99.D
Municipal Address: 330 Industrial Parkway North			
Legal Description: Part Lot 85, Concession 1 East of Yonge Street (EYS), Parts 3 & 6 *(From CityView data, for information purposes only)*			

24.256.1 Permitted Uses
Only the following uses are permitted:
• A parking lot and playing fields accessory to those uses permitted within the "General Industrial Specific (E1(206) Exception Zone

Parent Zone: R6 **Exception No.:** (257)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R3-16	*Previous By-laws:* 4090-99, 4108-99.D, 4338-02.D
Municipal Address: Millcliff Circle, Stone Road, Alder Grove			
Legal Description: Part Lot 80, Concession 1 East of Yonge Street (EYS), Plan 65M-3461 *(From CityView data, for information purposes only)*			

24.257.1 Zone Requirements	
24.257.1.1 Lot Specifications	
Lot Area per pair of units (minimum)	390.0 square metres
Lot Frontage per pair of units (minimum)	14.0 metres
Lot Frontage per unit (minimum)	7.0 metres
24.257.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.8 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard – Main Building (minimum)	0.9 metres
Interior Side Yard – Garage (minimum)	1.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.257.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres

24.257.2 Encroachments	
Projection of open sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard, provided no part of the porch, including the eaves is closer than 2.0 metres to the lot line (maximum)	2.0 metres

Projection of porches or stairs into a required interior side yard as measured from the lot line (maximum)	0.9 metres

24.257.3 Accessory Buildings	
Setback distance of accessory buildings and structures from the common lot line between attached units (minimum)	0.6 metres

24.257.4 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall equal the required setback from the front or Exterior Side Lot Line, whichever is the lesser requirement

24.257.5 Parking	
Width of a driveway per unit with a double car garage (maximum)	5.5 metres

Parent Zone: R8 **Exception No.:** (258)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R6-43	*Previous By-laws:* 4090-99.D, 4108-99.D, 4338-02.D
Municipal Address: Millcliff Circle, Stone Road, Alder Grove			
Legal Description: Part Lot 80, Concession 1 East of Yonge Street (EYS), Plan 65M-3461 *(From CityView data, for information purposes only)*			

24.258.1 Permitted Uses
The following uses are permitted:
• a home occupation, excluding however a teaching and musical instruction studio • Townhouse Dwelling

24.258.2 Zone Requirements	
24.258.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	168.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.258.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	5.8 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage (minimum)	5.0 metres
24.258.2.3 Building Specifications	
Lot Coverage (maximum)	55.0 percent
Floor Area per unit (maximum)	75.0 square metres
Height (maximum)	11.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres

24.258.3 Encroachments	
Projection of open sided roofed porches not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard, provided no part of the porch, including the eaves is closer than 2.0 metres to the lot line (maximum)	2.0 metres

24.258.4 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

24.258.5 Amenity Area	
Required amenity area (minimum)	30.0 square metres per unit

24.258.6 Parking	
Parking Requirement (minimum)	2 spaces per unit
Visitor Parking Requirement (minimum)	Nil
Width of a driveway with a double car garage (maximum)	5.5 metres per unit

Parent Zone: E2 **Exception No.:** (259)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-6	*Previous By-laws:* 4167-00.D
Municipal Address: 50 Industrial Parkway South			
Legal Description: Part Lot 152, Plan 246, Part 1, 65R-18410 & 65R-19055 *(From CityView data, for information purposes only)*			

24.259.1 Definitions
warehouse means a premises used for the storage and or distribution of wares or goods however does not include a commercial self-storage facility.

24.259.2 Zone Requirements	
24.259.2.1 Lot Specifications	
Lot Area (minimum)	1375.0 square metres
24.259.2.2 Siting Specifications	
Front Yard (minimum)	2.95 metres
Side Yard – Up to 10 metres in height (minimum)	0.55 metres

Parent Zone: R8 **Exception No.:** (260)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R1-28	*Previous By-laws:* 4172-00.D
Municipal Address: 193 and 227 Vandorf Sideroad			
Legal Description: Part Lots 74 & 75, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.260.1 Permitted Uses
The following uses are permitted: • A maximum of 112 dwelling units

24.260.2 Zone Requirements	
24.260.2.1 Lot Specifications	
Lot Area (minimum)	20.4 hectares
Lot Frontage (minimum)	252.63 metres
24.260.2.2 Siting Specifications	
No dwelling unit shall be located on the subject property except within the areas delineated on Sections 24.260.6 and 24.260.7 of this Exception Zone zoned **R8(260)** and defined by measurements between the **R8(260)** area shown on Sections 24.260.6 and 24.260.7 of this Exception Zone and the exterior property lines.	
Notwithstanding the provisions of Section 4.1, no accessory structures or uses except passive private amenity areas shall be permitted in the rear yard of any dwelling unit which backs onto the westerly property boundary of the south development area within the "Restricted Area" as shown on Sections 24.260.6 and 24.260.7 of this Exception Zone.	
For the purposes of this section such accessory structures shall include but not limited to structures for which no building permit is required pursuant to the Building Code Act, sheds, gazebos, swimming pools, or satellite dishes in excess of 0.6 metres diameter.	
Minimum setback of the rear of a building from the rear of any other building	25.0 metres
Minimum setback of an end or side wall from any other end or side wall	6.0 metres
Minimum distance separation between the side of a building and the rear of any other building	12.5 metres
Minimum setback of the front of a building from a private right of way	6.0 metres
Minimum setback of the side of a building from the Vandorf Sideroad public right-of-way	30.0 metres

Minimum setback of any building from the west property line in the Restricted Area shown in Section 24.260.7 of this Exception Zone	40.0 metres
Minimum setback of any other building from the west property line in all other areas	14.0 metres
Minimum setback of an end or side wall from a private right of way	5.0 metres
24.260.2.3 Building Specifications	
No dwelling unit may be located on the subject property except within the areas shown on Sections 24.260.6 and 24.260.7 of this Exception Zone as being zoned **R8(260)** and defined by measurements between the **R8(260)** area shown on Sections 24.260.6 and 24.260.7 of this Exception Zone and the exterior property lines and in accordance with the following:	
Lot Coverage – Total Lot Area (maximum)	12.0 percent
Floor Area per unit (minimum)	180.0 square metres
Height (maximum)	10.0 metres
Dwelling Unit Width (minimum)	8.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres
The maximum number of dwelling units which may be attached to another dwelling unit and form a building or a block shall be five units.	
Notwithstanding the definition of *Building Height* in this By-law, for the dwelling units shown in shading on Section 24.260.6 of this Exception Zone and located within the "Restricted Area" as shown on Section 24.260.7 of this Exception Zone attached hereto, height shall be defined as the vertical distance measured between the average finished grade level and the highest point of the peak of a pitched roof. In calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney or cupola shall be exempt. The definition of height for all other dwelling units shall be in accordance with the definition of *Building Height* in this By-law.	
In accordance with the provisions of *Building Height* above, the maximum height for the dwelling units as shown in shading on Section 24.260.6 of this Exception Zone and located within the "Restricted Area" as shown on Section 24.260.7 of this Exception Zone attached hereto shall be 8.5 metres and the dwelling units shall not have walkout basements.	

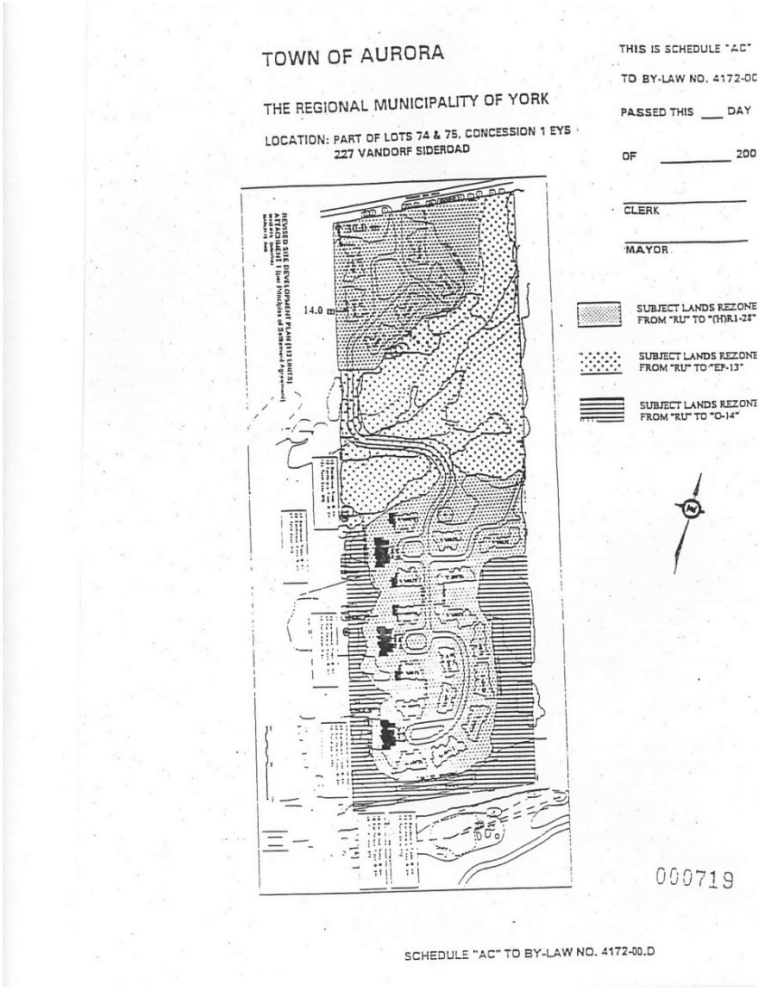
24.260.3 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

24.260.4 Landscaping
The minimum amount of landscaping provided shall be as delineated on Sections 24.260.6 and 24.260.7 of this Exception Zone. The location of the "Living Fence" shall be as delineated on

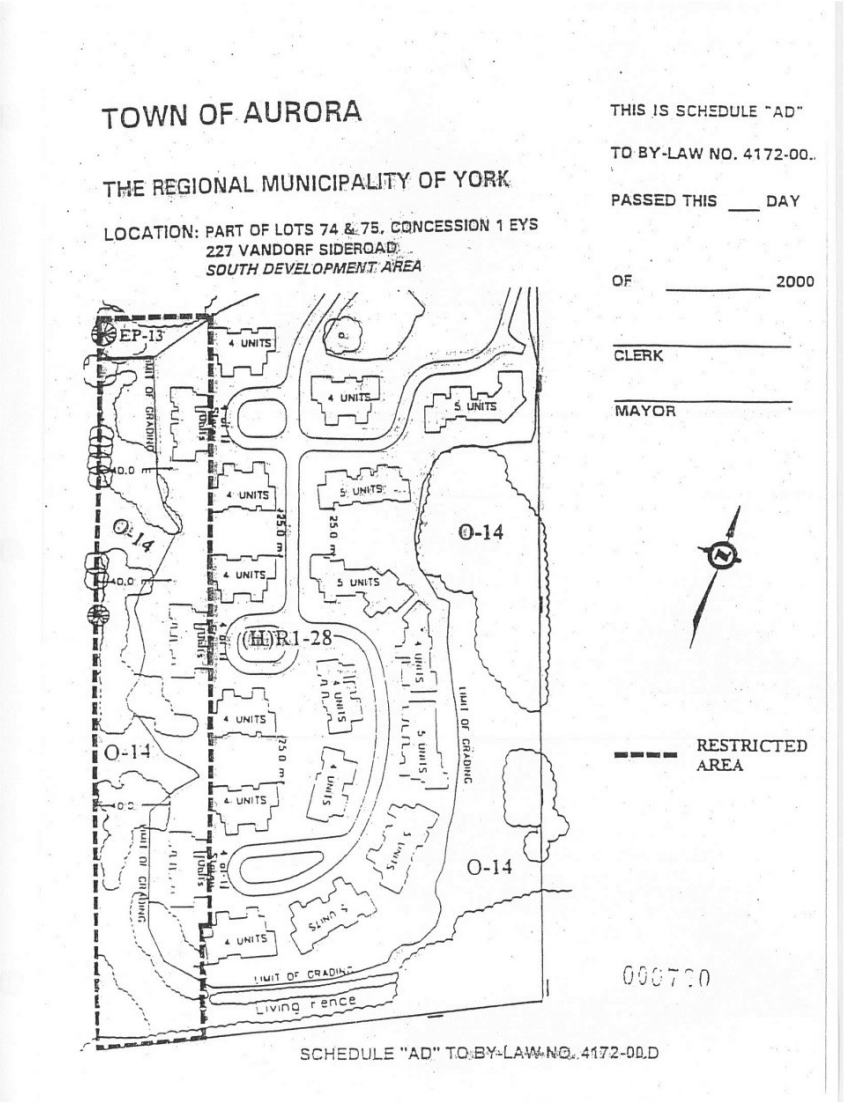
Sections 24.260.6 and 24.260.7 of this Exception Zone with the details of the number, type and location of individual species to be outlined in an executed site plan agreement.

24.260.5 Fencing
A 1.8 metre black vinyl chain link fence shall be provided along the west and south exterior property lines.
Along the southerly property line the fence shall be installed to approximate the property line so as to avoid destroying vegetation.

24.260.6 Figure 1



24.260.7 Figure 2



Parent Zone: O2 **Exception No.:** (261)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* O-14	*Previous By-laws:* 4172-00.D
Municipal Address: 193 and 227 Vandorf Sideroad			
Legal Description: Part Lots 74 & 75, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

Notwithstanding the Permitted Uses and the Zone Requirements of the O-2 Zone, the following standards shall apply:

24.261.1 Permitted Uses

The following uses are permitted:

- Conservation
- Private open space

24.261.2 Zone Requirements

No buildings or structures shall be erected in this zone whether or not accessory or ancillary to the uses permitted.

Parent Zone: R4 **Exception No.:** (262)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-66	*Previous By-laws:* 4191-00.D
Municipal Address: Birkshire Drive, Somerton Court, Calman Crescent			
Legal Description: Part Lots 84 & 85, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.262.1 Zone Requirements	
24.262.1.1 Lot Specifications	
Lot Area (minimum)	345.0 square metres
Lot Frontage (minimum)	14.0 metres
24.262.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.262.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.262.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or

structure shall be permitted to encroach within the daylighting triangle.

24.262.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.262.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.262.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

Parent Zone: R4 **Exception No.:** (263)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-67	*Previous By-laws:* 4191-00.D, 4843-06.D
Municipal Address: Calmar Crescent, Billingham Heights, Birkshire Drive, Turnbridge Road, Haverhill Terrace, Perivale Gardens, Skipton Trail, Pedersen Drive, Kirkvalley Crescent, Gateway Drive, Limeridge Street			
Legal Description: Part Lots 84 & 85, Concession 1 East of Yonge Street (EYS); Part Lot 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.263.1 Zone Requirements	
24.263.1.1 Lot Specifications	
Lot Area (minimum)	310.0 square metres
Lot Frontage (minimum)	12.5 metres
24.263.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres.	
Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.263.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.263.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be

deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.263.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.263.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.263.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

Parent Zone: R5 **Exception No.:** (264)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-68	*Previous By-laws:* 4191-00.D, 4843-06.D
Municipal Address: Birkshire Drive, almar Crescent, Billingham Heights, Gateway Drive, Kirkvalley Crescent, Valemount Way, Chippingwood Manor, Pedersen Drive, Blaydon Lane, Earl Stewart Drive, Watkins Glen Crescent, Hollandview Trail			
Legal Description: Part Lots 84 & 85, Concession 1 East of Yonge Street (EYS); Part Lot 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.264.1 Zone Requirements	
24.264.1.1 Lot Specifications	
Lot Area (minimum)	270.0 square metres
Lot Frontage (minimum)	11.0 metres
24.264.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres.	
Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.264.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height (maximum)	11.0 metres

24.264.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle

has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.264.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.264.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.264.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

Parent Zone: R8 **Exception No.:** (265)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-45	*Previous By-laws:* 4191-00.D
Municipal Address: Kirkvalley Crescent, Watkins Glen Crescent			
Legal Description: Part Lots 84 & 85, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.265.1 Permitted Uses
The following uses are permitted:
• A home occupation, excluding however a teaching and musical instruction studio • Townhouse Dwelling

24.265.2 Zone Requirements	
24.265.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	225.0 square metres
Lot Frontage per dwelling unit (minimum)	7.0 metres
24.265.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard – Main Building (minimum)	11.0 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.265.2.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Width per unit (minimum)	2.9 metres
Interior Garage Width per unit (maximum)	4.0 metres
Interior Garage Length (minimum)	6.0 metres

24.265.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation, into the required front yard or the required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres
Steps may encroach into a front or exterior side yard provided they are no closer than 1.0 metres to the lot line.	
Projection of any bay windows (maximum)	0.5 metres

24.265.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.265.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

24.265.6 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.265.7 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

Parent Zone: R8 **Exception No.:** (266)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-46	*Previous By-laws:* 4191-00.D, 4843-06.D
Municipal Address: Kidd Circle, Dover Court Lane, Kirkvalley Crescent, Limeridge Street			
Legal Description: Part Lots 84 & 85, Concession 1 East of Yonge Street (EYS); Part Lot 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.266.1 Permitted Uses
The following uses are permitted:
• A home occupation, excluding however a teaching and musical instruction studio • Townhouse Dwelling

24.266.2 Zone Requirements	
24.266.2.1 Lot Specifications	
Lot Area (minimum)	170.0 square metres
Lot Frontage (minimum)	7.0 metres
24.266.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard – Main Building (minimum)	6.0 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.266.2.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Width per unit (minimum)	2.9 metres
Interior Garage Width per unit (maximum)	4.0 metres
Interior Garage Length (minimum)	6.0 metres

24.266.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation, into the required front yard or the required exterior side yard or front yard provided no part of the porch, including eaves and steps, is closer than 2.0 metre to the lot line (maximum)	2.0 metres
Steps may encroach into a front or exterior side yard provided they are no closer than 1.0 metres to the lot line.	
Projection of any bay windows (maximum)	0.5 metres

24.266.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.266.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

24.266.6 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.266.7 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

Parent Zone: PDS1 & C2 **Exception No.:** (267)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-12	*Previous By-laws:* 4193-00.D
Municipal Address: 120 Wellington Street East; 124 Wellington Street East; 124 Centre Street; 128 Centre Street			
Legal Description: Part Lot 2, Plan 107; Part Lot 1, Plan 107 (Part 1,65R-18213); Part Lot 1, Plan 107 (Part 5,65R-18213); Part Lot 12,Plan 246 (Part 4,65R-18213) *(From CityView data, for information purposes only)*			

Notwithstanding any provisions to the contrary, the lands shall be construed as being one lot so that the provisions of this by-law shall apply collectively to the lands within this zone

24.267.1 Permitted Uses

The following uses are permitted:

- antique shops
- Offices, excluding medical
- fitness centres and clubs, provided the combined floor area of fitness centres and clubs does not exceed 560 square metres
- personal service shops
- restaurants, excluding drive-thru, provided that the combined floor area of all restaurants does not exceed twenty-seven percent of the total commercial floor area
- retail stores excluding automotive related uses
- service shops, light
- studios
- warehousing

24.267.2 Zone Requirements

24.267.2.1 Lot Specifications	
Lot Area (minimum)	4400.0 square metres
Lot Frontage – Wellington Street East (minimum)	45.0 metres
Lot Frontage – Centre Street (minimum)	35.0 metres
24.267.2.2 Siting Specifications	
Wellington Street East (minimum)	0.0 metres
Centre Street (minimum)	11.0 metres
Western Property Line (minimum)	11.0 metres
Eastern Property Line (minimum)	18.0 metres

24.267.3 Parking
Notwithstanding Section 9.2 of this by-law, note 2 with respect to parking shall not apply.

24.267.4 Manoeuvering Area and Access Specifications	
Manoeuvering area (minimum)	6.3 metres
Width of the driveway at the street line (minimum)	7.5 metres

24.267.5 Buffer Strip Requirements	
Width of the required buffer strip along the western property line, north of Centre Street (minimum)	5.8 metres

Parent Zone: PDS4 **Exception No.:** (268)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-25	*Previous By-laws:* 4194-00.D
Municipal Address: 15054 Yonge Street			
Legal Description: Part Lot 57, Plan 246 *(From CityView data, for information purposes only)*			

24.268.1 Manoeuvering Area	
Manoeuvering Area (minimum)	6.0 metres

24.268.2 Buffer Strip	
Width of buffer strip (minimum)	1.5 metres

Parent Zone: R3 **Exception No.:** (269)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-69	*Previous By-laws:* 4209-00.D
Municipal Address: 220 Old Yonge Street			
Legal Description: Part Lot 85, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.269.1 Zone Requirements	
24.269.1.1 Lot Specifications	
Lot Frontage (minimum)	14.5 metres

Parent Zone: E-BP **Exception No.:** (270)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* BP-1	*Previous By-laws:* 4216-00
Municipal Address: 333 First Commerce Drive			
Legal Description: Part Lots 21 and 22, Concession 3 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.270.1 Permitted Uses

The following uses are permitted:

- All uses set out in the E-BP Zone
- A building or buildings that are principally used for office purposes for a single business or enterprise together with accessory uses, provided that no more than three (3) buildings shall be permitted on the lot and sited around a parking area with significant landscaping.
- A parking garage is permitted provided it is an integral part of the overall building and/or landscaping area.
- If a building or buildings on the lot zoned E-BP(270) Exception Zone are not principally used for office purposes for a single business or enterprise together with accessory uses, Business Park (BP) Zone shall continue to apply.
- Notwithstanding the foregoing, uses including any of the above which are or may become noxious are specifically excluded

24.270.2 Zone Requirements

24.270.2.1 Building Specifications

Floor Area Ratio	100 percent
One building may exceed the maximum height of 4 storeys provided:	
Gross Floor Area (maximum)	55,700 square metres
Percent of gross floor area situated within the first 6 storeys of that building	75 percent
Any part of the building above 6 storeys in height is terraced on 2 sides to a maximum height of 10 storeys	
Two additional buildings may exceed the maximum height of 4 storeys provided:	
Combined Gross Floor Area of the two buildings (maximum)	37,200 square metres
Any part of the building above 4 storeys in height is terraced on 2 sides to a maximum height of 6 storeys	

Parent Zone: E-BP **Exception No.:** (271)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* BP-2	*Previous By-laws:* 4216-00
Municipal Address: 8 State Farm Way			
Legal Description: Part Lots 21 and 22, Concession 3 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.271.1 Zone Requirements	
24.271.1.1 Siting Specifications	
Adjacent to Leslie Street	20.0 metres

24.271.2 Landscaping
The required buffers strip of 6.0 metres shall contain suitable trees and shrubs or other treatments to screen the parking area from Leslie Street.

24.271.3 Parking
Parking shall be located on the west side of the building or enclosed within the building

Parent Zone: R7 **Exception No.:** (272)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-26	*Previous By-laws:* 4221-00
Municipal Address: 16 and 18 Mosley Street, 36 Victoria Street			
Legal Description: Lot 1 and Part Lot 5, Plan 68 *(From CityView data, for information purposes only)*			

24.272.1 Permitted Uses
The following uses are permitted:
Existing westerly building on Lot 1 : • A maximum of two Apartment dwellings above the first storey • Drugless Practitioner's Office • Offices
Existing easterly building on Lot 1 : • one single detached dwelling

24.272.2 Parking	
Parking spaces provided in the rear lot of Part of Lot 5(maximum)	7 spaces
A driveway may be located 0.0 metres from the existing westerly building on the date of passing of this By-law.	

Parent Zone: E1 **Exception No.:** (273)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C5-6	*Previous By-laws:* 4224-00.D, 4301-01, 5695-15
Municipal Address: 278 Earl Stewart Drive			
Legal Description: Lots 5, 6 and 7, Plan 65M-2873 *(From CityView data, for information purposes only)*			

24.273.1 Permitted Uses
The following uses are permitted:
a) • Offices • day care centres • motor vehicle sales establishment
b) Notwithstanding any provisions to the contrary, accessory uses shall be permitted in the *Office Building* only, and in accordance with the following provisions. • ancillary commercial uses: • convenience retail store; • printing shop

24.273.2 Zone Requirements	
24.273.2.1 Lot Specifications	
Lot Area (minimum)	7,500.0 square metres
Lot Frontage (minimum)	60.0 metres
24.273.2.2 Building Specifications	
Height (maximum)	The greater of 6 storeys or 25.0 metres

24.273.3 Loading	
Loading Space Requirement (minimum)	1 per office building or Motor Vehicle Sales Establishment

24.273.4 Ingress and Egress
Four entrance and exit ramps to the subject lands shall be permitted. The width of such ramps at the streetline and edge of pavement are to be in accordance with an approved site plan

24.273.5 Buildings Situated on More Than One Lot
Where a building or its associated parking area and other ancillary uses are situated on more than one lot, the lot and siting specifications and all other pertinent provisions of the by-law shall be applied as if the lots were one.

24.273.6 Parking	
The following parking requirements will be required for a Motor Vehicle Sales Establishment:	
Parking spaces for each 100 square metres of commercial floor area (minimum)	4.5 spaces
Vehicle display spaces for each 100 square metres of commercial floor area (maximum)	5.0 spaces

24.273.7 Landscape Requirements
The width of the required landscaping strip abutting St. John's Sideroad shall be a minimum of 4.5 metres.

Parent Zone: R2 **Exception No.:** (274)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R1-29	*Previous By-laws:* 4234-00.D
Municipal Address: 300, 320, 330, 340, 650 Falconwood Hollow			
Legal Description: Part Lots 74 & 75, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.274.1 Zone Requirements	
24.274.1.1 Lot Specifications	
Lot Area (minimum)	1,000.0 square metres
Lot Frontage (minimum)	15.5 metres
24.274.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	6.0 metres
24.274.1.3 Building Specifications	
Height – Main Building (maximum)	8.5 metres
Height – Underside of eaves of main building (maximum)	5.5 metres

Parent Zone: R8 **Exception No.:** (275)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R6-47	*Previous By-laws:*
Municipal Address: 136 Wellington Street West			
Legal Description: Part Lot 28, Plan 246 *(From CityView data, for information purposes only)*			

24.275.1 Permitted Uses
The following uses are permitted:
• block Townhouse Dwelling to a maximum of 13 units • private home day care

24.275.2 Zone Requirements	
24.275.2.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	3170.0 square metres
Lot Frontage – Total Parcel (minimum)	38.0 metres
24.275.2.2 Siting Specifications	
Minimum setback of the front wall of a building from any curb gutter	4.5 metres
Minimum setback of the front wall of a garage from any curb gutter	6.0 metres
Minimum setback of an end or side wall from any curb gutter	2.5 metres
Minimum setback of an end or side wall from any lot line other than a street line	1.5 metres
Minimum setback of an end or side wall from the North lot line	4.0 metres
Minimum setback of a rear wall from any other lot line	7.5 metres
24.275.2.3 Building Specifications	
Lot Coverage (maximum)	26.0 percent
Floor Area (minimum)	75.0 square metres
Height (maximum)	11.0 metres
Width of a dwelling unit (minimum)	4.6 metres
Garage interior width (minimum)	2.9 metres

Garage interior depth (minimum)	6.0 metres

24.275.3 Frontage on Road or Street
Notwithstanding the provisions of Section 4.5 the site shall have frontage to a public street by means of a right-of-way.

Parent Zone: R2 **Exception No.:** (276)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R1-30i	*Previous By-laws:* 4245-00.D
Municipal Address: 13990 & 14028 Yonge Street			
Legal Description: Part Lot 72, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.276.1 Permitted Uses
The following uses are permitted:
• 40 detached residential units

24.276.2 Zone Requirements	
24.276.2.1 Lot Specifications	
Lot Area (minimum)	665 square metres
Lot Frontage (minimum)	18.0 metres
24.276.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	4.5 metres

24.276.3 Setback from the Westerly Limit of Yonge Street	
Main Building or Garage (minimum)	37.5 metres
Notwithstanding the provisions of Section 4.12, swimming pools, and accessory buildings or structures, including structures for which no building permit is required pursuant to the Building Code Act, shall be set back not less than 22.5 metres from the westerly limit of Yonge Street.	

24.276.4 Landscaping	
Width of a landscape strip exclusive of any buildings or structures shall be provided along the westerly limit of Yonge Street which shall include a landscaped berm having a maximum slope of 3:1.	22.5 metres

Notwithstanding any other provision or permission to the contrary, no lot shall have less than 40% of its area devoted to and maintained as landscaped open space.
For the purposes of this by-law, landscaped open space shall mean any combination of trees, shrubs, flowers, grass or other such elements but shall exclude decorative stonework, paving, or swimming pool, any hard surfaced walk or patio or similar area including any driveway or ramp, whether surfaced or not, any curb retaining wall, parking area or open space beneath or within any building or structure.

Parent Zone: EP **Exception No.:** (277)	**Map:** Schedule "A", Map Nos. 6, 7	*Previous Zone:* EP-13, EP-14	*Previous By-laws:* 4172-00, 4245-00
Municipal Address: 13990 & 14028 Yonge Street			
Legal Description: Part Lot 72, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.277.1 Permitted Uses
The following uses are permitted:
• Conservation • Floodplain • Road crossings • Storm water management facilities

24.277.2 Zone Requirements
No buildings or structures except as may be permitted by Section 24.277.1 shall be erected in this zone whether or not accessory or ancillary to the uses permitted.

Parent Zone: E-BP **Exception No.:** (278)	**Map:** Schedule "A", Map Nos. 3	*Previous Zone:* M6	*Previous By-laws:* 3871-97.D
Municipal Address: Earl Stewart Drive, Pedersen Drive			
Legal Description: Part Lot 72, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.278.1 Permitted Uses

The following uses are permitted:

- Adult Entertainment Parlour (3)
- Body Rub Parlour (3)
- Commercial Self-storage Facilities
- Commercial Schools
- Clubs (1)
- Fitness Centres (1)
- Food Processing Establishments
- Industrial Uses
- Laundromat
- Motor Vehicle Body Shop
- Motor Vehicle Rental Establishments
- Motor Vehicle Repair Garages
- Offices (2)
- Recreation Centres (1)
- Repair Shops
- Service Shops

The following additional provisions apply for *Accessory Uses*:

- Accessory Retail, provided the accessory retail area is wholly contained within an enclosed building and shall not exceed 20% of the *Gross Floor Area* of the Premises or 200m^2, whichever is less.
- Office use accessory to a permitted uses on the same premises, provided that the floor area of the office use does not exceed 20% of the total floor area of the premises
- Limited Outdoor Storage in accordance with the provisions of Section 24.278.7

24.278.1.1 Uses Prohibited

- Medical Marihuana Production Use

24.278.1.2 Notes

(1) Provided that no part of the building in which such uses are located is used for any commercial self-storage facility, warehouse, industrial use, motor vehicle body shop or motor vehicle repair garage

(2) Provided that no part of the building is used for a printing establishment, a motor vehicle body shop, or a motor vehicle repair garage, and that the combined floor area of the offices does not exceed 30% of the total floor area of the building
(3) In accordance with Section 10.8 of this By-law

24.278.2 Zone Requirements	
24.278.2.1 Lot Specifications	
Lot Area (minimum)	4000.0 square metres
Lot Frontage (minimum)	45.0 metres
24.278.2.2 Siting Specifications	
Front Yard (minimum)	3.0 metres
Rear yard (minimum)	9.0 metres
Interior Side Yard (minimum)	
-buildings up to 10 metres in height	3.0 metres
-buildings over 10 metres, up to 15 metres in height	6.0 metres
Exterior Side yard (minimum)	3.0 metres

24.278.2.3 Building Specifications	
Height (maximum)	15.0 metres

24.278.3 Daylighting Triangle
Notwithstanding the front and exterior side yard requirements cited above, no building or structure shall be located within the sight triangle measured 6 metres from the point of intersection of the front and exterior aside lot lines.

24.278.4 Accessory Structures
Notwithstanding the provisions of Section 4.1.1 and Section 24.278.3, no accessory building or structure other than a gate house, shall be located closer to any streetline than the closest wall of the main building.

24.278.5 Loading
Notwithstanding the provisions of Section 10.3.4, all loading spaces and loading doors shall be located such that they do not face a public street, and shall be appropriately screened.

24.278.6 Landscaping

i)	A strip of land which shall be used for no other purpose than landscaping shall be provided adjacent to the entire length of the lot lines in accordance with the following minimum required widths: -6.0 metres abutting Bayview Avenue, St. John's Sideroad or a reserve abutting any such street -3.0 metres abutting all street lines -3.0 metres abutting lands zoned O1 or O2
ii)	Where a parking area, other than a parking garage, is located in a yard abutting a public street or a reserve abutting a public street and includes more than 20 parking spaces, there shall be landscaping within the parking area occupying an area equivalent to not less than 5% of the parking area.

24.278.7 Outside Storage	
Outside or open storage shall only be permitted of accessory to the principal use on the same lot and subject to the following provisions:	
i)	An open storage area shall be permitted only in a rear yard and not closer than 9.0 metres to any street line;
ii)	There shall be not open storage on any lot unless there is an existing building with a gross floor area of at least 550 square metres;
iii)	An open storage area shall be exclusive of parking spaces and shall not exceed 30% of the lot area;
iv)	No open storage other than machinery and equipment shall exceed 3.0 metres in height;
v)	An open storage area shall be completely enclosed by a stone or masonry wall, a close board fence, or a chain link fence with appropriate landscaping screen, and no such enclosure shall be less than 2.0 metres in height nor shall exceed 2.5 metres in height;
vi)	A landscaping strip shall be provided along all lot lines the minimum width of which shall be the greater of 3.0 metres or as required under Section 24.278.6;;
vii)	The open storage of any good or materials which are obnoxious, visually or otherwise, including derelict or scrap: motor vehicles, machinery and appliances or equipment shall not be permitted.

24.278.8 Parking	
i)	All Parking spaces shall be located a minimum of 1.5 metres from any side or rear lot line
ii)	When a building or structure accommodates more than one type of use as defined in this by-law, the parking space requirements for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use, calculated in accordance with Section 5.4 of this by-law.

Parent Zone: R2 **Exception No.:** (279)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R1-30ii	*Previous By-laws:* 4254-01.D
Municipal Address: 660 Henderson Drive			
Legal Description: Part Lot 76, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.279.1 Zone Requirements	
24.279.1.1 Lot Specifications	
Lot Frontage (minimum)	15.2 metres

Parent Zone: R3 **Exception No.:** (280)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-70	*Previous By-laws:* 4254-01.D
Municipal Address: 590, 600 Henderson Drive			
Legal Description: Part Lot 76, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.280.1 Zone Requirements
The right-of-way of 7.5 metres abutting Henderson Drive shall be deemed to be the lot frontage.
The lot line abutting the right-of-way designated as Parts 3 and 6 on plan 65R-23126, shall be deemed to be the front lot line.

Parent Zone: R3 **Exception No.:** (281)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-71	*Previous By-laws:* 4293-01.D, 4294-01.D
Municipal Address: 15775 & 15887 Bayview Avenue			
Legal Description: Part Lots 24 and 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.281.1 Zone Requirements	
24.281.1.1 Lot Specifications	
Lot Area (minimum)	450.0 square metres
24.281.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Interior Side Yard – One Side (minimum)	1.2 metres
Interior Side Yard – Other Side (minimum)	0.6 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.281.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	6.0 metres

24.281.2 Daylighting Triangle

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.281.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.281.4 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.281.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R4 **Exception No.:** (282)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-72	*Previous By-laws:* 4293-01.D, 4294-01.D
Municipal Address: Fields Court, Van Alley Way, Mavrinac Boulevard, Cosford Street, Hartwell Way, Petermann Street, Bilbrough Street, Usherwood Street, Pointon Street, Heaney Court, Borealis Avenue, Tonner Crescent, Casemount Street, Abbott Avenue, Eakins Drive, McLarty Gate, Gundy Way, River Ridge Boulevard			
Legal Description: Part Lots 24 and 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.282.1 Zone Requirements	
24.282.1.1 Lot Specifications	
Lot Area (minimum)	390.0 square metres
Lot Frontage (minimum)	12.0 metres
24.282.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.282.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.282.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle

has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.282.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.282.4 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.282.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R4 **Exception No.:** (283)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-73	*Previous By-laws:* 4293-01.D, 4843-06.D
Municipal Address: Kidd Court, Mavrinac Boulevard, Lewis Honey Drive, Wallwark Street, Hersley Court, Cosford Street, Ausman Gate, Hartwell Way, Ivy Jay Crescent, Hogaboom Avenue, Kerr Lane			
Legal Description: 15775 & 15887 Bayview Avenue Part Lots 24 & 25, Concession 2 East of Yonge Street (EYS); 15625 Bayview Avenue Part Lot 23, Concession 2 East of Yonge Street (EYS), Plan 65M-3678; South Side of St. John's Sideroad East Part Lot 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.283.1 Zone Requirements	
24.283.1.1 Lot Specifications	
Lot Area (minimum)	325.0 square metres
Lot Frontage (minimum)	13.7 metres
24.283.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres.	
Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.283.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.283.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.283.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.283.4 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.283.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R6 **Exception No.:** (284)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R3-17	*Previous By-laws:* 4293-01.D, 4369-02.D
Municipal Address: 15775 & 15887 Bayview Avenue Lewis Honey Drive, Conover Avenue, Reynolds Cerscent, Wallwark Street, Starr Crescent, Matson Court, Petermann Street,			
Legal Description: Part Lots 24 and 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.284.1 Permitted Uses
The following uses are permitted:
• One link house dwelling per lot in accordance with the R5(285) exception zone • One semi-detached dwelling per lot • A home occupation, excluding a teaching and musical instruction studio

24.284.2 Zone Requirements	
24.284.2.1 Lot Specifications	
Lot Area (minimum)	440.0 square metres
Lot Frontage (minimum)	18.0 metres
24.284.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres.	
Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	

24.284.2.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.284.3 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.284.4 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.284.5 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.284.6 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R5 **Exception No.:** (285)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-74	*Previous By-laws:* 4294-01.D
Municipal Address: 15475 & 15625 Bayview Avenue Borealis Avenue, Collis Drive, Gwilliam Lane, Cottinghill Way, River Ridge Boulevard, Conover Avenue, Gundy Way, Delattaye Avenue, Casmount Street, Abbott Avenue, Mavrinac Boulevard			
Legal Description: Part Lot 22, Concession 2 East of Yonge Street (EYS); Part Lot 23, Concession 2 East of Yonge Street (EYS), Plan 65M-3678 *(From CityView data, for information purposes only)*			

24.285.1 Zone Requirements	
24.285.1.1 Lot Specifications	
Lot Area (minimum)	295.0 square metres
Lot Frontage (minimum)	9.75 metres
24.285.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres.	
Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.285.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Floor Area (minimum)	100.0 metres
Interior Garage Width (maximum)	6.0 metres

24.285.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle

has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.285.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.285.4 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.285.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R6 **Exception No.:** (286)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R3-18	*Previous By-laws:* 4294-01.D
Municipal Address: 15475 Bayview Avenue River Ridge Boulebard, Cottinghill Way, McNalley Way, Collis Drive, Borealis Avenue			
Legal Description: Part Lot 22, Concession 2 East of Yonge Street (EYS *(From CityView data, for information purposes only)*			

24.286.1 Permitted Uses
The following uses are permitted:
• One link house dwelling per lot in accordance with the R5(285) exception zone • One semi-detached dwelling per lot • A home occupation, excluding a teaching and musical instruction studio

24.286.2 Zone Requirements	
24.286.2.1 Lot Specifications	
Lot Area (minimum)	480.0 square metres
Lot Frontage (minimum)	18.0 metres
24.286.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.286.2.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

Interior Garage Width (maximum)	6.0 metres

24.286.3 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.286.4 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.286.5 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.286.6 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R8 **Exception No.:** (287)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-48	*Previous By-laws:* 4294-01.D, 4342-02
Municipal Address: 15475 &15625 Bayview Avenue Collis Drive, McNally Way, Marshview Avenue, Bilbrough Street			
Legal Description: Part Lot 22, Concession 2 East of Yonge Street (EYS); Part Lot 23, Concession 2 East of Yonge Street (EYS), Plan 65M-3678 *(From CityView data, for information purposes only)*			

24.287.1 Permitted Uses
The following uses are permitted:
• A home occupation excluding a teaching and musical instruction studio • Townhouse Dwelling

24.287.2 Zone Requirements	
24.287.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	180.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.287.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.287.2.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	4.0 metres

24.287.3 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.287.4 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.287.5 Garage Setback	
Where a Lot abuts a Regional Road, the exterior side yard for the building (main) and the garage shall be a minimum of 6.0 metres.	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

24.287.6 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either	
tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

24.287.7 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

Parent Zone: C1 **Exception No.:** (288)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* C1-4	*Previous By-laws:* 4294-01.D
Municipal Address: 9 Borealis Avenue			
Legal Description: Part Lot 22, Concession 2 East of Yonge Street (EYS *(From CityView data, for information purposes only)*			

24.288.1 Permitted Uses
The following uses are permitted:
• Financial Establishments • Offices • Day Care Centres • Dry Cleaning Distribution Depots • Personal Service Shops • Retail Stores • Commercial Schools

24.288.2 Zone Requirements	
24.288.2.1 Lot Specifications	
Lot Area (maximum)	6,500.0 square metres
Lot Area (minimum)	650.0 square metres
24.288.2.2 Siting Specifications	
Side Yard (minimum)	7.5 metres
24.288.2.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Floor Area for each commercial unit (maximum)	225.0 square metres
Floor Area for each commercial complex (maximum)	1200.0 square metres
Height (maximum)	2 storeys and no greater than 10.0 metres above established grade

24.288.3 Buffer Strip
A buffer strip shall be provided adjacent to the western property line and the northern property line which shall be used for no other purpose than landscaping.
Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.
The width of the required landscaping strips shall be a minimum of: - 6.0 metres abutting Bayview Avenue; - 3.0 metres abutting all other street lines; - 1.5 metres abutting all interior side or rear lot lines.
Where the buffer strip is located adjacent to a Residential Zone or other residential use, the minimum buffer strip requirements shall include a solid wood fence in conjunction with the landscaping strip having a minimum width of 1.5 metres.
Where the number of parking spaces in a parking area, other than a parking garage, exceeds 20, there shall be landscaping within the parking area occupying an area equivalent to not less than 5% of the parking area

Parent Zone: I **Exception No.:** (289)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* I-1	*Previous By-laws:* 4302-01
Municipal Address: 33, 37, 41 & 45 George Street; 32 Mill Street			
Legal Description: *(From CityView data, for information purposes only)*			

24.289.1 Permitted Uses
The following uses are permitted:
• Accessory building or structure used for offices • Long Term Care Facility

24.289.2 Definitions
Building Height For the purpose of this By-law, Building Height for Building "B" on Schedule "AB" shall be calculated from the lowest finished grade adjacent to the building, to the highest point and shall include all parapets and decorative features.

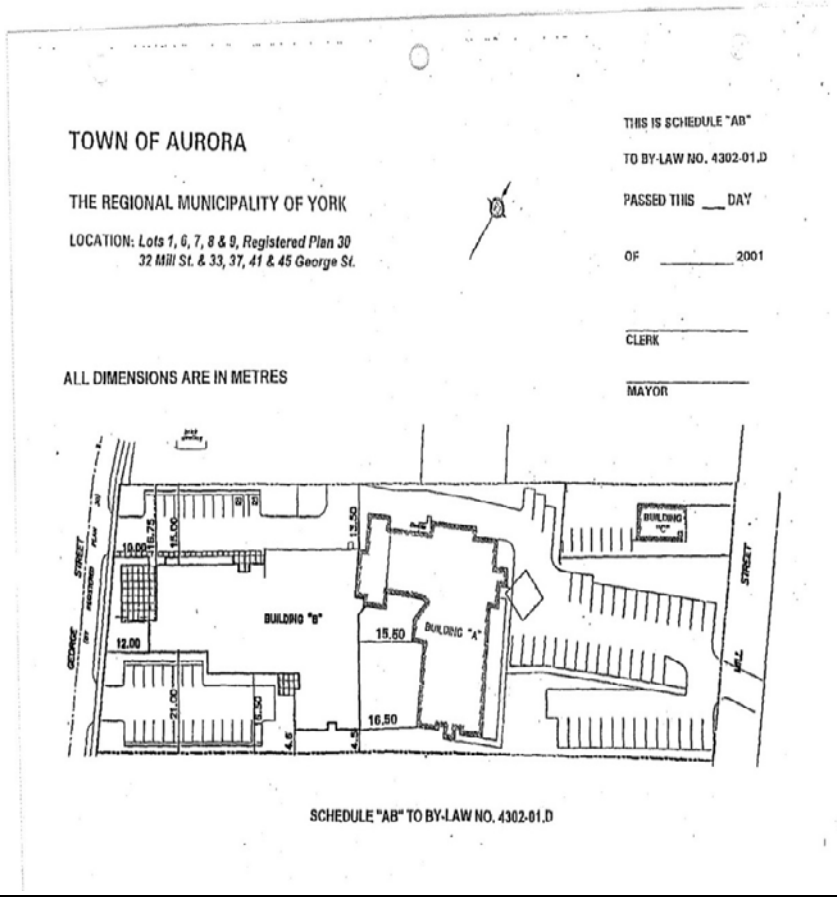
24.289.3 Zone Requirements	
24.289.3.1 Siting Specifications	
In accordance with Schedule "AB" as shown in Section 24.289.6 and subject to the minimum building setbacks as exist on the date of passing hereof and as are specified on Schedule "AB"	
Subject to the Building Specifications of the Institutional "I" Zone, expansions or enlargements to Buildings "A" and "C" on Schedule "AB" are not permitted.	
24.289.3.2 Building Specifications	
First Storey Floor Area for Buildings "A" & "B" on Schedule "AB" (maximum)	2,720.0 square metres
Total Floor Area All Storeys for Buildings "A" & "B" on Schedule "AB" (maximum)	9,320.0 square metres
Number of beds for Buildings "A" & "B" on Schedule "AB" (maximum)	241 beds
24.289.3.3 Building Height	
Notwithstanding any provision to the contrary, the maximum building heights for Building "B" on	

Schedule "AB" are as follows:	
South Elevation	11.0 metres
North Elevation	13.0 metres
West Elevation	13.0 metres
East Elevation	11.0 metres
Notwithstanding any provision to the contrary, no changes to the Building Height of Buildings "A" and "C" on Schedule "AB" are permitted.	

24.289.4 Landscaping	
Area of open space, including parking, driveways and aisles (minimum)	6,280 square metres

24.289.5 Parking	
Parking Requirement (minimum)	77 spaces
Parking Requirement (maximum)	84 spaces

24.289.6 Figure
For the purposes of this Exception Zone, the figure provided below is referenced as Schedule "AB".



Parent Zone: PDS4 **Exception No.:** (290)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-27	*Previous By-laws:* 4306-01.D
Municipal Address: 53 Wellington Street East			
Legal Description: Part Lot 2, Plan 68 *(From CityView data, for information purposes only)*			

24.290.1 Zone Requirements	
24.290.1.1 Siting Specifications	
Front Yard Setback (minimum)	4.3 metres
Westernly Side Yard Setback (minimum)	1.5 metres

24.290.2 Encroachments	
Projection of a porch into the front yard	2.1 metres

24.290.3 Parking	
Driveway distance to the wall of a building (minimum)	0.0 metres
Driveway width (minimum)	3.5 metres
Width of the entrance and exit ramp (minimum)	4.5 metres.
Required buffer strip along the easterly property line extension northward from the southern property line (minimum)	28 metres
Required buffer strip along the easterly property line extension northward adjacent to the driveway (minimum)	Nil

Parent Zone: C4 **Exception No.:** (291)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-20	*Previous By-laws:* 4310-01.D
Municipal Address: 444-446 Hollandview Trail;			
Legal Description: 372 & 410 Hollandview Trail Part Block 1, 65M-3193, & Part Lots 23-25, Part Block 42, Plan 65M-2873, Parts 24, 25, 27-31, 65R-22241; Part Block 1, 65M-3193 & Part Lots 1 & 25, Part Block 42, Plan 65M-2873, Parts 8-23, 65R-22241 *(From CityView data, for information purposes only)*			

24.291.1 Permitted Uses

The following uses are permitted:

- Financial institutions
- Offices
- Clinics
- Drive thru Facilities
- Personal service shops
- Public Authority
- Restaurants
- Retail stores, but excluding a supermarket, department store, junior department store, convenience retail and automotive uses
- Service shops

24.291.2 Zone Requirements

24.291.2.1 Lot Specifications

Lot Area (minimum)	2.0 hectares
Lot Frontage (minimum)	30.0 metres

24.291.2.2 Siting Specifications

Notwithstanding any provisions to the contrary, all restaurants including drive-thru and take-out, shall be set back a minimum of sixty (60.0) metres from the south lot line.

24.291.2.3 Building Specifications

Notwithstanding any provisions to the contrary, the maximum Retail Floor Area shall be 2787 square metres, and no unit shall have a floor area greater than 1000 square metres

24.291.3 Parking
Retail commercial uses, 6.0 spaces per 100 square metres (minimum) of gross leasable floor area

24.291.4 Loading
All loading spaces and loading doors shall be located such that they do not directly face Bayview Avenue or Hollandview Trail, and they shall be appropriately screened.

24.291.5 Ingress & Egress	
Maximum entrance and exit ramps permitted servicing the subject lands.	Five (5)
Width of the access ramp on Hollandview Trail measured along the street line (maximum)	13.0 metres
Width of all other ramps measured along the street line (minimum)	6.0 metres

24.291.6 Landscaping
A strip of land shall be provided adjacent to the entire length of the perimeter boundary of the site plan, which shall be used for no other purpose than landscaping in accordance with an approved site plan. Access ramps or driveways shall be permitted to cross such landscaping strips.
The width of the required landscaping strips shall be a minimum of 6.0 metres abutting Bayview Avenue and Hollandview Trail, 3.0 metres abutting the northerly property limit and 1.5 metres abutting a C4(292) Exception Zone.

24.291.7 Accessory Buildings/Structures
An architectural feature may be permitted and shall be set back a minimum of 1.5 metres from Bayview Avenue and Hollandview Trail.

Parent Zone: C4 **Exception No.:** (292)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C6-4	*Previous By-laws:* 4310-01
Municipal Address: 372 & 410 Hollandview Trail			
Legal Description: Part Block 1, 65M-3193, & Part Lots 23-25, Part Block 42, Plan 65M-2873, Parts 24, 25, 27-31, 65R-22241; Part Block 1, 65M-3193 & Part Lots 1 & 25, Part Block 42, Plan 65M-2873, Parts 8-23, 65R-22241 *(From CityView data, for information purposes only)*			

24.292.1 Permitted Uses
The following uses are permitted:
a) • Offices • Public Authority • Clinics • Animal hospitals
b) Notwithstanding any provisions to the contrary, only the following accessory commercial uses shall be permitted, provided the combined floor space occupied by all accessory commercial uses shall not exceed 30% of the total floor area: • optical supply • drug store • copy centre

24.292.2 Zone Requirements
Notwithstanding any provisions to the contrary, the south lot line shall be deemed to be the front lot line for the purposes of calculating any zone provisions.

24.292.3 Ingress and Egress	
Maximum entrance and exit ramps permitted for the subject lands.	Four (4)

24.292.4 Landscaping
A strip of land shall be provided adjacent to the entire length of the perimeter boundary of the site plan, which shall be used for no other purpose than landscaping in accordance with an approved site plan. Access ramps or driveways shall be permitted to cross such landscaping strips.
The width of the required landscaping strips shall be a minimum of 6.0 metres abutting McMaster Avenue and Hollandview Trail, 3.0 metres abutting the northerly property limit and 1.5 metres abutting a C4(291) Exception Zone.

Parent Zone: PD1 **Exception No.:** (293)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C2-13	*Previous By-laws:* 4328-02.D
Municipal Address: 15160 Yonge Street and 5 Tyler Street			
Legal Description: Part Lots 7 & 8, Plan 9 *(From CityView data, for information purposes only)*			

24.293.1 Permitted Uses
The following uses are permitted:
• Offices • a day care centre • a maximum of 32 dwelling units, which shall be located above the first storey • dry cleaners distribution stations or depots • Personal service shops • Retail stores • Service shops • Studios

24.293.2 Zone Requirements	
24.293.2.1 Lot Specifications	
Lot Area (minimum)	1400.0 square metres
Lot Frontage (minimum)	40.0 metres
24.293.2.2 Siting Specifications	
Front Yard – Main Building Wall (minimum)	0.0 metres
Rear Yard – Main Building Wall (minimum)	6.0 metres
Rear Yard – Parking Garage Wall (minimum)	1.5 metres
Interior Side Yard – Main Building Wall (minimum)	0.0 metres
Interior Side Yard – Parking Garage Wall (minimum)	0.0 metres
Exterior Side Yard – Main Building Wall (minimum)	0.0 metres
Exterior Side Yard – Parking Garage Wall (minimum)	13.0 metres
24.293.2.3 Building Specifications	

Gross Floor Area (maximum)	4200.0 square metres
Height (maximum)	15.0 metres

24.293.3 Amenity Area
A minimum of 220.0 square metres of amenity area shall be provided in accordance with the following: • Interior 120.0 square metres • Exterior 100.0 square metres

24.293.4 Loading	
Loading Space Requirement	Nil

24.293.5 Residential Uses in a Commercial Zone
Section 4.4.2 of this By-law shall not apply

Parent Zone: I **Exception No.:** (294)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* I-16	*Previous By-laws:* 4342-02.D
Municipal Address: 200 Conover Avenue			
Legal Description: Part Lot 23, Concession 2 East of Yonge Street (EYS), Plan 65M-3678 *(From CityView data, for information purposes only)*			

24.294.1 Permitted Uses
The following uses are permitted:
• A public park • A secondary school in accordance with the Institutional provisions of this By-law

UNDER APPEAL TO THE ONTARIO MUNICIPAL BOARD

Parent Zone: C4 **Exception No.:** (295)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C10	*Previous By-laws:* 4349-02.D
Municipal Address: 237-253 Old Yonge Street, 16003 Yonge Street			
Legal Description: Part Lot 3, Plan 461 *(From CityView data, for information purposes only)*			

24.295.1 Permitted Uses

The following uses are permitted:

- A 95-seat restaurant, special

The remainder of the lands shall only be used for an accessory bed and breakfast provided the following:

- i) All other uses, including but not limited to a drive-thru restaurant, shall be prohibited.

24.295.2 Definitions

Bed and Breakfast shall be defined as an accessory structure with a maximum of 4 rooms and a maximum floor area of 200.0 square metres, which may or may not be rented on a daily basis, with or without meals, to the travelling or vacationing public.

24.295.3 Zone Requirements

24.295.3.1 Siting Specifications

North (minimum)	1.0 metres
South (minimum)	20.0 metres
East (minimum)	1.0 metres
West (minimum)	65.0 metres

24.295.3.2 Building Specifications

Height (maximum)	Shall not exceed the highest point of the existing main building

24.295.4 Additions

Building additions to the existing main building shall be limited to a single storey and a maximum of 110.0 square metres of additional floor area.

24.295.5 Parking	
Parking Requirement (minimum)	35 space
Vehicular access shall be limited to Yonge Street, other than the use of a single access along Old Yonge Street for emergency purposes only.	

Parent Zone: R2 **Exception No.:** (296)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R1-31	*Previous By-laws:* 4356-02.D
Municipal Address: Adena Meadows Way, Glorious Song Lane, Awesome Again Lane, Northern Dancer Lane, Sirona's Lane			
Legal Description: Part Lots 18-20, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.296.1 Permitted Uses

The following uses are permitted:

- entry gates and/or structures
- one detached dwelling per lot
- a home occupation
- separate dwelling unit within the building area of the main dwelling unit as domestic help or nanny quarters

24.296.2 Definitions

-For the purposes of this by-law a lot shall be deemed to mean a whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act 1998.*

Notwithstanding any provisions to the contrary for the purposes of this by-law where an application for a building permit has been submitted for a single detached dwelling, and associated accessory structures and/or uses on two or more contiguous units under single title the collective unit shall be considered to constitute a lot and the yard requirements and other provisions of the by-law shall be applied as if the units were one lot.

A street or road shall mean a private street as established on a registered plan of condominium pursuant to the *Condominium Act 1998*.

24.296.3 Zone Requirements

24.296.3.1 Building Specifications

Lot Coverage (maximum)	35.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Width per unit (minimum)	2.9 metres
Interior Garage Length per unit (minimum)	6.0 metres

24.296.4 Driveways
Parking Areas requiring less than five (5) spaces shall not apply with the exception that the driveway width shall be a maximum of 6.0 metres at the street line to the private right-of-way.

24.296.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: E2 **Exception No.:** (297)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-7	*Previous By-laws:* 4357-02, 4394-02, 4908-07.D
Municipal Address: 145-155 Industrial Parkway South			
Legal Description: Part Lot 184, Plan 246 *(From CityView data, for information purposes only)*			

24.297.1 Permitted Uses

The following uses are permitted:

- accessory retail provided the accessory retail area is wholly contained within an enclosed building and shall not exceed 20% of the *Gross Floor Area* of the Premises or 200m^2, whichever is less.
- commercial self storage facilities
- laundromats
- office use accessory to a permitted use on the same premise
- offices other than the offices of a doctor or drugless practitioner in multi-premises buildings, provided the combined floor area of the offices does not exceed 30 percent of the total floor area of the building
- repair shops
- Service shops
- research and training facilities
- one restaurant having a maximum gross floor area of 300m^2
- commercial schools
- warehouses and industrial uses, food processing establishments, light metal product plants, machine or welding shops, plumbing shops, printing establishments, saw or planing mills, and sheet metal shops, however said uses shall not be located within 60 metres of the east property line

24.297.2 Zone Requirements

Notwithstanding any other provisions to the contrary, for the purposes of this By-law, the lot line abutting Industrial Parkway South shall be deemed to be the front lot line and the most easterly lot line shall be deemed to be the rear lot line.

24.297.3 Landscaping

Required landscaped strip for the lot lines along Industrial Parkway South (minimum)	4.5 metres

24.297.4 Outside Storage
Outside storage shall not be permitted

24.297.5 Parking	
Multiple Premises Industrial Uses, including without limitation the uses permitted in this zone (minimum)	1 parking space for each 53 square metres of floor area

Parent Zone: C5 **Exception No.:** (298)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C8 – 15340-15380 Bayview Avenue	*Previous By-laws:* 4366-02.D
Municipal Address: 15340-15380 Bayview Avenue			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS); Part 1, Plan 65R-22010 *(From CityView data, for information purposes only)*			

24.298.1 Permitted Uses

The following uses are permitted:

In accordance with the C5 Permitted uses with the addition of the following uses:

- Building Supply Outlet
- Clinic
- Commercial School
- Dry Cleaning Outlet
- Fitness Centre
- Garden Centre

24.298.2 Definitions

Building Supply Outlet:
Means a premises in which building, construction and/or home improvement materials are offered for sale to the public and may include, as accessory uses, the outdoor storage of such materials along with an outdoor display and sales area.

Garden Centre:
Means a premises where plant material such as seed fertilizer, bulbs, trees, shrubs and accessory items such as lawn furniture, lawn and garden equipment, furnishings and supplies are sold, and may include as an accessory use, an outdoor display and sales area**.**

Fitness Centre:
Means a premises in which facilities are provided for recreational or athletic activities such as body-building, exercise classes, martial arts classes, gymnastics, and may include associated facilities such as a sauna, a swimming pool, a solarium, accessory restaurant, and accessory retail uses, however does not include a body rub parlour.

Outdoor Display and Sales Area:
Means an area of land, used in conjunction with a business located within a building or structure on the same lot, for the display or sale of produce, merchandise or supply of services, however does not include a motor vehicle sales or rental establishment.

Outdoor Storage: Means an area of land used in conjunction with a business located within a building or structure on the same lot, for the storage of goods and materials.

24.298.3 Zone Requirements	
24.298.3.1 Siting Specifications	
Setback from Bayview Avenue (minimum)	6.0 metres
Setback from Hydro Corridor (minimum)	14.0 metres
Setback from Southern Property Line (minimum)	3.0 metres
Minimum distance separation from northern Boundary of Part 1, Plan 65R-22010 (minimum)	14.0 metres
24.298.3.2 Building Specifications	
Gross Leasable Floor Area exclusive of an outdoor seasonal garden centre (maximum)	12,900.0 square metres
Gross Leasable Floor Area – Outdoor Seasonal Garden Centre (maximum)	1,675 square metres

24.298.4 Parking
The area devoted to outdoor seasonal garden centre shall not be included in the calculation of the minimum parking space requirements.

24.298.5 Loading	
Loading Spaces required for home improvement centres (minimum)	3 spaces
All loading spaces and loading doors shall be located such that they do not directly face a public street or residential uses and shall be appropriately screened.	

24.298.6 Ingress and Egress	
Width of the main ingress and egress driveway ramp on Bayview Avenue measured along the street line (minimum)	8.0 metres
Width of the main ingress and egress driveway ramp on Bayview Avenue measured along the street line (maximum)	23.5 metres
Width of all other ingress and egress driveway ramps (minimum)	8.0 metres

Width of all other ingress and egress driveway ramps (maximum)	19.0 metres

24.298.7 Outdoor Storage
Outside storage and display of goods and materials for sale shall be permitted in accordance with the provisions an executed site plan agreement which agreement shall provide location and screening requirements.

Parent Zone: R1 **Exception No.:** (299)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-32	*Previous By-laws:* 4369-02.D
Municipal Address: 19, 21, 29, 31 Aspen Leaf Court			
Legal Description: Part Lot 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.299.1 Zone Requirements	
Notwithstanding any provisions to the contrary, St. Johns Sideroad, or a reserve abutting St. Johns Sideroad, shall be deemed to be the front lot line.	
24.299.1.1 Lot Specifications	
Lot Width excluding the driveway (minimum)	30.0 metres
Lot Depth excluding the driveway (minimum)	40.0 metres
24.301.1.2 Siting Specifications	
Front Yard (minimum)	10.0 metres
Rear Yard excluding the depth of the driveway (minimum)	7.5 metres
Exterior Side Yard (minimum)	4.5 metres
Exterior Side Yard adjacent to Bathurst Street (minimum)	6.0 metres
24.299.1.3 Building Specifications	
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres

24.299.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front or rear lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front or rear lot line to a point of intersection, for the purposes of calculating the required minimum front or rear yard, and the required minimum exterior side yard.
Notwithstanding the provision above, and any other provision to the contrary, no building or structure shall be permitted to encroach closer than 4.5 metres to the daylighting triangle.

24.299.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard and/or the exterior side yard (maximum)	2.5 metres
Steps may encroach into the required front yard and/or the required exterior side yard provided they are not located any closer than 6.0 metres to the lot line.	

24.299.4 Driveway
The minimum width of a driveway shall be 6.0 metres of which a minimum of 3.0 metres shall be shared in common.
Notwithstanding any provisions to the contrary no buildings or structures shall be located within the driveway and/or turnaround area.

24.299.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

24.299.6 Accessory Structures
Any accessory building or structure which is not part of the main building shall be erected to the rear of the required front yard setback a minimum of one (1) metre from any lot line excluding the depth of the driveway.

Parent Zone: R2 **Exception No.:** (300)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-33	*Previous By-laws:* 43369-02
Municipal Address: 33 Aspen Leaf Court			
Legal Description: Part Lot 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.300.1 Zone Requirements	
24.300.1.1 Lot Specifications	
Lot Area (minimum)	3,300 square metres
Lot Frontage (minimum)	3.0 metres
Lot Width excluding the driveway (minimum)	35.0 metres
Lot Depth excluding the driveway (minimum)	40.0 metres
24.300.1.2 Siting Specifications	
West Lot Line excluding the depth of the driveway (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	4.5 metres
24.300.1.3 Building Specifications	
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres

24.300.2 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: R2 **Exception No.:** (301)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-34	*Previous By-laws:* 4369-02.D
Municipal Address: 53 Duncton Wood Crescent			
Legal Description: Part Lot 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.301.1 Zone Requirements	
Notwithstanding any provisions to the contrary, St. Johns Sideroad, or a reserve abutting St. Johns Sideroad, shall be deemed to be the front lot line.	
24.301.1.1 Lot Specifications	
Lot Frontage along St. John's Sideroad (minimum)	27.0 metres
Lot Width excluding the driveway (minimum)	27.0 metres
Lot Depth excluding the driveway (minimum)	40.0 metres
24.301.1.2 Siting Specifications	
Front Yard (minimum)	10.0 metres
Rear Yard excluding the depth of the driveway (minimum)	7.5 metres
Exterior Side Yard (minimum)	4.5 metres
Exterior Side Yard adjacent to Bathurst Street (minimum)	6.0 metres
24.301.1.3 Building Specifications	
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres

24.301.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front or rear lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front or rear lot line to a point of intersection, for the purposes of calculating the required minimum front or rear yard, and the required minimum exterior side yard.
Notwithstanding the provision above, and any other provision to the contrary, no building or structure shall be permitted to encroach closer than 4.5 metres to the daylighting triangle.

24.301.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard and/or the exterior side yard. (maximum)	2.5 metres
Steps may encroach into the required front yard and/or the required exterior side yard provided they are not located any closer than 6.0 metres to the lot line.	

24.301.4 Driveway
The minimum width of a driveway shall be 6.0 metres of which a minimum of 3.0 metres shall be shared in common.
Notwithstanding any provisions to the contrary no buildings or structures shall be located within the driveway and/or turnaround area.

24.301.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: R3 **Exception No.:** (302)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-75	*Previous By-laws:* 4369-02.D
Municipal Address: Woodland Hills Boulevard, Duncton Wood Crescent, Sherman Oaks Court, Joseph Tuck Court, Black Court, Aspen Leaf Court			
Legal Description: Part Lot 86, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.302.1 Zone Requirements	
24.302.1.1 Lot Specifications	
Lot Area (minimum)	750 square metres
Lot Frontage (minimum)	24.0 metres
24.302.1.2 Siting Specifications	
Interior Side Yard (minimum)	2.0 metres
24.302.1.3 Building Specifications	
Interior Garage Width (minimum)	2.9 metres
Interior Garage Length (minimum)	6.0 metres

24.302.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front or rear lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front or rear lot line to a point of intersection, for the purposes of calculating the required minimum front or rear yard, and the required minimum exterior side yard.
Notwithstanding the provision above, and any other provision to the contrary, no building or structure shall be permitted to encroach closer than 3.0 metres to the daylighting triangle.

24.302.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard, provided that no part of the porch, including eaves, is located closer than 4.0 metres to the lot line (maximum)	2.0 metres

Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 2.5 metres to the lot line.

24.302.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: I **Exception No.:** (303)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* I-17	*Previous By-laws:* 4378-02
Municipal Address: 3 Golf Links Drive			
Legal Description: Part Block 7 Plan 65M-2441, Pt Block 60 Plan M-2034 & Part Lot 82 Plan 246 *(From CityView data, for information purposes only)*			

24.303.1 Permitted Uses
The following uses are permitted:
• Retirement home

24.303.2 Zone Requirements	
24.303.2.1 Siting Specifications	
Front Yard (minimum)	18.0 metres
Rear Yard (minimum)	15.0 metres
Side Yard (minimum)	8.0 metres
24.303.2.2 Building Specifications	
Number of units (maximum)	78
Building Height (maximum)	4 storeys and no higher than 18.5 metres

24.303.3 Parking	
Parking Requirement (minimum)	0.5 spaces

24.303.4 Accessory Buildings
Accessory building may be erected within the required front yard provided the area of the accessory building is no greater than 20 square metres.

Parent Zone: R2 **Exception No.:** (304)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-35	*Previous By-laws:* 4402-03.D
Municipal Address: 15395 & 15405 Bathurst Street			
Legal Description: Part Lot 81, Concession 1 West of Yonge Street (WYS) (Pt 1 65R-1533); Part Lot 82, Concession 1 West of Yonge Street (WYS)& Block 30, Plan 65M-2395 *(From CityView data, for information purposes only)*			

24.304.1 Zone Requirements	
24.304.1.1 Lot Specifications	
Lot Area (minimum)	1940.0 square metres
Lot Frontage (minimum)	27.0 metres
24.304.1.2 Siting Specifications	
Accessory Building Interior Side Yard (minimum)	0.7 metres

Parent Zone: R2 **Exception No.:** (305)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-36	*Previous By-laws:* 4402-03.D
Municipal Address: 15395 & 15405 Bathurst Street			
Legal Description: Part Lot 81, Concession 1 West of Yonge Street (WYS) (Pt 1 65R-1533); Part Lot 82, Concession 1 West of Yonge Street (WYS)& Block 30, Plan 65M-2395 *(From CityView data, for information purposes only)*			

24.305.1 Zone Requirements	
24.305.1.1 Lot Specifications	
Lot Area (minimum)	1660.0 square metres
Lot Frontage (minimum)	22.0 metres
24.305.1.2 Siting Specifications	
Exterior Side yard- setback from the northern boundary of Part 4, 65R-25810 (minimum)	6.0 metres
Accessory Building Interior Side Yard (minimum)	0.8 metres

Parent Zone: R1 **Exception No.:** (306)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-37	*Previous By-laws:* 4402-03.D
Municipal Address: 3 Wellington Heights Court			
Legal Description: Part Lot 81, Concession 1 West of Yonge Street (WYS) (Pt 1 65R-1533); Part Lot 82, Concession 1 West of Yonge Street (WYS)& Block 30, Plan 65M-2395 *(From CityView data, for information purposes only)*			

Notwithstanding the Zone Requirements of the R1 Zone, the following standards shall apply:

24.306.1 Zone Requirements	
Aurora Heights Drive or a reserve abutting Aurora Heights Drive, shall be deemed to be the front lot line.	
24.306.1.1 Building Specifications	
Height (maximum)	8.0 metres

Parent Zone: R5 **Exception No.:** (307)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-76	*Previous By-laws:* 4406-03.D
Municipal Address: Zokol Drive, Conover Avenue			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.307.1 Zone Requirements	
24.307.1.1 Lot Specifications	
Lot Frontage (minimum)	10.7 metres
24.307.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
The habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
On a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.307.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.307.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

24.307.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the front lot line and 1.0 to the Exterior Side Lot Line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	0.6 metre
Projection of any bay window (maximum)	0.5 metres

24.307.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.307.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

Parent Zone: R4 **Exception No.:** (308)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-77	*Previous By-laws:* 4406-03.D
Municipal Address: Morland Crescent, Weslock Crescent			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.308.1 Zone Requirements	
24.308.1.1 Lot Specifications	
Lot Area (minimum)	420.0 square metres
Lot Frontage (minimum)	16.8 metres
24.308.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard – Main Building (minimum)	6.0 metres
Rear Yard – Detached garage (minimum)	1.0 metres
Interior Side Yard – Main Building (minimum)	1.2 metres
Interior Side Yard – Detached garage (minimum)	1.0 metres
Notwithstanding the above, where a detached garage is located in its entirety in the rear yard and is accessed by a driveway crossing the front lot line, the minimum required interior side yard setback for the main building shall be 4.0 metres on the driveway side and 1.2 metres on the other side.	
24.308.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.308.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

24.308.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch is located any closer than 2.0 metres to the lot line (maximum)	2.0 metres
Projection of any bay window (maximum)	0.5 metres
Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 1.0 metre to the lot line.	

24.308.4 Accessory Building
A Detached Garage, including a garage attached to the Main Building by way of a Breezeway, shall be deemed to be an Accessory Building.
The Breezeway connecting the garage and the Main Building shall also be deemed to be an Accessory Building.

24.308.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R4 **Exception No.:** (309)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-78	*Previous By-laws:* 4406-03.D, 4561-04.D
Municipal Address: Zokol Drive			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.309.1 Zone Requirements	
24.309.1.1 Lot Specifications	
Lot Area (minimum)	375.0 square metres
Lot Frontage (minimum)	15.0 metres
24.309.1.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
The front lot line shall be deemed to be the lot line most closely abutting Bayview Avenue or Wellington Street East.	
The rear lot line shall be deemed to be the lot line abutting a local road.	
All other lot lines shall be deemed to be side lot lines.	
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres.	
Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
24.309.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	12.2 metres
Interior Garage Width (maximum)	6.0 metres

24.309.2 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard provided no part of the porch is located any closer than 1.0 metres to the front lot line (maximum)	2.0 metres
Projection of any bay window (maximum)	0.5 metres

Steps may encroach into the required front yard provided they are not located any closer than 1.0 metre to the front lot line.

24.309.3 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: R4 **Exception No.:** (310)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-79	*Previous By-laws:* 4406-03.D
Municipal Address: Conover Avenue, Ames Crescent, Halldorson Avenue, Morland Crescent, Weslock Crescent, Steel Drive, Nicklaus Drive, Kane Crescent, Pattemore Gate			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.310.1 Zone Requirements	
24.310.1.1 Lot Specifications	
Lot Area (minimum)	325.0 square metres
Lot Frontage (minimum)	13.7 metres
24.310.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage..	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.310.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Interior Garage Width (maximum)	6.0 metres

24.310.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front

yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

24.310.3 Encroachments	
Projection of open-sided roofed porches and two storey roofed porches and balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch, including eaves and steps, is closer than 2.0 metres to the front lot line and 1.0 to the Exterior Side Lot Line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	0.6 metre
Projection of any bay window (maximum)	0.5 metres

24.310.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.310.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	

Parent Zone: R8 **Exception No.:** (311)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-49	*Previous By-laws:* 4406-03.D
Municipal Address: Zokol Drive			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.311.1 Permitted Uses
The following uses are permitted:
• A home occupation, excluding a teaching and musical instruction studio • Townhouse Dwelling

24.311.2 Zone Requirements	
24.311.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	180.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.311.2.2 Siting Specifications (OMB Order 2207)	
Front Yard (minimum)	4.5 metres
Rear Yard – Main Building (minimum)	14.0 metres
Rear Yard – Detached Garage (minimum)	2.0 metres
Side Yard – Main Building (minimum)	1.5 metres
Distance Separation between Main Building and Detached Garage (minimum)	6.0 metres
Notwithstanding the above, the minimum setback requirements for detached garages shall be provided in accordance with Schedule "AH", attached hereto and forming part of this By-law. (OMB Order 2207)	
Notwithstanding any other provisions to the contrary, - the front lot line shall be deemed to be the lot line most closely abutting Bayview Avenue or Wellington Street East, - the rear lot line shall be deemed to be the lot line abutting a local road, - all other lot lines shall be deemed to be interior side lot lines.	
24.311.2.3 Building Specifications	
Lot Coverage (maximum)	60.0 percent
Height – Main Building (maximum)	12.2 metres

Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	3.0 metres
Interior Garage Width (maximum)	6.0 metres

24.311.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard, provided that no part of the porch, including eaves, is located closer than 2.0 metres to the front lot line.	2.0 metres
Steps may encroach into the required front yard provided they are not located any closer than 1.0 metre to the lot line.	
Projection of any bay window (maximum)	0.5 metres

24.311.4 Parking	
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	
Driveway width permitted for end units (maximum)	5.8 metres
Visitor Parking Requirement (minimum)	Nil

24.311.5 Amenity Area Screening	
Depth of a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2.0 metres provided on either side of the private amenity area (minimum)	3.6 metres

Parent Zone: R8 **Exception No.:** (312)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-50	*Previous By-laws:* 4406-03.D
Municipal Address: Zokol Drive, Martell Gate, Barr Crescent, Conover Avenue			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.312.1 Permitted Uses
The following uses are permitted:
• A home occupation, excluding a teaching and musical instruction studio • Townhouse Dwelling

24.312.2 Zone Requirements	
24.312.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	160.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.312.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	3.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.312.2.3 Building Specifications	
Lot Coverage (maximum)	55.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	4.0 metres

24.312.3 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

24.312.4 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard or the required exterior side yard, provided that no part of the porch, including eaves, is located closer than 2.0 metres to the front lot line and 1.0 metres to the Exterior Side Lot Line.	2.0 metres
Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
Projection of any bay windows (maximum)	0.5 metres

24.312.5 Parking	
Parking Requirement (minimum)	3 spaces per unit
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

24.312.6 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
The provisions of Section 5.6.1 shall also apply	

24.312.7 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2 metres, provided on either side of the private amenity area (minimum)	3.6 metres

Parent Zone: E-BP **Exception No.:** (313)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* BP-3	*Previous By-laws:* 4406-03.D
Municipal Address: 20, 25 Mavrinac Boulevard			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

DELETED by By-law 6374-21, September 28, 2021 (R4(538), R8(539) & RA2(540))

Parent Zone: PD1 **Exception No.:** (314)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C2-14i	*Previous By-laws:* 4412-03, 4378-02.D
Municipal Address: 15117 Yonge Street			
Legal Description: Part Lots 13, 14 and 15, Plan 68 *(From CityView data, for information purposes only)*			

24.314.1 Zone Requirements	
24.314.1.1 Siting Specifications	
Rear Yard (minimum)	1.5 metres

24.314.2 Parking	
Parking shall be permitted in the side and front yard of the lot	
Maneuvering space requirement for driveways with 90 degree parking spaces	7.0 metres
Minimum distance between a driveway and intersection of street lines measured along the street line intersected by such driveway	5.5 metres
Minimum entrance and exit ramps along Church Street, at both street line and edge of pavement	4.0 metres
Minimum entrance and exit ramps along Yonge Street, at both street line and edge of pavement	7.0 metres

24.314.3 Loading	
Loading Space Requirement	Nil
Notwithstanding any provision to the contrary, the minimum opening in any building face	260.0 metres

Parent Zone: EP **Exception No.:** (315)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* EP-16i	*Previous By-laws:* 4412-03
Municipal Address: 15117 Yonge Street			
Legal Description: Part Lots 13, 14 and 15, Plan 68 *(From CityView data, for information purposes only)*			

In accordance with the provisions of the PD1(314) zone

Parent Zone: R3 **Exception No.:** (316)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-80	*Previous By-laws:* 4423-03, OMB Order PL011173
Municipal Address: 240 Kennedy Street West			
Legal Description: Part Lot 79, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.316.1 Definitions
A lot shall be deemed to mean a whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act 1998.* A street or road shall mean a private street as established on a registered plan of condominium pursuant to the *Condominium Act 1998*.

24.316.2 Zone Requirements	
24.316.2.1 Lot Specifications	
Lot Area (minimum)	560.0 square metres
Lot Frontage (minimum)	18.0 metres
24.316.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Garage (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
24.316.2.3 Siting Specifications Exception	
Notwithstanding the Siting Specifications of this Exception Zone, the following minimum setback requirements shall apply to Block 5 as shown on Section 24.316.5 of this Exception Zone: • from Street to Main Building and Garage 4.5 metres • from East Lot Line 5.0 metres • from West Lot Line 18.0 metres • from South Lot Line 4.5 metres	
Notwithstanding any provisions to the contrary, the minimum rear yard setback shall be 1.2 metres and shall be calculated from the boundary between the R3(316) and EP Zones.	
Notwithstanding the provisions of Section 4.1.1, the minimum interior side yard setback for the pool shed existing on the date of passing of this by-law shall be 4.5 metres.	
Notwithstanding the provisions of Sections 4.20, the minimum distance separation from a rear	

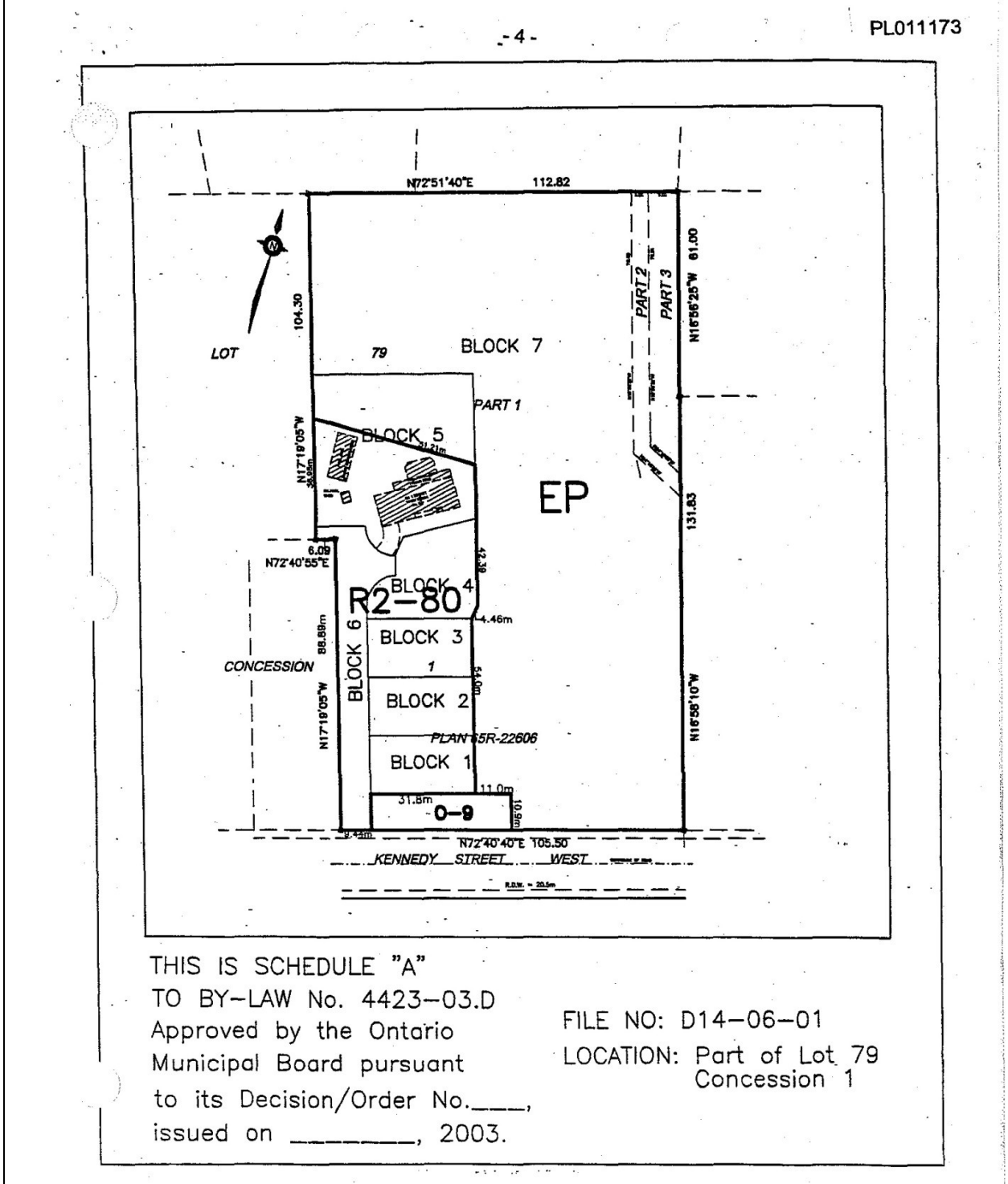
lot line shall be 1.2 metres and shall be calculated from the boundary line between the R3(316) and EP Zones.
The provisions of Section 7.5.1 shall not apply to the lands zoned R3(316).

24.316.2.4 Building Specifications	
Lot Coverage (maximum)	50 percent
Height – Main Building (maximum)	6.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
The provisions of Section 5.6.1 shall not apply for the purposes of this by-law with the exception that the driveway width shall be a maximum of 6.5 metres at the street line to the private right-of-way.	

24.316.3 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

24.316.4 Landscaping
A strip of land not less than 3.0 m shall be provided adjacent to the entire west limit of Block 6 as shown on Schedule “A” attached hereto which shall be used for no other purpose than Landscaping.

24.316.5 Figure



Parent Zone: EP **Exception No.:** (317)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* EP-16ii	*Previous By-laws:* 4427-03
Municipal Address: 31 to 51 Deerhorn Crescent			
Legal Description: Lots 16 to 21, D12-88031 *(From CityView data, for information purposes only)*			

24.317.1 Permitted Uses
The following uses are permitted:
• Decks and fences provided that all decks are open from the ground to the under side of the deck structure with the exception of supporting columns and/or posts as required by the Ontario Building Code

24.317.2 Landscaping
All fencing shall be constructed of vertical slates that have a gap of no less than 7.5 cm and no less than 50% of the face of the fence remains open and does not obstruct the flow of water during Regional Storm flood conditions.

Parent Zone: E2 **Exception No.:** (318)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-8	*Previous By-laws:* 4451-03.D
Municipal Address: 218 Edward Street			
Legal Description: Lot 20, Plan 10328 *(From CityView data, for information purposes only)*			

24.318.1 Permitted Uses
The following uses are permitted:
In addition to the uses permitted within the E2 zone, the lands may be used for a motor vehicle sales establishment, provided the following: i. the use shall be ancillary to the existing auto repair facility; ii. there shall be a maximum of ten (10) used cars for sale at any one time; and iii. vehicles shall be displayed on the existing parking lot.

Parent Zone: E-BP **Exception No.:** (319)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* RU-11	*Previous By-laws:* 4464-03.D
Municipal Address: 1003 Wellington Street East			
Legal Description: Pt Lot 20,Con. 2 EYS *(From CityView data, for information purposes only)*			

24.319.1 Permitted Uses
The following uses are permitted:
• Accessory retail • A clinic and fitness centre and/or hospital

24.319.2 Zone Requirements
In accordance with the E-BP(160) exception zone

24.319.3 Loading	
Loading Space Requirement (minimum)	2 spaces

Parent Zone: E2 **Exception No.:** (320)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-8	*Previous By-laws:* 4486-03.D
Municipal Address: 215 Edward Street			
Legal Description: Part Lot 34, Plan 10328 *(From CityView data, for information purposes only)*			

24.320.1 Permitted Uses
Only the following uses are permitted:
• a commercial self-storage facility

24.320.2 Loading	
Loading Space Requirement	2 spaces

Parent Zone: C4 **Exception No.:** (321)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-21	*Previous By-laws:* 4509-04.D
Municipal Address: 243 Earl Stewart Drive			
Legal Description: Part Lot 1, Plan 65-2874 *(From CityView data, for information purposes only)*			

24.321.1 Permitted Uses

The following uses are permitted:

- bake shop and bake shop special not exceeding 464 square metres of Gross Leasable Floor Area;
- financial institutions
- Offices
- clinics
- Drive-Thru Facility
- personal service shops
- Public Authority
- restaurants
- retail stores, including a LCBO warehouse/retail store, and/or a Brewer's Retail Outlet (Beer Store), but excluding a supermarket, department store, junior department store, and convenience retail
- service shop

24.321.2 Definitions

Gross Leasable Floor Area
means the Gross Floor Area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas:
i any Service Room, or enclosed area that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that services the building or structure;
ii any part of the building or structure that is used for receiving, shipping, loading or unloading, or parking area;
iii any part of the building or structure used exclusively as common areas, for the purpose of pedestrian circulation between stores or other commercial occupancies.

Gross Floor Area
means the aggregate of the floor areas of each storey measured between the interior faces of any exterior walls of the building or structure.

24.321.3 Zone Requirements	
24.321.3.1 Siting Specifications	
The lot line abutting Bayview Avenue shall be deemed to be the front lot line for the purposes of calculating any zone provisions.	
Front Yard (minimum)	9.0 metres
Section 4.14 shall not apply	
24.321.3.2 Building Specifications	
Total Gross Leasable Floor Area (maximum)	2787 square metres
Total Gross Leasable Floor Area per unit (maximum)	1393.5 square metres

24.321.4 Parking	
Parking Requirement per 100 square metres of Gross Leasable Floor Area (minimum)	6.0 spaces
Notwithstanding the definition of a *Parking Area* and Section 5.5.4 of this By-law and any other provisions to the contrary, driveways, entrance and exit ramps and surplus parking areas located on the lands Zoned C4(321) shall also be permitted to service the lands to the north zoned C4(245).	

24.321.5 Loading
All loading spaces and loading doors shall be located such that they do not directly face Bayview Avenue, and they shall be appropriately screened.

24.321.6 Ingress and Egress	
Maximum entrance and exit ramps permitted servicing the subject lands	Six (6)
Width of all joint entrance and exit ramps measured along the streetline, or property line (maximum)	13.0 metres
Width of all joint entrance and exit ramps measured along the streetline, or property line (minimum)	6.0 metres
No direct access to Bayview Avenue shall be provided	

24.321.7 Landscaping
A strip of land shall be provided adjacent to the entire length of the perimeter boundary of the site plan, which shall be used for no other purpose than landscaping in accordance with the approved site plan.

Access ramps or driveways shall be permitted to cross such landscaping strips.	
Width of the required landscaping strips abutting Bayview Avenue, or a reserve abutting Bayview Avenue (minimum)	6.0 metres
Width of the required landscaping strips abutting Earl Stewart Drive, and/or a reserve abutting Earl Stewart Drive (minimum)	3.0 metres
Width of the required landscaping strips abutting all interior side lot lines (minimum)	1.5 metres

Parent Zone: PDS1 **Exception No.:** (322)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* RA2-3	*Previous By-laws:* 4522-04.D
Municipal Address: 15085 Yonge Street			
Legal Description: Part Lot 17, Plan 68, Lot 164 & Part Lots 163 & 165, Plan 246 *(From CityView data, for information purposes only)*			

24.322.1 Permitted Uses
• One apartment building

24.322.2 Zone Requirements	
24.322.2.1 Lot Specifications	
Lot Area (minimum)	3300 square metres
Lot Frontage (minimum)	55 metres
24.322.2.2Siting Specifications	
Front Yard (minimum)	0.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard – North (minimum)	6.0 metres
Interior Side Yard – South (minimum)	7.0 metres
Notwithstanding the above, the third storey shall be set back a minimum of 1.5 metres from the main front wall of the ground floor and the fourth and fifth storeys shall be set back a minimum of 3 metres from the main front wall of the third storey.	
24.322.2.3 Building Specifications	
Lot Coverage (maximum)	36 percent
Floor Area (maximum)	4200 square metres
Height (maximum)	5 storeys

24.322.3 Density	
Apartment Dwelling (maximum)	42 units

24.322.4 Amenity Area	
Minimum amenity area located either exterior or interior to the building	18.0 square metres per dwelling unit

24.322.5 Landscaping	
Required planting strip along the southern property line	Nil

24.322.6 Parking	
Parking Requirement (minimum)	1.47 parking spaces per dwelling unit
Visitor Parking Requirement (minimum)	20 spaces
Required maneuvering area (minimum)	6.2 metres
There shall be no minimum distance requirement between any wall of a building and a parking space maneuvering area and/or driveway located within a side yard or rear yard.	

Parent Zone: R3 **Exception No.:** (323)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2-82	*Previous By-laws:* 4529-04.D, 5090-08.D
Municipal Address: 268 Kennedy St. West; 1 & 3 Lensmith Drive			
Legal Description: Part Lot 70, Concession 1 West of Yonge Street (WYS); Part of Lot 79, Concession 1 West of Yonge Street (WYS) and Parts 1, 2 & 3, 65R-31034 *(From CityView data, for information purposes only)*			

24.323.1 Zone Requirements	
24.323.1.1 Lot Specifications	
Lot Area (minimum)	440.0 square metres
Lot Frontage (minimum)	14.5 metres
24.323.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Attached Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard – One (1) Storey (minimum)	0.6 metres
Interior Side Yard – Two (2) Storeys (minimum)	1.2 metres
Exterior Side Yard (minimum)	4.5 metres
Exterior side yard setback from the daylighting triangle portion	0.3 metres
24.323.1.3 Building Specifications	
Lot Coverage – One (1) Storey (maximum)	40.0 percent
Lot Coverage – Two (2) Storeys (maximum)	35.0 percent
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	6.0 metres

24.323.2 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: PDS1 **Exception No.:** (324)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* RA3-11	*Previous By-laws:* 4534-04.D
Municipal Address: 15029 Yonge Street			
Legal Description: Lot 167, Plan 246 *(From CityView data, for information purposes only)*			

24.324.1 Permitted Uses

The following uses are permitted:

- Long Term Care Facility
- Retirement Home

24.324.2 Definitions

Retirement Home
means a full-time supervised premises used for the accommodation of retired persons or couples, without individual food preparation facilities, where only one common facility for the preparation and consumption of food is provided, and where common lounges, and recreation rooms may be provided.

Long Term Care Facility
means a full-time supervised facility for the accommodation of more than 10 persons, exclusive of staff who, by reason of their emotional, mental, social or physical condition, require assistance with daily living skills, such as dressing, bathing, and feeding, and where:
- The members of the group are referred by a hospital, government agency, or recognized social services agency or health professional; and
- Such facility is licensed by the Region of York, pursuant to its By-law No. LI-0009-2000-071 or its successor by-law, or licensed or approved under Provincial statute;
- Such facility complies with the requirements to be licensed as a Home for Special Care under the *Homes for Special Care Act,* R.S.O. 1990, Chapter H.12, including the interim operating guidelines for Homes for Special Care, July, 2001, as they may amended or replaced; and,
- Such facility is not a halfway house or correctional facility for criminal offenders, hospital, nursing home, retirement home, boarding or rooming house, convalescent home, hotel, or motel.

Outdoor Amenity Space
means a contiguous outdoor common area within the lot provided for the exclusive use of residents of the building for recreational or social purposes, but does not include a driveway or ramp (excluding a wheelchair ramp), a curb, retaining wall, motor vehicle parking area or open space beneath or within a building or structure.

24.324.3 Zone Requirements	
24.324.3.1 Building Specifications	
Gross Floor Area (maximum)	521 square metres
Number of residents – Retirement Home (maximum)	18
Number of residents – Residential Care Facility (maximum)	22

24.324.4 Parking	
Parking Requirement - Retirement Home (minimum)	0.38 spaces per bed
Parking Requirement - Residential Care Facility (minimum)	0.318 spaces per bed
Driveways abutting or adjacent to parking spaces that are on an angle of less than 45 degrees to the driveway shall have adequate provision for manoeuvering space and driveway purposes as follows: Minimum driveway width 2.7 metres	

24.324.5 Outdoor Amenity Space	
Outdoor Amenity Space (minimum)	147 square metres
Outdoor Amenity Space (minimum)	6.68 square metres per resident
The Outdoor Amenity Space shall be set back a minimum of 5.0 metres from the East lot line.	

24.324.6 Landscaping
i) An open landscaped strip with a minimum width of 3.0 metres shall be provided and maintained adjacent to the entire length of the west lot line and shall be used for no other purpose than landscaping. Access ramps or one driveway shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.
ii) A minimum of ten percent (10%) of the area of the lot shall be used for no other purpose than landscaping. -No more than two staff shall be permitted to be residents of the retirement home or the residential care facility.

Parent Zone: R2 **Exception No.:** (325)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R1-39	*Previous By-laws:* 4543-04.D
Municipal Address: Touch Gold Lane			
Legal Description: Part Lots 19 and 20, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.325.1 Permitted Uses

The following uses are permitted:

- One detached dwelling
- Entry gates and/or structures
- A home occupation
- Separate dwelling unit within the building area of the main dwelling unit as domestic help or nanny quarters

24.325.2 Definitions

A lot shall be deemed to mean a whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act 1998.*

Notwithstanding any provisions to the contrary for the purposes of this by-law where an application for a building permit has been submitted for a single detached dwelling, and associated accessory structures and/or uses on two or more contiguous units under single title the collective unit shall be considered to constitute a lot and the yard requirements and other provisions of the by-law shall be applied as if the units were one lot.

A street or road shall mean a private street as established on a registered plan of condominium pursuant to the *Condominium Act 1998*.

24.325.3 Zone Requirements

24.325.3.1 Lot Specifications

The minimum Lot Frontage for unit #10 as identified on the approved Draft Plan of Condominium shall be 13.0 metres.

24.325.3.2 Siting Specifications

Setback from Golf Course Water Feature (minimum)	6.0 metres
24.325.3.3 Building Specifications	
Height – Main Building (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Width of the driveway at the street line to the private right-of-way (maximum)	6.0 metres

24.325.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	

Parent Zone: I **Exception No.:** (326)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* I-13	*Previous By-laws:* 4293-01.D
Municipal Address: 490 Hartwell Way			
Legal Description: Part Lots 24 and 25, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.326.1 Permitted Uses

The following uses are permitted:

- one detached dwelling per lot in accordance with the provisions of the R4(283) Exception Zone and a home occupation, excluding however a teaching and musical instruction studio provided the following have been complied with:
  i) the York District School Board has confirmed that the lands are not required for a school in accordance with Section 11.1 of this By-law;
  ii) the lands are subject to a subdivision agreement and other agreements as required by the Town of Aurora
- a public park in accordance with the provisions of Section 13.2.
- a public school in accordance with the provisions of Section 11.2

Parent Zone: I **Exception No.:** (327)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* I-14	*Previous By-laws:* 4294-01.D
Municipal Address: 130 River Ridge Boulevard			
Legal Description: Part Lot 22, Concession 2 East of Yonge Street (EYS *(From CityView data, for information purposes only)*			

24.327.1 Permitted Uses
The following uses are permitted:
• one detached dwelling per lot in accordance with the provisions of R5(285) Exception Zone and a home occupation, excluding however a teaching and musical instruction studio provided the following have been complied with: i) the York District School Board has confirmed that the lands are not required for a school in accordance with Section 11.1 of this By-law; ii) the lands are subject to a subdivision agreement and other agreements as required by the Town of Aurora • a public park in accordance with the provisions of Section 13.2. • a public school in accordance with the provisions of Section 11.2.

Parent Zone: C3 **Exception No.:** (328)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* C3-12	*Previous By-laws:* 4582-04.D
Municipal Address: 1501 Wellington Street East			
Legal Description: Part Lot 20, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.328.1 Permitted Uses
Only the following uses are permitted:
• Automobile service stations, automobile washing establishments and accessory retail stores

24.328.2 Zone Requirements	
24.328.2.1 Siting Specifications	
South Lot Line (minimum)	3.0 metres

Parent Zone: C4 **Exception No.:** (329)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C10-1	*Previous By-laws:* 4594-04.D
Municipal Address: 520 Industrial Parkway South			
Legal Description: Part Lot 75 & Part of Road Allowance, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.329.1 Permitted Uses
The following uses are permitted:
• Funeral parlour

24.329.2 Zone Requirements	
Industrial Parkway South shall be deemed to be the lot frontage	
24.329.2.1 Lot Specifications	
Lot Area (minimum)	4710.0 square metres
Lot Frontage (minimum)	75.0 metres
24.329.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	7.5 metres
Front Yard – Covered Porch (minimum)	5.0 metres
Rear Yard (minimum)	30.0 metres
Exterior Side Yard (minimum)	16.0 metres
Side Yard – Main Building (minimum)	19.0 metres
Side Yard – Covered Driveway (minimum)	15.0 metres
24.329.2.3 Building Specifications	
Height (maximum)	1 storey

Parent Zone: C4 **Exception No.:** (330)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C6-5	*Previous By-laws:* 4594-04.D
Municipal Address: 520 Industrial Parkway South			
Legal Description: Part Lot 75 & Part of Road Allowance, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.330.1 Permitted Uses
Only the following uses are permitted:
• Offices • Clinics • Accessory laboratory and dispensary uses

24.330.2 Zone Requirements	
24.330.2.1 Lot Specifications	
Lot Area (minimum)	2500.0 square metres
Lot Frontage (minimum)	32.5 metres
24.330.2.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	30.0 metres
Side Yard – to West Lot Line (minimum)	3.5 metres
Side Yard – to East Lot Line (minimum)	14.0 metres
24.330.2.3 Building Specifications	
Height (maximum)	2 storeys

Parent Zone: C4 **Exception No.:** (331)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C6-5i	*Previous By-laws:* 4605-04
Municipal Address: 248 Earl Stewart Drive			
Legal Description: Lot 10, Plan 65M-2873 *(From CityView data, for information purposes only)*			

24.331.1 Permitted Uses
The following uses are permitted:
• Offices • Clinics • Uses which are accessory to the above

24.331.2 Zone Requirements	
24.331.2.1 Lot Specifications	
Lot Area (minimum)	6000.0 square metres
Lot Frontage (minimum)	60.0 metres

24.331.3 Ingress and Egress
Ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passage ways at least 4.0 metres but not more than 11.5 metres in width along Earl Stewart Drive and not more than 11.0 metres in width along Isaacson Crescent.

24.331.4 Landscaping	
A strip of land shall be provided adjacent to the entire length of the perimeter boundary of the site plan, which shall be used for no other purpose than landscaping in accordance with the approved site plan.	
Access ramps or driveways shall be permitted to cross such landscaping strips.	
Width of the required landscaping strips abutting all lot lines (minimum)	3.0 metres

Parent Zone: C5 **Exception No.:** (332)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C8	*Previous By-laws:* 4620-04.d
Municipal Address: 15340 to 15500 Bayview Avenue			
Legal Description: Blocks 2 and 3, Plan 65M-3074 *(From CityView data, for information purposes only)*			

The provisions of this zone shall apply collectively to the lands within this zone, notwithstanding their division into two or more parcels.

24.332.1 Permitted Uses

The following permitted uses shall apply only to the lands described as Blocks 2 and 3 of Plan 65M-3074

- clinics
- commercial schools
- community uses, public institution uses catering to the needs of the community
- day care centres
- department store
- dry cleaner's distribution depot
- fitness centres
- garden centres
- hotels
- Public Authority
- religious institutions
- supermarket

The following permitted uses shall apply to all lands zoned C5

- Financial institutions,
- Offices
- cinemas
- places of entertainment
- restaurants
- Drive-Through Facility
- retail stores
- studios
- service shops
- personal service shops

24.332.2 Definitions

Garden Centre:
Means a premises where plant material such as seed fertilizer, bulbs, trees, shrubs and

accessory items such as lawn furniture, lawn and garden equipment, furnishings and supplies are sold, and may include as an accessory use, an outdoor display and sales area.

School, Commercial:
Means a premises used for instructing or training in art, business, dance, driving, golf, hairdressing, language, modeling, music, tutoring or like activities for the purposes of remuneration, however does not include a public, private or trade school.

Fitness Centre:
Means a premises in which facilities are provided for recreational or athletic activities such as body-building, exercise classes, martial arts classes, gymnastics, and may include associated facilities such as a sauna, a swimming pool, a solarium, accessory restaurant, and accessory retail uses, however does not include a body rub parlour.

Outdoor Display and Sales Area:
Means an area of land, used in conjunction with a business located within a building or structure on the same lot, for the display or sale of produce, merchandise or supply of services, however does not include a motor vehicle sales or rental establishment.

Outdoor Storage:
Means an area of land used in conjunction with a business located within a building or structure on the same lot, for the storage of goods and materials.

24.332.3 Zone Requirements	
24.332.3.1 Lot Specifications	
Lot Area (minimum)	6.0 hectares
Lot Area (maximum)	22.0 hectares
Lot Frontage (minimum)	150.0 metres
24.332.3.2 Siting Specifications	
Setback from Hollidge Boulevard (minimum)	12.0 metres
Setback from Bayview Avenue (minimum)	6.0 metres
Setback from Civic Square Gate (minimum)	25.0 metres
Setback from Civic Square Gate to landscape pergola (minimum)	6.0 metres
Setback from Hydro Corridor (minimum)	10.0 metres
Setback from Southerly Property Line (minimum)	12.0 metres
Notwithstanding the minimum setback provisions to Hollidge Boulevard a minimum 6 metres setback from Hollidge Boulevard shall be required for any building or structure located within 150 metres of the westerly property line.	
24.332.3.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Height (maximum)	12.0 metres

Building Height for Cinema shall only apply to the lands described Blocks 2 and 3 Plan 65M-3074 (maximum)	12.5 metres
Gross Leasable Commercial Floor Area (maximum)	44,128 square metres
Notwithstanding the above, the Community Commercial Centre may also include additional floor area for Not for Profit Community uses provided that the additional gross leasable floor area does not exceed 3000 square metres.	

24.332.4 Outside Storage and Display of Goods and Material
Notwithstanding any provisions to the contrary, no outside storage shall be permitted except that an Outdoor Display and Sales Area shall be permitted as an accessory use of a garden centre and in accordance with an executed site plan agreement which agreement shall provide location and screening requirements. Outside storage shall comply with the provisions of Section 9.4.

24.332.5 Parking	
Parking Requirement (minimum)	5.4 spaces per 100 sq. m. of gross leasable commercial floor area

24.332.6 Loading
All loading spaces and loading doors shall be located such that they do not directly face a public street and shall be appropriately screened.
Notwithstanding the above; a cinema use having a gross floor area of less than 3,900 m2 which shall require a maximum of 2 loading spaces and, the loading doors for the existing supermarket building located at the corner of Hollidge Boulevard and Bayview Avenue shall be allowed to face onto Hollidge Boulevard.

24.332.7 Landscaping
i. A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping. Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line. The width of the required landscaping strips shall be a minimum of 6 metres abutting Bayview Avenue or a reserve abutting Bayview Avenue and 3.0 metres abutting all other lot lines.
ii. A minimum of ten percent (10%) of every lot on which a building or structure is erected, shall be used for no other purpose than landscaping.
iii. Where the number of parking spaces in a parking area, other than a parking garage, exceeds twenty (20), there shall be landscaping within the parking area occupying an area equivalent to not less than five percent (5%) of the parking area.

Parent Zone: C4 **Exception No.:** (333)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C5-7	*Previous By-laws:* 4633-05.D
Municipal Address: 165 Wellington Street East			
Legal Description: Part Block A, Plan 535 *(From CityView data, for information purposes only)*			

24.333.1 Permitted Uses

The following uses are permitted:

- Banquet Halls
- Clubs
- Commercial Schools
- Drive Thru facility
- Financial Institutions
- Offices
- Fitness centre
- Hotels and Motels including accessory convention facilities
- Personal Service Shops
- Places of Entertainment
- Restaurants
- Retail stores, excluding supermarkets and warehouse drugstores
- Accessory Uses shall be permitted in Offices, Hotels and Motels in accordance with the following provisions:
  - i) Retail uses to serve the occupants of the office buildings, or the patrons of a hotel or motel, and notwithstanding the generality of the foregoing, retail uses shall only include convenience goods such as newspapers, magazines, tobacco products and candy
  - ii) The accessory uses permitted above shall be subject to the following provisions
    - No access shall be permitted except from the interior of the building;
    - Outdoor exterior sign advertising the accessory uses shall not be permitted

24.333.2 Zone Requirements

24.333.2.1 Lot Specifications

Lot Area (minimum)	2000.0 square metres
Lot Frontage (minimum)	45.0 metres

24.333.2.2 Siting Specifications

Rear Yard (minimum)	3.0 metres

24.333.3 Landscaping	
Width of the required landscape strips abutting Industrial Parkway South (minimum)	1.5 metres
Width of the required landscape strips abutting Wellington Street East (minimum)	3.0 metres
Width of the required landscape strips abutting interior side lot line (minimum)	1.5 metres

Parent Zone: PDS4 **Exception No.:** (334)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-28	*Previous By-laws:* 4634-05.d
Municipal Address: 14996 Yonge Street			
Legal Description: Lot 65, Plan 246 *(From CityView data, for information purposes only)*			

24.334.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following provisions shall apply:
• the maximum commercial floor area of all uses, except Retail Stores does not exceed 300m^2

Parent Zone: PDS4 **Exception No.:** (335)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-5	*Previous By-laws:* 4651-05.D
Municipal Address: 15393 Yonge Street			
Legal Description: Lot 16, E/S Yonge Street, Plan 5 *(From CityView data, for information purposes only)*			

24.335.1 Parking
The subject property and the property abutting to the north and zoned "PDS4(69) Exception Zone" shall have a shared parking lot with a minimum of 16 parking spaces.

24.335.2 Ingress and Egress
The subject property and the property abutting to the north zoned PDS4(69) Exception Zone shall have a shared driveway with a maximum width of 10.0 m

Parent Zone: R8 **Exception No.:** (336)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R6-51	*Previous By-laws:* 4670-05.D
Municipal Address: 18 Centre Street			
Legal Description: Part Lot 22, Plan 246 *(From CityView data, for information purposes only)*			

24.336.1 Permitted Uses
The following uses are permitted:
• Private home day care • Townhouse Dwelling

24.336.2 Zone Requirements	
24.336.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	250.0 square metres
Lot Frontage per dwelling unit (minimum)	5.1 metres
24.336.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	10.0 metres
Front Yard – Garage (minimum)	8.0 metres
Rear Yard – Main Building (minimum)	22.0 metres
Interior Side Yard (minimum)	1.2 metres
24.336.2.3 Building Specifications	
Lot Coverage (maximum)	35 percent
Floor Area per unit (minimum)	135.0 square metres
Height (maximum)	11.0 metres

24.336.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard, provided that no part of the steps or porch, including eaves, is located closer than 7.2 metres to the lot line. In addition, no part of any deck shall project into or over any easement.	2.8 metres

Where a deck or balcony is located closer than 1.2 metres to a common lot line between units, and abuts a brick or masonry dividing wall, a privacy screen with a minimum height of 1.5 metres shall not be required along the full extent of the deck or balcony abutting that lot line.

24.336.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, in tandem on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

Parent Zone: C2 **Exception No.:** (337)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C2-14ii	*Previous By-laws:* 4676-05.D, 4794-06.d
Municipal Address: 15450 Yonge Street			
Legal Description: Part Lot 3, Plan 246 and Part Block B, Plan 475 *(From CityView data, for information purposes only)*			

24.337.1 Permitted Uses
The following uses are permitted:
• financial institutions • offices • dry cleaner's distribution depots • dwellings units to a maximum of 64 units • a maximum of three (3) dwellings units shall be permitted on the ground floor of a mixed residential-commercial building • personal service shops • retail stores • studios The floor area of the above commercial uses shall not exceed 500 square metres.

24.337.2 Zone Requirements	
Notwithstanding any provisions to the contrary, the front lot line shall be the lot line abutting Yonge Street.	
24.337.2.1 Siting Specifications	
Front Yard (minimum)	3.0 metres
Rear Yard (minimum)	20.0 metres
Side Yard (minimum)	0.0 metres
24.337.2.2 Building Specifications	
Height (maximum)	5 storeys
Notwithstanding the provisions of this section, the requirement for the fourth and fifth storeys to be setback a minimum of 3 metres from the main front and exterior side walls of the third storey shall not apply.	

24.337.3 Landscaping
A minimum 1.5 metre wide landscape buffer shall be provided along the front and rear property lines, except at approved access locations.

24.337.4 Parking	
Parking Requirement (minimum)	118 spaces
Maneuvering Space (minimum)	6.4 metres

24.337.5 Yard Encroachments
The second level parking deck associated with the structure on this property will be permitted to encroach a maximum of 14 metres into the required rear yard setback.

Parent Zone: E-BP **Exception No.:** (338)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* BP-4	*Previous By-laws:* 4679-05.D
Municipal Address: 15137 Leslie Street Don Hillock Drive, Boulding Avenue, Eric T Smith Way			
Legal Description: Part Lot 20, Concession 3 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.338.1 Permitted Uses
The following uses are permitted:
• All uses within the E-BP zone with the exception that the maximum permitted Floor Area Ratio for Office Use shall be 17%.

24.338.2 Zone Requirements	
24.338.2.1 Building Specifications	
Floor Area Ratio for Office Use (maximum)	17 percent

Parent Zone: PDS4 & R7 **Exception No.:** (339)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-29	*Previous By-laws:* 4681-05.D
Municipal Address: 74 Wellington Street East			
Legal Description: Lot 13, Plan 107 *(From CityView data, for information purposes only)*			

24.339.1 Zone Requirements	
Wellington Street East or a 0.3 metre reserve abutting Wellington Street East, shall be deemed to be the front lot line.	
24.339.1.1 Siting Specifications	
Side Yard setback to the existing dwelling (minimum)	1.2 metres
Side Yard setback to the existing garage minimum)	1.0 metres
Driveway Width for the Wellington Street East frontage (minimum)	3.37 metres

24.339.2 Landscaping
A solid wood fence of a minimum height of 1.5 metres shall be required adjacent to the parking lot area and the grassed buffer strip shall be nil.

Parent Zone: R3 **Exception No.:** (340)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-83	*Previous By-laws:* 4684-05.D
Municipal Address: 15625 Bayview Avenue			
Legal Description: Part Lot 23, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.340.1 Zone Requirements	
24.340.1.1 Lot Specifications	
Lot Area (minimum)	600.0 square metres
Lot Frontage (minimum)	20.0 metres
24.340.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard – One side (minimum)	1.2 metres
Interior Side Yard – Other side (minimum)	0.6 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Exterior Side Yard – Garage accessed over a Exterior Side Lot Line (minimum)	6.0 metres
The minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
On a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage.	
24.340.1.3 Building Specifications	
Lot Coverage (maximum)	45 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	10.0 metres

24.340.2 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.340.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard or the required exterior side yard, provided that no part of the porch, including eaves, is located closer than 2.0 metres to the lot line.	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
Projection of any bay window (maximum)	0.5 metres

24.340.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.340.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width.	
Furthermore, the maximum driveway width shall be 10.0 metres if the lot frontage is 18.0 metre or greater, with the exception that the maximum driveway width at the street line shall not exceed 9.0 metres	

Parent Zone: PDS4 **Exception No.:** (341)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-3	*Previous By-laws:* 4685-05.D
Municipal Address: 15018 Yonge Street			
Legal Description: Lot 6, Plan 131 *(From CityView data, for information purposes only)*			

24.341.1 Parking	
Parking Requirement (minimum) for the existing building on the date of passing of this by-law	9 spaces

24.341.2 Landscaping
A 0.0 to 0.9 metre buffer strip shall be provided along the western lot line.

Parent Zone: C3 **Exception No.:** (342)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C3-13	*Previous By-laws:* 4691-05.D
Municipal Address: 289 Wellington Street East			
Legal Description: Part Lot 80, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.342.1 Permitted Uses
In addition to the C3 permitted uses, the following uses are permitted:
• Building Supply Outlet use, including limited outdoor storage

24.342.2 Zone Requirements	
24.342.2.1 Siting Specifications	
Setback of Outdoor Storage from the southern lot line (minimum)	20.0 metres
Setback of Outdoor Storage from the western lot line (minimum)	3.0 metres
Outdoor storage shall be wholly contained behind and to the limit of the width of the main building.	

Parent Zone: E2 **Exception No.:** (343)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-9	*Previous By-laws:* 4709-05.D
Municipal Address: 210 Edward Street			
Legal Description: Part Blocks B & C, Plan 488 *(From CityView data, for information purposes only)*			

24.343.1 Permitted Uses
In addition to the E2 permitted uses, the following uses are permitted:
• Place of Worship to a maximum gross floor area of 232m^2 provided that no part of the building in which such use is located is used for any commercial self-storage facility,warehouse, industrial use, motor vehicle body shop, or motor vehicle repair garage.

Parent Zone: I **Exception No.:** (344)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* I-20	*Previous By-laws:* 4766-06.D
Municipal Address: 700 Bloomington Road West			
Legal Description: Part Lot 71, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.344.1 Permitted Uses
The following uses are permitted:
• A secondary school including as accessory uses a chapel and day nursery

24.344.2 Zone Requirements	
Bloomington Road, or a reserve abutting Bloomington Road, shall be deemed to be the front lot line	
24.344.2.1 Lot Specifications	
Lot Area (minimum)	5.0 hectares
Lot Frontage along Bloomington Road (minimum)	75.0 metres
24.344.2.2 Siting Specifications	
Setback from Bathurst Street (minimum)	15.0 metres
Setback from Bathurst Street (maximum)	25.0 metres
Setback from Bloomington Road (minimum)	20.0 metres
Setback from Bloomington Road (maximum)	30.0 metres
Setback from abutting residential zone (minimum)	45.0 metres
24.344.2.3 Building Specifications	
Lot Coverage (maximum)	15.0 percent
Floor Area (maximum)	9,290 square metres
Height (maximum)	3 storeys

Parent Zone: I **Exception No.:** (345)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* I-21	*Previous By-laws:* 4780-06.D
Municipal Address: 14 Stone Road			
Legal Description: Part Lot 80, Concession 1 East of Yonge Street (EYS), Block 5, Plan 65M-2976 and Block 45, 65M-3461 *(From CityView data, for information purposes only)*			

24.345.1 Permitted Uses
The following uses are permitted:
• a daycare centre as an accessory use • a Public, Private, or Commercial school • accessory related uses to the above

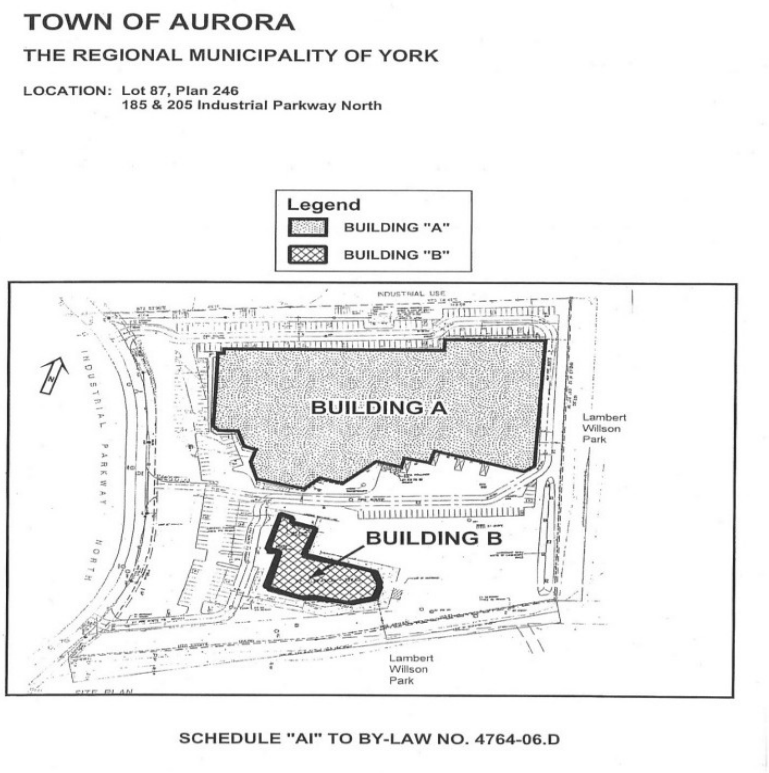
24.345.2 Zone Requirements	
24.345.2.1 Building Specifications	
Height (maximum)	9.0 metres

24.345.3 Landscaping
A minimum 3.0 metre wide buffer landscape strip shall be provided along the perimeter of the property, except at approved driveway and ramp locations. This buffer landscape strip shall be used for no other purpose than landscaping.

Parent Zone: E1 **Exception No.:** (346)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M1-13	*Previous By-laws:* 4764-06.D
Municipal Address: 185 & 205 Industrial Parkway North			
Legal Description: Lo 87, Plan 246 *(From CityView data, for information purposes only)*			

24.346.1 Permitted Uses
The following uses are permitted:
• Building A, located and shown in hatching on Section 24.346.2 of this By-law: In accordance with the E1 Zone
• Building B, located and shown in hatching on Section 24.346.2 of this By-law shall only permit a day nursery unless said use ceases to exist, whereupon the uses permitted shall be in accordance with the E1 Zone

24.346.2 Figure



Parent Zone: C3 **Exception No.:** (347)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C3-15	*Previous By-laws:* 4801-06.D
Municipal Address: 623 & 669 Wellington Street East			
Legal Description: Part Lot 80 Concession 1 East of Yonge Street (EYS), Block 43, Plan 65M-3461 *(From CityView data, for information purposes only)*			

24.347.1 Permitted Uses
The following uses are permitted:
• a motor vehicle sales establishment including servicing areas and accessory uses

24.347.2 Zone Requirements	
The Front Lot Line shall be the lot line abutting Wellington Street or a reserve abutting Wellington Street	
24.347.2.1 Lot Specifications	
Lot Area (minimum)	2.0 hectares
Lot Frontage (minimum)	200 metres
24.347.2.2 Siting Specifications	
Front Yard (minimum)	20.0 metres
Rear Yard (minimum)	20.0 metres
Side Yard (minimum)	20.0 metres
Exterior Side Yard (minimum)	100.0 metres

24.347.3 Landscaping
A landscaped open space area shall be provided in accordance with the following dimensions: • Adjacent to Wellington Street East 6.0 metres • Adjacent to a Residential Zone 6.0 metres • Adjacent to any other lot line 3.0 metres

24.347.4 Parking	
Required manoeuvering space for vehicle display spaces (minimum)	Nil

Parent Zone: O2 **Exception No.:** (348)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* O-18	*Previous By-laws:* 4801-06.D
Municipal Address: 623 & 669 Wellington Street East			
Legal Description: Part Lot 80 Concession 1 East of Yonge Street (EYS), Block 43, Plan 65M-3461 *(From CityView data, for information purposes only)*			

24.348.1 Permitted Uses
The following uses are permitted:

• May be used for a parking area which is accessory to the motor vehicle sales establishment use of the lot, provided that:
  • The maximum number of parking spaces shall be 120 spaces.
  • Over night parking shall not be permitted and parking shall be limited to the motor vehicle service repair, visitors and employee use

24.348.2 Landscaping
A landscaped open space area shall be provided in accordance with the following dimensions: • Adjacent to Bayview Avenue 6.0 metres • Adjacent to any other lot line 3.0 metres

Parent Zone: E-BP **Exception No.:** (349)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* BP-4i	*Previous By-laws:* 4810-06.D
Municipal Address: 15059 Leslie Street Goulding Avenue, Eric T Smith Way			
Legal Description: Part Lot 19, Concession 3 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.349.1 Permitted Uses

The following uses are permitted:

- In accordance with the E-BP Zone with the exception that the maximum permitted Floor Area Ratio for Office Use may be increased from a maximum of 17% to a maximum of 50% provided all of the following provisions have been satisfied:
    a) It can be demonstrated that the increase in Floor Area Ratio for Office Use can be supported by the existing and proposed road network.
    b) It can be demonstrated that the increase in Floor Area Ratio for Office Use will not have an undue impact on any existing or proposed intersection operations.

Parent Zone: I **Exception No.:** (350)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* I-22	*Previous By-laws:* 4824-06.D
Municipal Address: 200 John West Way			
Legal Description: Part Lot 82, Concession 1 East of Yonge Street (EYS), Part 6, 65R-14423 *(From CityView data, for information purposes only)*			

24.350.1 Permitted Uses
The following uses are permitted:
• Retirement Home

24.350.2 Definitions
Retirement Home means a premises that provides a semi-independent living environment for the accommodation primarily of retired persons or couples where each suite or unit has a separate private bathroom and separate entrance from a common hall, but does not contain separate kitchens except for small kitchenettes containing only a bar fridge, sink and microwave. Where common facilities are provided for the preparation and consumption of food and where housekeeping services and on-site medical services are provided as required, and may include accessory uses for personal service, retail, recreation, social, fitness, a pool, and ancillary administrative office and service functions.

24.350.3 Zone Requirements	
John West Way, or a reserve abutting John West Way, shall be deemed to be the front lot line	
24.350.3.1 Lot Specifications	
Lot Area (minimum)	0.7 hectares
Lot Frontage (minimum)	40.0 metres
24.350.3.2 Siting Specifications	
Front Yard (minimum)	1.5 metres
Front Yard (maximum)	5.5 metres
Rear Yard (minimum)	5.0 metres
Interior Side Yard (minimum)	17.0 metres
Exterior Side Yard (minimum)	2.0 metres
Exterior Side Yard (maximum)	4.0 metres

Exterior Side Yard – Canopy (minimum)	0.0 metres
24.350.3.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Building Height (maximum)	22.5 metres
Number of Units (maximum)	141
Number of Storeys (maximum)	5 storeys

24.350.4 Parking	
Parking Requirement (minimum)	0.45 spaces per unit

24.350.5 Landscaping
A landscaped strip with a minimum width of 3.0 metres shall be provided and maintained adjacent to the entire length of the north lot line and shall be used for no other purpose than landscaping.
A minimum of twenty percent (30%) of the area of the lot shall be used for no other purpose than landscaping.

24.350.6 Accessory Buildings and Structures
No accessory building or structure shall be located so that it is less than 3.0 metres from the interior side lot line. The minimum required setbacks for the accessory buildings and structures noted below shall be as follows: i) Pergola/arbors shall be setback a minimum of 1.0 metre from the exterior side lot line and 21.0 metres from the interior side lot line. ii) Gazebo shall be setback a minimum of 10.0 metres from the exterior side lot line and 21.0 metres from the interior side lot line.

Parent Zone: PD2 **Exception No.:** (351)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-30	*Previous By-laws:* 4826-06.D
Municipal Address: 15 Mosley Street			
Legal Description: Part Lot 1, Plan 68 *(From CityView data, for information purposes only)*			

24.351.1 Permitted Uses
In addition to the PD2 permitted uses, the following uses shall also apply:
i) The 2nd floor shall be used for one residential apartment

24.351.2 Parking
Notwithstanding any provision to the contrary; ii) One parking space is permitted to be located in the front yard; iii) Manoeuvring space for 90 degree parking stalls shall be a minimum of 6.0 metres.

Parent Zone: PDS4 **Exception No.:** (352)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R5-2	*Previous By-laws:* 4827-06.D
Municipal Address: 15032 Yonge Street			
Legal Description: Part Lots 39 and 40, Plan 246 *(From CityView data, for information purposes only)*			

24.352.1 Permitted Uses
In addition to the PDS4 zone, the following uses are permitted: • studio

24.352.2 Zone Requirements	
24.352.2.1 Siting Specifications	
Exterior Side Yard (minimum)	4.5 metres

24.352.3 Landscaping
Notwithstanding any provision to the contrary, a 1.4m grassed buffer strip with a 1.8m privacy wood fence shall be required adjacent to a residential use or zone; however, said privacy fence shall be no closer than 13.0 metres to Yonge Street.
A retaining wall may be constructed within said buffer

24.352.4 Parking	
manoeuvring space for 90 degree parking stalls (minimum)	6.0 metres

Parent Zone: C4 **Exception No.:** (353)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-22	*Previous By-laws:* 4854-06.D
Municipal Address: 217 Earl Stewart Drive			
Legal Description: Lot 4, Plan 65M-2873 *(From CityView data, for information purposes only)*			

24.353.1 Permitted Uses

The following uses are permitted:

- financial institutions
- offices
- clinics and restaurants provided that the total combined commercial floor area does not exceed 40%.
- drive-through facility
- dry cleaner's distribution depot
- Public Authority
- places of entertainment, provided the use complies with the requirements of all applicable regulatory and/or licensing by-laws of the Town of Aurora
- personal service shops
- retail stores

24.353.2 Zone Requirements

Bayview Avenue, or a reserve abutting Bayview Avenue, shall be deemed to be the front lot line.

24.353.2.1 Siting Specifications

Front Yard (minimum)	9.0 metres
Rear Yard (minimum)	5.0 metres
Rear Yard – Patio (minimum)	3.0 metres
Interior Side Yard (minimum)	6.5 metres
Exterior Side Yard (minimum)	5.0 metres
Exterior Side Yard (minimum)	3.0 metres

24.353.2.2 Building Specifications

Height (maximum)	11.0 metres

24.353.3 Landscaping

The width of the required landscape strips shall be a minimum of: • 6.0 metres abutting Bayview Avenue • 3.0 metres abutting Pedersen Drive • 3.0 metres abutting Earl Stewart Drive

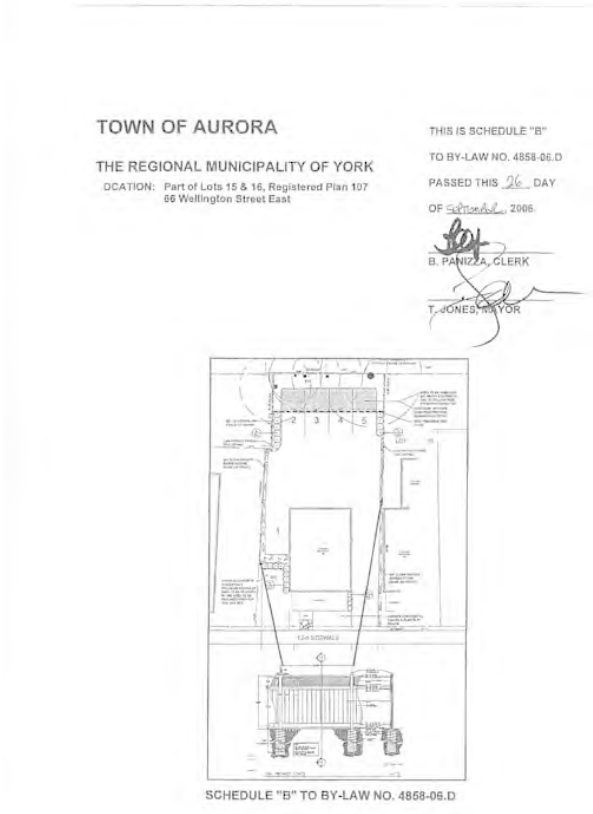
24.353.4 Parking	
Parking Requirement for the shopping centre (minimum)	5.4 spaces per 100 sq. m. of commercial floor area

Parent Zone: PDS4 **Exception No.:** (354)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-31	*Previous By-laws:* 4858-06.D
Municipal Address: 66 Wellington Street East			
Legal Description: Part Lots 15 and 16, Plan 107 *(From CityView data, for information purposes only)*			

24.354.1 Landscaping

Notwithstanding the provisions of Section 4.8, the minimum required buffer strip along the eastern and western property boundaries shall be in accordance with Section 24.354.2 of this By-law.

24.354.2 Figure



Parent Zone: C3 **Exception No.:** (355)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C3-16	*Previous By-laws:* 4862-06.D
Municipal Address: 154 Wellington Street East			
Legal Description: Part Lot 107, Plan 246 *(From CityView data, for information purposes only)*			

24.355.1 Permitted Uses
The following uses are permitted:
• Animal hospital, including accessory retail • offices

24.355.2 Zone Requirements	
24.355.2.1 Lot Specifications	
Lot Area (minimum)	700.0 square metres
Lot Frontage (minimum)	11.0 metres
24.355.2.2 Siting Specifications	
Front Yard (minimum)	2.0 metres
Front Yard – Deck (minimum)	0.0 metres
Rear Yard (minimum)	7.5 metres
Side Yard (minimum)	3.0 metres

24.355.3 Landscaping
The minimum required buffer strip along the western property line shall be nil and shall not require fencing.

Parent Zone: R2 **Exception No.:** (356)	**Map:** Schedule "A", Map No. 10	*Previous Zone:* R1-42	*Previous By-laws:* 4891-07.D
Municipal Address: 14425 Bayview Avenue Carisbrooke Circle, Longthorpe Court			
Legal Description: Part Lot 15, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.356.1 Zone Requirements	
24.356.1.1 Lot Specifications	
Lot Area (minimum)	900.0 square metres
24.356.1.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres
Setback of Main Building or Garage from Bayview Avenue and Vandorf Sideroad (minimum)	35.0 metres
Setback of Accessory Buildings from Bayview Avenue and Vandorf Sideroad (minimum)	15.0 metres
The provisions of Section 7.5.1.shall not apply.	
24.356.1.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.356.2 Landscaping
Within the 35 metre setback area from Bayview Avenue and Vandorf Sideroad landscaping shall be required, to screen the dwellings, which in addition to sodding and plantings may include berms, fencing and entry features.
Decks, pools and accessory buildings may be located within the landscaped area provided they are located a minimum of 15 metres from Bayview Avenue and Vandorf Sideroad.

24.356.3 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: E-BP **Exception No.:** (357)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* BP-5	*Previous By-laws:* 4896-07, 4669-05
Municipal Address: First Commerce Drive			
Legal Description: Block 1 and Part of Block 2, Plan 65M-3819 *(From CityView data, for information purposes only)*			

24.357.1 Permitted Uses

The following uses are permitted:

- All principal uses and accessory uses set out in the E-BP zone with the exception of Industrial Uses, Food Processing Establishments and Theatres.

The following retail and service commercial uses as principal uses:

- animal hospital
- financial institutions
- building supply outlet
- commercial schools
- department store
- Drive-through facility
- dry cleaning distribution depot
- public authority
- clinic
- office
- places of entertainment
- restaurants
- retail stores, excluding a beer and/or liquor store
- service shops
- service shops, personal
- studios
- supermarket
- warehouse membership club

24.357.2 Definitions

Accessory Garden Centre:
Means premises, accessory to a principal use, where plant material such as seed fertilizer, bulbs, trees, shrubs and accessory items such as lawn furniture, lawn and garden equipment, furnishings and supplies are sold, and may include, as an accessory use, an outdoor display and sales area.

Building Supply Outlet: Means a premises in which building, construction and/or home improvement materials are offered for sale to the public, and may include, as an accessory use, the outdoor storage of such materials along with an outdoor display and sales area, as well as an accessory garden centre.
Department Store: Means a retail store where a wide range of merchandise is sold and services are provided on a departmentalized basis, such as: household furniture and furnishings; household appliances; clothing and apparel; hardware; paint and wallpaper; drugs; photo equipment and services; restaurant, including drive through or take out facilities; optical; a broad range of food products; books and stationary; and other miscellaneous retail goods and commodities, and may include, as accessory uses, a tire and lube service shop and an accessory garden centre.
Floor Area, Gross Leasable: Means the gross floor area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas: i) any service room, or enclosed area that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that services the building or structure; ii) any part of the building or structure that is used as loading or parking area; iii) any part of the building or structure used exclusively as common areas, for the purpose of pedestrian circulation between stores or other commercial occupancies. Outdoor Display and Sales Area: Means an area of land, used in conjunction with a business located within a building or structure on the same lot, for the display or sale of produce, merchandise or supply of services, however does not include a motor vehicle sales or rental establishment.
Supermarket: Means an establishment in which a balanced line of goods such as canned, bottled, packaged and frozen foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionery and other food products are sold. In addition, newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers and plants and other non-food articles may be sold. Services may also be offered for sale provided they are subordinate to the main use and may include an accessory garden centre.
Warehouse Membership Club: Means premises where a wide range of goods is stored and kept for sale in a warehouse format, and where patronage of the building shall be restricted to businesses or persons and their guests who are members of the club or organization which operates the Warehouse Membership Club and may include as accessory uses, a tire and lube services shop and an accessory garden centre.
Yard: Means the open and uncovered area on a lot between the nearest main wall of a building and a lot line.

24.357.3 Zone Requirements	
24.357.3.1 Lot Specifications	
The following shall be deemed to be one lot, regardless of ownership: • the parcel of land on the west side of First Commerce Drive zoned E-BP(357). and, • the parcel of land on the east side of First Commerce Drive zoned E-BP(357).	
The east limit of the E-BP(357). zone shall be defined by the dimensions shown on Section 24.357.9	
24.357.3.2 Siting Specifications	
Yard Adjacent to Wellington Street and Leslie Street (minimum)	9.0 metres
Yard Adjacent to other streets (minimum)	6.0 metres
Yard Adjacent to Environmental Protection Zone (minimum)	10.0 metres
Yard Adjacent to Open Space Zone (minimum)	3.0 metres
Other Yards (minimum)	3.0 metres
24.357.3.3 Building Specifications	
Floor Area Ratio (maximum)	50 percent
Height (maximum)	4 storeys

24.357.4 Landscaping	
Adjacent to Wellington Street(minimum)	6.0 metres
Adjacent to Leslie Street (minimum)	6.0 metres
Adjacent to other roads (minimum)	3.0 metres
Adjacent to Environmental Protection Zone (minimum)	10.0 metres
Adjacent to Open Space Zone (minimum)	3.0 metres
A minimum of ten percent (10%) of every lot on which a building or structure is erected, shall be used for no other purpose than landscaping.	
Where the number of parking spaces in a parking area, other than a parking garage, exceeds twenty (20), there shall be landscaping within the parking area equivalent to not less than five percent (5%) of the parking area, provided that such landscaping shall be counted within the minimum 10 percent (10%) landscaping required in subsection ii) above.	

24.357.5 Gross Leasable Floor Area	
Gross leasable floor area for all retail and service commercial uses permitted on the lands zoned E-BP(357). (maximum)	50,166 square metres
a) a maximum of one (1) department store shall be permitted, with a maximum gross leasable floor area of 19,600 square metres and provided the gross leasable floor area where food products are offered for sale does not exceed 5,100 square metres, and exclusive of any outdoor portion of an accessory garden centre, which shall have a maximum size of 1,675 square metres	
b) a maximum of one (1) warehouse membership club shall be permitted, with a maximum gross leasable floor area of 12,050 square metres, exclusive of any outdoor portion of an accessory garden centre which shall have a maximum size of 1,675 square metres	
c) a maximum of one (1) building supply outlet, with a maximum gross leasable floor area of 10,591 square metres, exclusive of any outdoor portion of an accessory garden centre which shall have a maximum size of 1,675 square metres	
d) a maximum of one (1) supermarket with a maximum gross leasable floor area of 10,591 square metres, exclusive of any outdoor portion of an accessory garden centre which shall have a maximum size of 1,675 square metres	
e) the maximum aggregate gross leasable floor area for all other permitted retail stores, (other than the uses identified in subsections (a) through (d) above), of 12,913 square metres, subject to the following further restrictions: (i) a minimum retail store size of 370 square metres of gross leasable floor area; and, (ii) notwithstanding the foregoing, a maximum of ten (10) retail stores may have less gross leasable floor area than 370 square metres	
f) a building supply outlet, identified in subsection (c) above, shall not be open for business until September 30, 2006	
g) notwithstanding subsection (e), the maximum permitted aggregate gross leasable floor area for retail stores shall be 8,500 square metres until at least two of the uses identified in subsections (a) through (d) are constructed, occupied and open for business on the E-BP(357) Exception Zone and provided that at least one of such uses has a minimum gross leasable floor area of 9,300 square metres and at least one other of such uses has a minimum gross leasable floor area of 7,000 square metres	
h) either a department store, identified in subsection (a) above, or a supermarket identified in subsection (d) above, but not both shall be permitted on lands	

24.357.6 Loading
For all retail and service commercial uses permitted as principal uses, loading spaces shall be provided in accordance with Section 10.3 of this By-law with the exception that no loading spaces shall be required for retail and service units with a gross leasable floor area of less than 400 square metres where loading can be provided from a private roadway or driveway and further that the gross leasable floor area for such units shall be excluded from the total commercial floor area of the building for the purposes of determining the number of loading spaces
For all other permitted uses on the subject lands, loading spaces shall be provided in accordance with Section 10.3 of this By-law

24.357.7 Parking
For all retail and service commercial uses permitted as principal uses on the subject lands, parking shall be provided at a minimum rate of at least 5.4 spaces for each 100 square metres of gross leasable floor area, excluding the area devoted to any outdoor seasonal garden centre which is accessory to another retail use.
For all other primary permitted uses on the subject lands, parking spaces shall be provided in accordance with Section 5.4 of this By-law

24.357.8 Outdoor Display and Storage
Outside storage and display of goods and materials for sale shall be permitted in accordance with the provisions an executed site plan agreement which agreement shall provide location and screening requirements.

Parent Zone: C2 **Exception No.:** (358)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-15	*Previous By-laws:* 4910-07, 5243-10.D
Municipal Address: 15565 Yonge Street			
Legal Description: Part of Lot 90, Plan 246 *(From CityView data, for information purposes only)*			

24.358.1 Permitted Uses
The following uses are permitted:
• financial institutions • offices • commercial uses shall only be permitted on the first floor, and the total combined floor area shall not exceed 200 square metres • dry cleaner's distribution depots • a maximum of 18 dwelling units shall be permitted above the first floor • personal service shops • retail stores • studios

24.358.2 Zone Requirements	
24.358.2.1 Siting Specifications	
Front Yard (minimum)	10.0 metres
Rear Yard (minimum)	12.0 metres
Interior Side Yard – North Side (minimum)	1.0 metres
Exterior Side Yard – South Side (minimum)	12.0 metres
24.358.2.2 Building Specifications	
Height (maximum)	5 storeys
The requirement for the fourth storey to be setback a minimum of 3.0 metres from the main front and exterior side walls of the third storey shall not apply.	

24.358.3 Encroachments	
Projection of steps and landings into the required north interior side yard (maximum)	1.0 metre
Projection of balconies and cornices into any yard (maximum)	0.7 metres

24.358.4 Parking	
Parking Requirement (minimum)	33 spaces
Parking shall be permitted in the front and southerly side yard.	

24.358.5 Landscaping	
Landscape Buffer Widths – Front Yard (minimum)	1.2 metres
Landscape Buffer Widths – Rear Yard (minimum)	1.2 metres
Landscape Buffer Widths – Interior Yard, North Side (minimum)	1.0 metres
Landscape Buffer Widths – Interior Yard, South Side (minimum)	1.2 metres
Landscape buffers shall not be required at the approved access point.	

24.358.6 Amenity Space	
Amenity Space (minimum)	17 square metres per dwelling unit

Parent Zone: C5 **Exception No.:** (359)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C8-1	*Previous By-laws:* 4919-07.D
Municipal Address: 650-676 Wellington Street East			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.359.1 Permitted Uses

The following uses are permitted:

- Financial Institutions
- Offices
- Clinics
- Commercial schools
- Community uses, public institutional uses catering to the needs of the community
- Fitness centres
- Dry Cleaner's Distribution Depots
- Public authority
- Places of entertainment
- Religious institutions
- Restaurants
- Retail stores, excluding building supply outlets and garden centres
- Studios
- Service shops
- Service shops, personal
- Supermarkets

24.359.2 Prohibited Uses

The following uses are prohibited:

- Outside Storage and/or Outdoor Display and Sales Areas shall not be permitted.

24.359.3 Definitions

Building Supply Outlet:
Means a premises in which building, construction and/or home improvement materials are offered for sale to the public, and may include, as an accessory use, the outdoor storage of such materials along with an outdoor display and sales area, as well as an accessory garden centre.

Floor Area, Gross Leasable:
Means the gross floor area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas:
i) any service room, or enclosed area that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that services the building or structure;
ii) any part of the building or structure that is used as loading or parking area;
iii) any part of the building or structure used exclusively as common areas, for the purpose of pedestrian circulation between stores or other commercial occupancies.

Garden Centre:
Means a premises where plant material such as seed fertilizer, bulbs, trees, shrubs and accessory items such as lawn furniture, lawn and garden equipment, furnishings and supplies are sold, and may include as an accessory use, an outdoor display and sales area.

Outdoor Display and Sales Area:
Means an area of land, used in conjunction with a business located within a building or structure on the same lot, for the display or sale of produce, merchandise or supply of services, however does not include a motor vehicle sales or rental establishment.

Outdoor Storage:
Means an area of land used in conjunction with a business located within a building or structure on the same lot, for the storage of goods and materials.

School, Commercial:
Means a premises used for instructing or training in art, business, dance, driving, golf, hairdressing, language, modeling, music, tutoring or like activities for the purposes of remuneration, however does not include a public, private or trade school.

24.359.4 Zone Requirements	
24.359.4.1 Lot Specifications	
Lot Area (minimum)	3.60 hectares
Lot Frontage (minimum)	125.0 metres
24.359.4.2 Siting Specifications	
Front Yard – Bayview Avenue (minimum)	6.0 metres
Rear Yard (minimum)	4.5 metres
Interior Side Yard (minimum) as shown on Section 24.358.6 of this By-law in accordance with the following • Building A1 • Building A2 • Building A3 • Building B	 0.6 metres 6.0 metres 16.0 metres 17.0 metres

Exterior Side Yard from Wellington Street (minimum)	5.7 metres
24.359.4.3 Building Specifications	
Height (maximum)	13.5 metres

24.359.5 Parking	
Parking Requirement (minimum)	5.4 spaces per 100 square metres of gross leasable floor area with the exception that no additional parking shall be required for accessory outdoor restaurant patios.

24.359.6 Landscaping
A strip of land shall be provided adjacent to the entire length of all lot lines which shall be used for no other purpose than landscaping.
Access ramps or driveways shall be permitted to cross such landscaping strips, provided they are more or less perpendicular to the street line.
The width of the required landscaping strips shall be a minimum of 6.0 metres abutting Bayview Avenue and 3.0 metres abutting all other lot lines. Except for Building A1 where the minimum landscaping strip abutting the interior side lot line shall be 0.6 metres

24.359.7 Figure

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

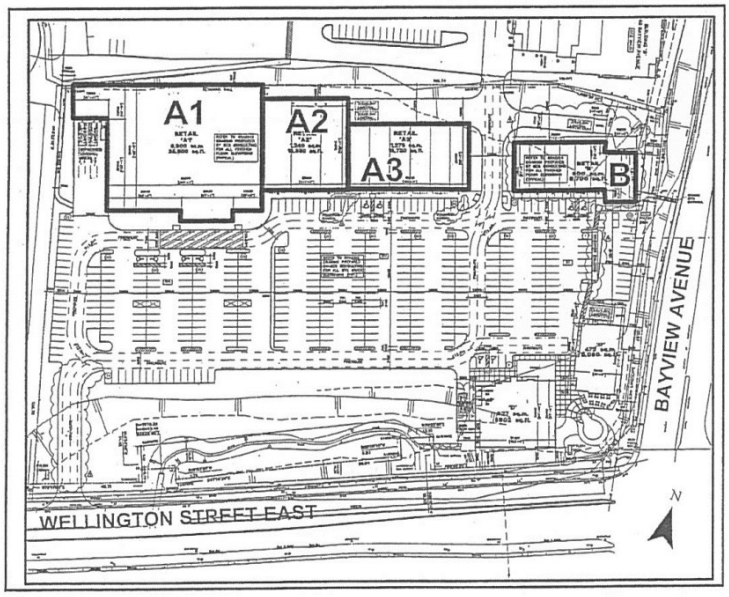
LOCATION: 15320 Bayview Avenue

THIS IS SCHEDULE "AA"
TO BY-LAW NO. 4919-07.D
PASSED THIS 26 DAY
OF JUNE, 2007.

BOB PANIZZA, CLERK

PHYLLIS M. MORRIS, MAYOR

BUILDINGS SUBJECT TO
INTERIOR SIDE YARD SETBACK



SCHEDULE "AA" TO BY-LAW NO. 4919-07.D

Parent Zone: R2 **Exception No.:** (360)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R1-40	*Previous By-laws:* 4927-07.D
Municipal Address: Lille Court, Soleil Boulevard			
Legal Description: Part Lot 71, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.360.1 Zone Requirements	
24.360.1.1 Lot Specifications	
Lot Frontage (minimum)	24.0 metres
24.360.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	6.0 metres
Front Yard – Garage entry facing street (minimum)	6.0 metres
Front Yard – Garage side wall facing street (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Rear Yard where lots abut the C.N.R. right-of-way (minimum)	30.0 metres
Interior Side Yard (minimum)	2.0 metres
Exterior Side Yard adjacent to Bathurst Street or Bloomington Road (minimum)	9.0 metres
The provisions of Section 7.5.1 shall not apply.	
24.360.1.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Driveway Width and Driveway Width at the Street Line (maximum)	10.0 metres
A minimum of 55% of the lot area shall be preserved in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.	

24.360.2 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: R1 **Exception No.:** (361)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R1-41	*Previous By-laws:* 4927-07.D
Municipal Address: Beau Court, Soleil Boulevard, Lille Court			
Legal Description: Part Lot 71, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.361.1 Zone Requirements	
24.361.1.1 Lot Specifications	
Lot Area (minimum)	4,000.0 square metres
24.361.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	6.0 metres
Front Yard – Garage Entry facing Street (minimum)	6.0 metres
Front Yard – Garage Side Wall Facing Street (minimum)	4.5 metres
Rear Yard (minimum)	35.0 metres
Interior Side Yard (minimum)	4.5 metres
A minimum setback of 35 metres shall be maintained from any lot line adjacent to any existing Estate Residential Zone.	
Notwithstanding the above, where a lot line abuts the C.N.R. right-of-way the minimum required setback shall be 30 metres.	
Exterior Side Yard – Main Building (minimum)	4.5 metres
Exterior Side Yard – Garage Entry facing Street (minimum)	6.0 metres
Exterior Side Yard – Garage Side Wall Facing Street (minimum)	4.5 metres
The provisions of Section 7.5.1. shall not apply.	
24.361.1.3 Building Specifications	
Lot Coverage (maximum)	25.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Driveway Width and Driveway Width at the Street Line (maximum)	10.0 metres
A minimum of 70% of the lot area shall be preserved in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.	

24.361.2 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: R3 **Exception No.:** (362)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-84	*Previous By-laws:* 4927-07.D
Municipal Address: Lille Court, Annonay Gate, Soleil Boulevard, Beau Court			
Legal Description: Part Lot 71, Concession 1 West of Yonge Street (WYS) *(From CityView data, for information purposes only)*			

24.362.1 Zone Requirements	
24.362.1.1 Lot Specifications	
Lot Area (minimum)	750.0 square metres
Lot Frontage (minimum)	24.0 metres
24.362.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	6.0 metres
Front Yard – Garage entry facing street (minimum)	6.0 metres
Front Yard – Garage side wall facing street (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Rear Yard except that where lots abut the C.N.R. right-of-way (minimum)	30.0 metres
Interior Side Yard (minimum)	2.0 metres
Exterior Side Yard – Main Building (minimum)	4.5 metres
Exterior Side Yard – Garage entry facing street (minimum)	6.0 metres
Exterior Side Yard – Garage side wall facing street (minimum)	4.5 metres
The provisions of Section 7.5.1. shall not apply.	
24.362.1.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Driveway Width and Driveway Width at the Street Line (maximum)	10.0 metres
A minimum of 50% of the lot area shall be preserved in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material	

24.362.2 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.	

Parent Zone: R8 **Exception No.:** (363)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-53	*Previous By-laws:* 4944-07
Municipal Address: Elyse Court			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.363.1 Permitted Uses
The following uses are permitted:
• A home occupation, excluding however a teaching and musical instruction studio • Townhouse Dwelling

24.363.2 Zone Requirements	
24.363.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	185.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.363.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	6.5 metres
Rear yard setback for the easterly end unit in Block 7 (minimum)	5.3 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	3.0 metres
The habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage	
on a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.363.2.3 Building Specifications	
Lot Coverage (maximum)	60.0 percent
Height – Main Building (maximum)	12.2 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.363.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metres to the Exterior Side Lot Line.	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard provided to the lot line (maximum)	0.6 metres
Projection of any bay window (maximum)	0.5 metres

24.363.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.363.5 Parking	
Parking Requirement (minimum)	3 spaces per unit
A minimum of one (1) parking space shall be provided within a private garage and a minimum of two (2) parking spaces shall be provided on the driveway, including that portion of the driveway that extends beyond the lot.	
Visitor Parking Requirement (minimum)	Nil

24.363.6 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.45 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
The provisions of Section 5.6.1 shall also apply	

24.363.7 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2.0 metres, provided on either side of the private outdoor living area (minimum)	3.6 metres

24.363.8 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row in any row development	7 units

Parent Zone: R8 **Exception No.:** (364)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-54	*Previous By-laws:* 4944-07.D
Municipal Address: Elyse Court			
Legal Description: Part Lot 21, Concession 2 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.364.1 Permitted Uses
The following uses are permitted:
• A home occupation, excluding however a teaching and musical instruction studio • Townhouse Dwelling

24.364.2 Zone Requirements	
Wellington Street East or a reserve abutting Wellington Street East shall be deemed to be the front lot line	
24.364.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	250.0 square metres
Lot Frontage per dwelling unit (minimum)	6.0 metres
24.364.2.2 Siting Specifications	
Front Yard (minimum)	8.0 metres
Rear Yard – Main Building (minimum)	15.0 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
Distance Separation between Main Building and Detached Garage	6.0 metres
Notwithstanding the above, the minimum setback requirements for detached garages shall be provided in accordance with Schedule "A1", attached hereto and forming part of this By-law	
24.364.2.3 Building Specifications	
Lot Coverage (maximum)	60.0 percent
Total lot coverage of all accessory buildings and structures on a lot (maximum)	20 percent
Floor Area (minimum)	75.0 square metres
Height – Main Building (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	6.0 metres

24.364.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 6.0 metres to the front lot line and 1.0 metre to the Exterior Side Lot Line.	2.0 metres
Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 5.0 metres to the front lot line and 0.6 metres to the Exterior Side Lot Line.	
Projection of any bay window (maximum)	0.5 metres

24.364.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line, the rear lot line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the rear lot line or the front lot line to a point of intersection, for the purposes of calculating the required minimum rear yard, front yard and exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.364.5 Parking	
The location of external parking spaces including that portion of the driveway that extends beyond the lot shall be in accordance with Schedule “A1”, attached hereto and forming part of this By-law.	
Visitor Parking Requirement	Nil
Driveway width permitted for end units (maximum)	6.0 metres

24.364.6 Amenity Area Screening	
Depth of a screen wall and/or fence, with a minimum height of 1.83 metres and a maximum height of 2.0 metres, provided on either side of the private amenity area (minimum)	3.6 metres

24.364.7 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row in any row development	6 units

Parent Zone: I **Exception No.:** (365)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* I-23	*Previous By-laws:* 4967-07
Municipal Address: 59 Industrial Parkway North and 250, 260, 270, 280, 282, 286, 290, 291 and 298 Wellington Street East			
Legal Description: Part Lot 81, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.365.1 Permitted Uses
The following uses are permitted:
• Day care centres • Public or private schools • Religious institutions

24.365.2 Zone Requirements	
Wellington Street East, or a reserve abutting Wellington Street East, shall be deemed to be the front lot line	
24.365.2.1 Lot Specifications	
Lot Area (minimum)	8.0 hectares
Lot Frontage (minimum)	145.0 metres
24.365.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	5.0 metres
Exterior Side Yard (minimum)	5.0 metres
Interior and/or exterior side yard setback for school portables (minimum)	3.0 metres
24.365.2.3 Building Specifications	
Lot Coverage (maximum)	30.0 percent
Gross Floor Area (minimum)	23,255.0 square metres
Height (maximum)	16.0 metres

Parent Zone: R3 **Exception No.:** (366)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-86	*Previous By-laws:* 4967-07.D
Municipal Address: Rickard Street, Vines Place			
Legal Description: *(From CityView data, for information purposes only)*			

24.366.1 Zone Requirements	
24.366.1.1 Lot Specifications	
Lot Area (minimum)	480.0 square metres
Lot Frontage (minimum)	14.0 metres
24.366.1.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Interior Side Yard – One Side (minimum)	0.6 metres
Interior Side Yard – Other Side (minimum)	1.2 metres
Exterior Side Yard (minimum)	3.0 metres
Notwithstanding the above provisions, the minimum westerly interior side yard setback for Lot 1 as shown on Schedule "A2"	2.0 metres
The following provisions shall apply to the lands shown in hatching on Schedule "A2" (Lots 30 to 32 & 61):	
Setback from Bayview Avenue and Vandorf Sideroad - Main Building and Garage	35.0 metres
Setback from Bayview Avenue and Vandorf Sideroad - Accessory Buildings	15.0 metres
24.366.1.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

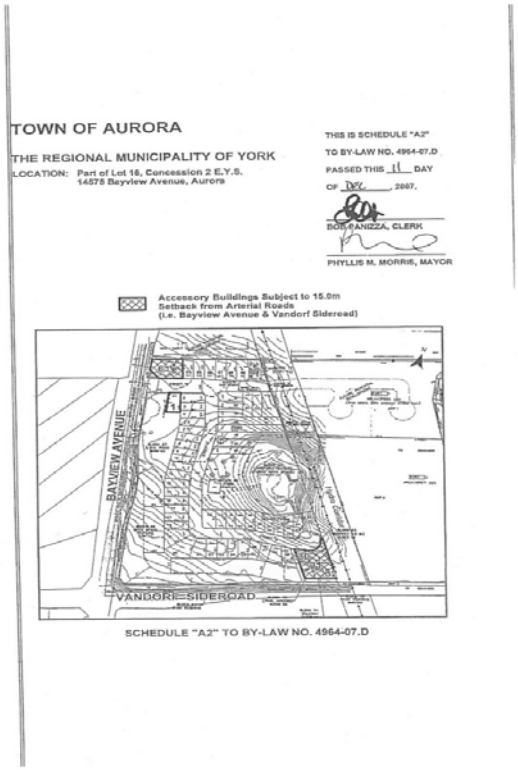
24.366.2 Landscaping
Within the 35 metre setback area from Bayview Avenue and Vandorf Sideroad, landscaping shall be required to screen dwellings, which in addition to sodding and plantings may include berms, fencing and entry features.

Decks, pools and accessory buildings may be located within the landscaped area provided they are located a minimum of 15.0 metres from Bayview Avenue and Vandorf Sideroad.

24.366.3 Parking	
Parking Requirement (minimum)	3 spaces
Of the above, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot.	

24.366.4 Figure

For the purposes of this Exception Zone, the figure provided below is referenced as Schedule "A2".



(6080-18) Removal of Holding Prefix

Parent Zone: E2 **Exception No.:** (367)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M2-10	*Previous By-laws:* 4974-07
Municipal Address: 130 Industrial Parkway North			
Legal Description: Part Lot 103, Plan 246 *(From CityView data, for information purposes only)*			

24.367.1 Permitted Uses

The following uses are permitted:

- Accessory Retail, provided the accessory retail area is wholly contained within an enclosed building and shall not exceed 20% of the *Gross Floor Area* of the Premises or 200m^2, whichever is less.
- commercial self storage facilities
- fitness centres, recreation centres and clubs provided that no part of the building in which such uses are located is used for any commercial self-storage facility, warehouse, industrial use, motor vehicle body shop, or motor vehicle repair garage
- laundromats
- motor vehicle body shops
- motor vehicle rental establishments
- motor vehicle repair garages
- offices
- service shops
- repair shops
- research and training facilities
- commercial schools
- transportation terminals
- warehouses and industrial uses including contractors yards, food processing establishments, light metal products plants, lumber yards, machine or welding shops, plumbing shops, printing establishments, saw or planing mills, and sheet metal shops, however not including any obnoxious use

Parent Zone: R3 **Exception No.:** (368)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R2-85	*Previous By-laws:* 4975-07.D
Municipal Address: 13777, 13795 13815 Yonge Street and 74 Old Bloomington Road Davina Circle			
Legal Description: Part Lots 17, 18, 19, 20, Plan 166 *(From CityView data, for information purposes only)*			

24.368.1 Definitions

A lot shall be deemed to mean the whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act 1998.

A public street or road shall also include a private right-of-way as established on a registered plan of condominium pursuant to the Condominium Act 1998.

Notwithstanding any provisions to the contrary for the purposes of this by-law where an application for a building permit has been submitted for a single detached dwelling, and associated accessory structures and/or uses on two or more contiguous units under single title the collective unit shall be considered to constitute a lot and the yard requirements and other provisions of the by-law shall be applied as if the units were one lot.

24.368.2 Zone Requirements

24.368.2.1 Lot Specifications	
Lot Area (minimum)	900.0 square metres
Lot Frontage (minimum)	20.0 metres
Lot Frontage for Unit 14 as shown on Section 24.368.7 of this By-law (minimum)	18.0 metres
24.368.2.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Front Yard – Side facing garage (minimum)	4.5 metres
Front Yard – Front facing garage (minimum)	6.0 metres
Interior Side Yard (minimum)	2.0 metres
Exterior Side Yard (minimum)	4.5 metres
Where the garage doors face an interior side lot line the minimum required manoeuvring space or driveway shall be 6.0 metres measured at right angles to the garage door	
The habitable ground floor front wall or porch face shall be either flush with, or project in front of a front facing garage	

24.368.2.3 Building Specifications	
Height (maximum)	13.4 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.368.3 Accessory Structures	
Required setback from the rear lot line (minimum)	2.0 metres

24.368.4 Attached Garage
The provisions of Section 7.5.1 shall not apply

24.368.5 Parking	
Parking Requirement (minimum)	3 spaces
Of the above, a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway	
The provisions of Section 5.6.1 a) (i) to (v) shall not apply for the purposes of this by-law with the exception that the driveway width shall be a maximum of 6.0 metres at the street line to the private right-of-way.	

24.368.6 Landscaping
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40% shall not include a swimming pool, accessory buildings or structures, paved driveway, patio or any area covered with impervious material

24.368.7 Figure

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

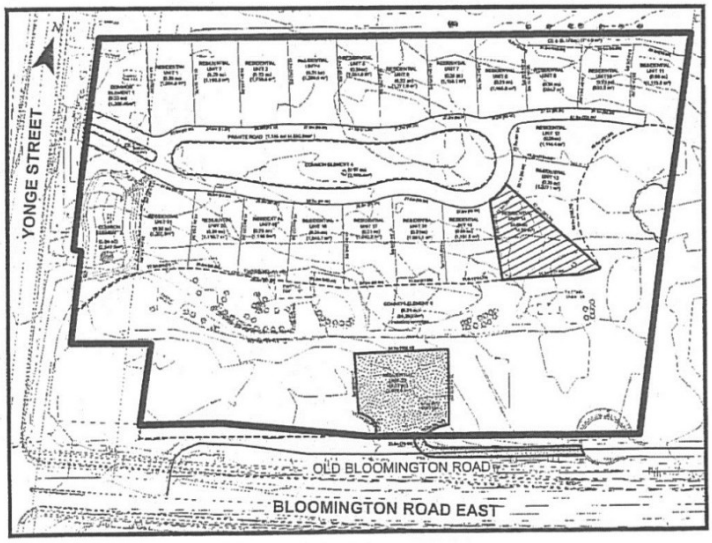
OCATION: PARTS OF LOT 17, 18, 19 AND 20
REGISTERED PLAN 166
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE "AJ"
TO BY-LAW NO. 4975-07.D
PASSED THIS 27TH DAY
OF November, 2007.

BOB PANIZZA, CLERK

PHYLLIS M. MORRIS, MAYOR

Legend
Section 10.45.2.1.2
Section 11.87.2.1.4



SCHEDULE "AJ" TO BY-LAW NO. 4975-07.D

Parent Zone: O2 **Exception No.:** (369)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* O-19	*Previous By-laws:* 4795-07.D
Municipal Address: 13777, 13795, 13815 Yonge Street and 74 Old Bloomington Road Davina Circle			
Legal Description: Part Lots 17, 18, 19, 20, Plan 166 *(From CityView data, for information purposes only)*			

24.369.1 Zone Requirements
No buildings or structures other than those associated with a private park shall be erected in this zone and the lands within this zone shall be maintained in their natural state or landscaped in accordance with approved plans.

Parent Zone: PDS4 **Exception No.:** (370)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-32	*Previous By-laws:* 5046-08.D
Municipal Address: 69 Wellington Street East			
Legal Description: Lot 7, Plan 68 *(From CityView data, for information purposes only)*			

24.370.1 Landscaping	
Notwithstanding the provisions of Section 4.8, the interior buffer strip along the western property limit from the front lot line running south for a distance of 21.74 metres (71.33 ft) in accordance with Schedule "B" attached hereto (minimum)	Nil

24.370.2 Encroachment
The existing porch on the lands may encroach into the interior side yard buffer strip on the eastern property line in accordance with Schedule "B" attached hereto

Parent Zone: E1 **Exception No.:** (371)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M1-14	*Previous By-laws:* 5066-08.D
Municipal Address: 16 Industrial Parkway South			
Legal Description: Part of Lot 2 and 3, Plan 535 *(From CityView data, for information purposes only)*			

24.371.1 Permitted Uses

The following uses are permitted:

- Accessory Retail, provided the accessory retail area is wholly contained within an enclosed building and shall not exceed 20% of the *Gross Floor Area* of the Premises or 200m^2, whichever is less.
- offices
- commercial self storage facilities
- fitness centres, recreation centres and private clubs provided that no part of the building in which such uses are located is used for any commercial self-storage facility, warehouse or industrial use
- service shops, light
- research and training facility
- commercial schools
- warehouses and industrial uses including food processing establishments, light metal products plants and printing establishments, contractors yard, lumber yard, machine or welding shop, plumbing shop, saw or planning mill, or sheet metal shop, however not including any obnoxious uses

24.371.2 Zone Requirements

24.371.2.1 Lot Specifications

Lot Frontage (minimum)	25.0 metres

24.371.3 Parking

The parking structure shall be permitted as an accessory building and shall only be used for the parking of motor vehicles.

Interior side yard setback for the parking structure (minimum)	2.0 metres
Rear yard setback for the parking structure (minimum)	0.60 metres
Required manoeuvring space for 90 degree spaces (minimum)	6.5 metres

The provisions of Section 4.8 with respect to the buffer strip shall not apply.

Parent Zone: E1 **Exception No.:** (372)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M1-15	*Previous By-laws:* 5077-08.D
Municipal Address: 144 Wellington Street East			
Legal Description: Part of Lot 4 and 5, Plan 107 *(From CityView data, for information purposes only)*			

24.372.1 Permitted Uses
The following uses are permitted:
• Accessory Retail, provided the accessory retail area is wholly contained within an enclosed building and shall not exceed 20% of the *Gross Floor Area* of the Premises or 200m^2, whichever is less • offices • commercial self storage facilities • a dwelling unit above the first storey • fitness centres, recreation centres and private clubs provided that no part of the building in which such uses are located is used for any commercial self-storage facility, warehouse or industrial use • service shops • research and training facilities, • retail store, to a maximum of 49% of the gross floor area • commercial schools • warehouses and industrial uses including food processing establishments, light metal products plants and printing establishments, contractors yard, lumber yard, machine or welding shop, plumbing shop, saw or planing mill, or sheet metal shop, however not including any obnoxious uses

24.372.2 Zone Requirements	
24.372.2.1 Lot Specifications	
Lot Area - Buildings up to 10 metres in height (minimum)	1015 square metres
24.372.2.2 Siting Specifications	
Front Yard (minimum)	2.6metres
Front Yard to Porch and Steps (minimum)	0.5 metres
Interior Side Yard (minimum)	2.5 metres

24.372.3 Detached Garage	
The existing detached garage shall only be permitted as an accessory building and shall only be used for storage.	
Grassed strip (minimum)	1.0 metre
Required manoeuvring space (minimum)	7.3 metres
Required ingress and egress driveway width (minimum)	2.5 metres

Parent Zone: C4 **Exception No.:** (373)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* C4-23	*Previous By-laws:* 5085-08
Municipal Address: 14785 Yonge Street			
Legal Description: Lots 2 and 3, Plan 10328 *(From CityView data, for information purposes only)*			

24.373.1 Permitted Uses

The following uses are permitted:

- banks or financial establishments, including drive-thru
- bowling alleys
- offices
- clinics
- drug stores
- dry cleaning establishment
- public authority
- laundries
- medical and dental laboratories
- places of entertainment
- personal service shops
- restaurants
- retail stores
- supermarkets

24.373.2 Definitions

Floor Area, Gross Leasable:
Means the gross floor area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas:
i) any service room, or enclosed area that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that services the building or structure;
ii) any part of the building or structure that is used as loading or parking area;
iii) any part of the building or structure used exclusively as common areas, for the purpose of pedestrian circulation between stores or other commercial occupancies.

24.373.3 Zone Requirements

24.373.3.1 Lot Specifications

Lot Area (minimum)	4300 square metres
24.373.3.2 Siting Specifications	
Side Yard – Main Building (minimum)	4.0 metres
24.373.3.3 Building Specifications	
Height (maximum)	15.0 metres

24.373.4 Parking	
Parking Requirement – Shopping Centre (minimum)	4.5 spaces per 100 sq. m. of gross leasable floor area and such parking spaces may be provided either at or below grade

Parent Zone: R7 **Exception No.:** (374)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-33	*Previous By-laws:* 5093-08.D
Municipal Address: 219 Old Yonge Street			
Legal Description: Lot 4, Plan 461 *(From CityView data, for information purposes only)*			

24.374.1 Permitted Uses
The following uses are permitted:
• offices excluding medical offices, with the exception that the basement shall only be used for accessory storage to the office use

24.374.2 Zone Requirements	
Old Yonge Street shall be deemed to be the front lot line.	
24.374.2.1 Siting Specifications	
Interior Side Yard (minimum)	3.0 metres

24.374.3 Parking	
With respect to a parking area in a front yard in any Residential Zone, a parking area shall be permitted in the front yard.	
Required manoeuvring space in the parking area (minimum)	6.5 metres
Parking Requirement for the existing building on the date of passing of this by-law (minimum), and two of the required parking spaces shall be permitted within the existing garage	12 spaces

24.374.4 Landscaping
No earth berm or fencing shall be required.

Parent Zone: C3 **Exception No.:** (375)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C3-17	*Previous By-laws:* 5130-09, 5264-10, 5372-10
Municipal Address: 222, 230, 236, 244 Wellington Street East			
Legal Description: Part Lots 3 to 11, Part of Reserve, Centre Street, Park Street, Plan 231 *(From CityView data, for information purposes only)*			

24.375.1 Permitted Uses

The following uses are permitted:

- Animal hospitals
- Offices
- Clinics, provided that the combined floor area of all clinics does not exceed fifteen (15%) percent of the total commercial floor area
- Commercial schools
- Convenience retail stores
- Day care centres
- Dry cleaner's distribution stations or depots
- Dry cleaning establishments
- Restaurants provided that the combined floor area of all restaurants does not exceed thirty (30%) percent of the total commercial floor area
- Retail Stores
- Specialty food store having a maximum gross floor area of 700 m^2

24.375.2 Definitions

Specialty Food Store
Means a premises where food products having a common theme such as, but not limited to, a meat shop, cheese shop, shish shop, fresh produce store, bakery shop, delicatessen, health food store, frozen foods, or combination thereof, are sold or offered for sale at retail.

24.375.3 Zone Requirements

Notwithstanding any other provisions to the contrary, the Lot Specifications, Siting Specifications and the Lot Coverage contained in the Building Specifications shall be applied and calculated on all the lands zoned C3(375) and E1(376) by adding them together and considering them as one (1) lot.

24.375.3.1 Lot Specifications

Lot Area (minimum)	10,000.0square metres
24.375.3.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
West Side Yard (minimum)	2.5 metres
East Side Yard (minimum)	1.2 metres
24.375.3.3 Building Specifications	
Height (maximum)	11.0 metres

24.375.4 Encroachments
Steps shall be permitted to encroach into the minimum required front yard and side yard setbacks and the minimum required distance separation from the front and side lot lines shall be nil.
A restaurant patio shall be permitted to encroach into the minimum required front yard setback and the minimum required distance separation from the front lot line shall be nil.

24.375.5 Loading	
Loading Space Requirement (minimum)	2 spaces

24.375.6 Parking	
Parking Requirement (minimum)	3.5 spaces for each 100 square metres of commercial floor area.
The parking areas provided in the lands zoned C3(375) and E1(376) shall be shared by all the owners of the lands therein	

Parent Zone: E1 **Exception No.:** (376)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M1-16	*Previous By-laws:* 5130-09
Municipal Address: 238 Wellington Street East			
Legal Description: Part Lots 3 to 11, Part of Reserve, Centre Street, Park Street, Plan 231 *(From CityView data, for information purposes only)*			

24.376.1 Permitted Uses

The following uses are permitted:

- Offices

24.376.1.1 Accessory Uses

Within a building in which the principal use is an office, provided the accessory uses are designed as an integral part of the building, are located internal to the building and have the primary access from the lobby of the building:

- Convenience retail store
- Restaurant having a maximum gross floor area of 400 m^2

24.376.2 Definitions

Floor Area, Gross Leasable:
Means the gross floor area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas:
i) any service room, or enclosed area that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that services the building or structure;
ii) any part of the building or structure that is used as loading or parking area;
iii) any part of the building or structure used exclusively as common areas, for the purpose of pedestrian circulation between occupancies.

24.376.3 Zone Requirements

24.376.3.1 Building Specifications

Lot Coverage (maximum)	35.0 percent
Notwithstanding any provisions to the contrary, for the purposes of the E1(376) Zone, the total lot area as per Section 25.4.18.2 shall be used for calculating the Lot Coverage	
Height (maximum)	16.0 metres

24.376.4 Loading	
Loading Space Requirement (minimum)	1 space

24.376.5 Parking	
Parking Space Requirement for the office building (minimum)	3.3 spaces per 90 sq.m. of gross leasable floor area and shall not include any basement floor area that is exclusively used for storage
The parking areas provided in the lands zoned C3(375) and E1(376) shall be used collectively.	

Parent Zone: R2 **Exception No.:** (377)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R1-1	*Previous By-laws:*
Municipal Address: 10, 14, 18, 22 Tilston Grove			
Legal Description: Plan 65M2431			

24.377.1 Zone Requirements	
24.377.1.1 Lot Specifications	
Lot Area (minimum)	835 square metres
Lot Frontage (minimum)	22.0 metres

Parent Zone: R3 **Exception No.:** (378)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-88	*Previous By-laws:* 5140-09
Municipal Address: 100 Old Yonge Street			
Legal Description: Part Lot 84, Concession 1 East of Yonge Street (EYS), Part 1, 65R-14327 *(From CityView data, for information purposes only)*			

24.378.1 Zone Requirements	
24.378.1.1 Siting Specifications	
Interior Side Yard (minimum)	3.25 metres
Exterior Side Yard to Main Building (minimum)	4.5 metres
Exterior Side Yard to Garage (minimum)	6.0 metres

24.378.2 Accessory Building and/or Structure	
Building Height for a detached garage (maximum)	4.2 metres

24.378.3 Encroachments
Notwithstanding any other provision in this bylaw an accessory structure or building, open sided roofed porches not exceeding one storey in height, uncovered terraces, patios and decks not exceeding 3.0 metres above grade shall have a minimum interior side yard of 1.2 metres

Parent Zone: PDS4 **Exception No.:** (379)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-34	*Previous By-laws:* 5155-09
Municipal Address: 65 Wellington Street East			
Legal Description: Lot 6, Plan 68 *(From CityView data, for information purposes only)*			

24.379.1 Ingress and Egress	
Ingress and Egress (minimum)	3.35 metres

24.379.2 Buffering	
Interior side yard buffer strip along the eastern limit of the property from the front lot line running south for a distance of 22 metres (minimum)	0.0 metres

Parent Zone: PDS4 **Exception No.:** (380)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R6-55	*Previous By-laws:* 5173-09
Municipal Address: 15356 Yonge Street			
Legal Description: Lot 13 and Part Lot 14, Plan 246 Designated as Parts 1, 2 & 3, 65R-31151 *(From CityView data, for information purposes only)*			

24.380.1 Zone Requirements

In addition to the uses permitted in Section 8.1, the lands zoned PDS(380) may also be used for one apartment building

24.380.2 Lot Specifications & Siting Specifications for Apartment Building	
Lot Coverage (maximum)	45%
Height (maximum)	20 metres
Interior Side Yard – South Yard (minimum)	0.3 metres
Interior Side Yard - North Yard (minimum)	1.4 metres
Separation from Single Detached Dwelling on the lot zoned PDS4(380) (minimum)	12 metres

24.380.3 Parking	
Manoeuvring Space (90 degree spaces) (minimum)	6.0 metres
Parking Area Location	Parking Areas may be located within a building

24.380.4 Amenity	
Interior Amenity Area (minimum)	40 square metres
Outdoor Amenity Area (minimum)	100 square metres

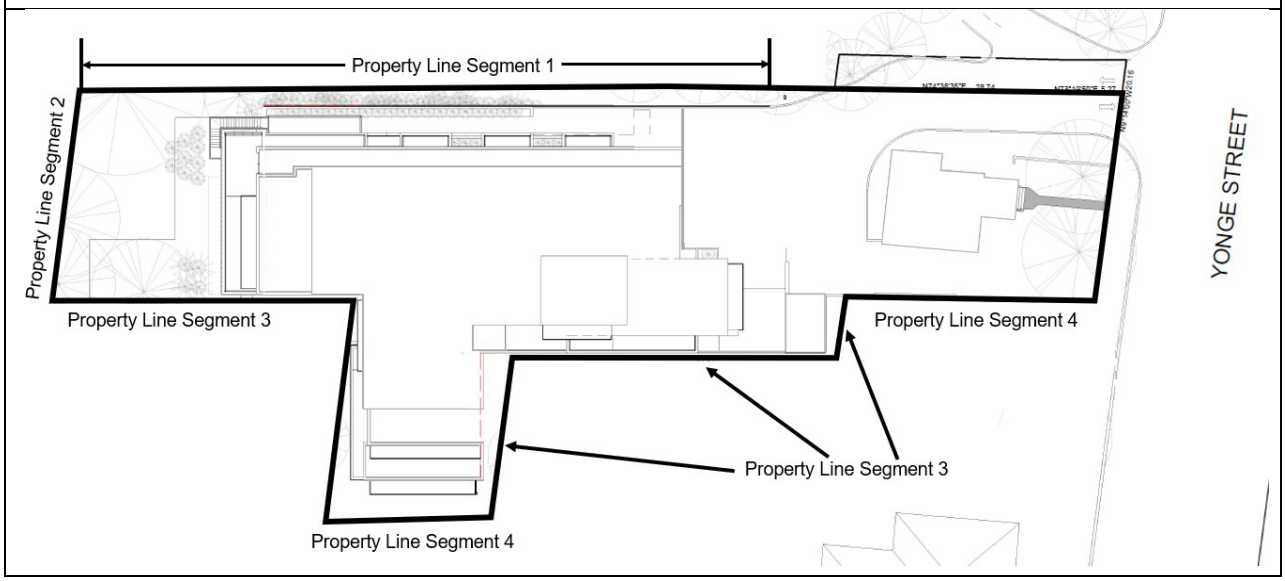
24.380.5 Landscaping Strip	
Minimum Landscaping Strip Width – Property Line Segment 1 as per Figure 24.380.8	1.5 metres
Minimum Landscaping Strip Width – Property Line Segment 2 as per Figure 24.380.8	7 metres
Minimum Landscaping Strip Width – Property Line Segment 3 as per Figure 24.380.8	0.5 metres

Minimum Landscaping Strip Width – Property Line Segment 4 as per Figure 24.380.8	3 metres
No other Landscaping Strip shall be required for any area not identified as a Property Line Segment as per Figure 24.380.8	
Provision 4.8 of this By-law shall not apply	
Balconies shall be permitted to project into a required Landscaping Strip	

24.380.6 Natural Hazards (NH) Overlay Zone
Notwithstanding Provision 2.6 (b) of this By-law, parking spaces may be provided in a Natural Hazard Overlay Zone

24.380.7 If a building permit has not been issued under the Building Code for any building or structure so authorized within three (3) years from enactment of the By-law Number 6440-22, then By-law Number 6440-22 shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

24.380.8 Figure



Parent Zone: EP **Exception No.:** (381)	**Map:** Schedule "A", Map Nos. 2, 9	*Previous Zone:* EP-17	*Previous By-laws:* 5173-09
Municipal Address: Bayview Avenue, Irwin Avenue 15356 Yonge Street			
Legal Description: Lot 13 and Part Lot 14, Plan 246 Designated as Parts 1, 2 & 3, 65R-31151 *(From CityView data, for information purposes only)*			

24.381.1 Permitted Uses

The following uses are permitted:

- May be used for private open space and may contain decks and fences attached or related to Townhouse Dwelling provided that all decks are in accordance with sections **24.380.2.6** and **24.380.3.7** are open from the ground to the underside of the deck structure with the exception of supporting columns and/or posts as required by the Ontario Building Code. Any fencing within the EP(381) Exception Zone below the floodline shall be constructed of vertical stats that have a gap of no less than 7.5 cm and no less than 50% of the face of the fence remains open and does not obstruct the flow of water during a Regional Storm.

Parent Zone: R8 **Exception No.:** (382)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-56	*Previous By-laws:* 5184-09
Municipal Address: Harry Penrose Avenue, Burton Howard Drive 15933 Bayview Avenue			
Legal Description: Part Lot 25, Concession 2 *(From CityView data, for information purposes only)*			

24.382.1 Permitted Uses
The following uses are permitted:
• A maximum of 93 Stacked Row-House Dwelling Units

24.382.2 Definitions
24.382.2.1 Dwelling, Stacked Row-House: means a building that is divided vertically an/or horizontally into three (3) or more dwelling units, each of which has independent entrances from the exterior.

24.382.3 Zone Requirements	
Notwithstanding any provisions to the contrary, for the purposes of the R6-56 Zone, Lewis Honey Drive, or a reserve abutting Lewis Honey Drive, shall be deemed to be the front lot line.	
24.382.3.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	22,000.0square metres
Lot Frontage – Total Parcel (minimum)	180.0 metres
24.382.3.2 Siting Specifications	
Setback from South Lot Line – Front wall of a building (minimum)	3.0 metres
Setback from South Lot Line – Side wall of a building (minimum)	0.6 metres
Setback from West Lot Line (minimum)	4.5 metres
Setback from North Lot Line (minimum)	6.0 metres
Distance separation between a front wall of a building and a front wall of another building (minimum)	14.0 metres
Distance separation between a side wall of a building and visitor parking (minimum)	1.0 metres

Distance separation between a side wall of a building, an open-sided roofed porch and steps from a private right-of-way or private sidewalk (minimum)	0.6 metres
Distance separation between a side wall of a building and a side wall of another building (minimum)	3.0 metres
24.382.3.3 Building Specifications	
Floor Area (minimum)	60.0 square metres
Building Height (maximum)	12.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.382.4 Garage Setback
Where a driveway has been provided, the minimum setback from a garage face to a private right-of-way shall be 6.0 metres
Where a driveway has not been provided, the minimum setback from a garage face to a private right-of-way shall be 2.0 metres

24.382.5 Private Outdoor Living Area
A private outdoor living area shall be provided for each dwelling unit in accordance with the following:
The private outdoor living area for a two (2) storey unit shall be provided on a balcony located above an attached garage.
The private outdoor living area for a one (1) storey ground floor unit shall be located adjacent to the front entrance of the dwelling unit and shall be defined by a fence. Patios and uncovered terraces shall be permitted within the private outdoor living and the provisions of Section 4.20 with respect to patios and uncovered terraces shall not apply.

24.382.6 Maximum Number of Attached Dwelling Units	
Maximum number of dwelling units attached in a continuous row in any row development	15 units

24.382.7 Encroachments
Eaves, chimney breasts, sills, gutters, cornices, pilasters or decorative architectural features shall be permitted to project a maximum of 0.6 metres from any wall

The maximum permitted projection for open-sided roofed porches from a front wall of a building shall be 1.6 metres. Steps are permitted provided they are located no closer than 0.5 metres to a lot line, private right-of-way or private sidewalk. Notwithstanding the above, open-sided roofed porches and steps shall not be permitted within the minimum distance separation between a side wall of a building and a side wall of another building.
The maximum permitted projection for a hydro meter wall from a side wall of a building shall be 0.5 metres

24.382.8 Air Conditioning Units and Heat Pumps
The provisions of Section 4.1.5 shall not apply.
Central air conditioning units and/or heat pumps shall be permitted as follows:
i) For a one (1) storey ground floor unit, shall only project from a front wall of a building and the maximum permitted projection shall be 1.5 metres.
ii) For a two (2) storey unit, shall only be permitted on a balcony above the attached garage and shall project a maximum of 1.5 metres from the rear wall of a building.

24.382.9 Parking	
Visitor Parking Requirement (minimum)	21 spaces
The total required visitor parking spaces for the lands zoned R8(382) and R8(383) shall be 41 and shall be used collectively.	

Parent Zone: R8 **Exception No.:** (383)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R6-57	*Previous By-laws:* 5184-09
Municipal Address: Winn Place, Edwin Pearson Street 15933 Bayview Avenue			
Legal Description: Part Lot 25, Concession 2 *(From CityView data, for information purposes only)*			

24.383.1 Permitted Uses
The following uses are permitted: • A maximum of 41 Block Townhouse Dwelling Units

24.383.2 Zone Requirements	
Notwithstanding any provisions to the contrary, for the purposes of the R6-57 Zone, Lewis Honey Drive, or a reserve abutting Lewis Honey Drive, shall be deemed to be the front lot line	
24.383.2.1 Lot Specifications	
Lot Area – Total Parcel (minimum)	22,000.0 square metres
Lot Frontage – Total Parcel (minimum)	180.0 metres
24.383.2.2 Siting Specifications	
Setback from South Lot Line (minimum)	3.0 metres
Setback from North Lot Line (minimum)	4.5 metres
Setback from East Lot Line (minimum)	6.0 metres
Setback from West Lot Line (minimum)	12.0 metres
Setback from a front wall of a building to a private right-of-way (minimum)	4.5 metres
Setback from a garage face of a building to a private right-of-way (minimum)	6.0 metres
Distance separation between a side wall of a building, an open-sided roofed porch and steps from a private right-of-way, private sidewalk or visitor parking (minimum)	1.5 metres
Distance separation between a side wall of a building and a side wall of another building (minimum)	3.0 metres
24.383.2.3 Building Specifications	

Floor Area (minimum)	75.0 square metres
Building Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.75 metres

24.383.3 Private Outdoor Living Area
A private outdoor living area shall be provided for each dwelling unit and each private outdoor living area shall:
Be adjacent to the rear wall of the dwelling unit and have access to a habitable room other than a bedroom or to a hall.
Have a width equal to the width of the dwelling unit and have a minimum depth (from the wall of the dwelling unit) of 5.5 metres.

24.383.4 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row in any row development	9 units

24.383.5 Encroachments
Notwithstanding the provisions of Section 4.20:
Bay windows with or without foundations, eaves, chimney breasts, sills, gutters, cornices, pilasters or decorative architectural features shall be permitted to project a maximum of 0.6 metres from any wall.
The maximum permitted projection for open-sided roofed porches from a front wall and/or a side wall of a building shall be 1.6 metres. Steps are permitted provided they are located no closer than 0.5 metres to a lot line, private right-of-way or private sidewalk. Notwithstanding the above, open-sided roofed porches and steps shall not be permitted within the minimum distance separation between a side wall of a building and a side wall of another building.
The maximum permitted projection for decks not exceeding 3.0 metres above grade, uncovered terraces, and patios into the private outdoor living area shall be 3.7 metres
The maximum permitted projection for balconies into the private outdoor living area shall be 2.5 metres.
The maximum permitted projection for a hydro meter wall from a side wall of a building shall be 0.5 metres.

24.383.6 Air Conditioning Units and Heat Pumps
The provisions of Section 4.1.5 shall not apply.
Central air conditioning units and/or heat pumps shall be permitted as follows:
Shall only project from a rear wall of a building and the maximum permitted projection shall be 1.5 metres.

Notwithstanding the above, central air conditioning units and/or heat pumps shall not be permitted within the minimum distance separation between a side wall of a building and a side wall of another building

24.383.7 Parking	
Visitor Parking Requirement (minimum)	20 spaces
The total required visitor parking spaces for the lands zoned R8(382)and R8(383) shall be 41 and shall be used collectively.	

Parent Zone: R6 **Exception No.:** (384)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R3-19	*Previous By-laws:* 5184-09
Municipal Address: Lewis Honey Drive 15933 Bayview Avenue			
Legal Description: Part Lot 25, Concession 2 *(From CityView data, for information purposes only)*			

Notwithstanding the Zone Requirements of the R6 Zone, the following standards shall apply:

24.384.1 Zone Requirements	
24.384.1.1 Lot Specifications	
Lot Area (minimum)	440.0 square metres
Lot Frontage (minimum)	16.4 metres
24.384.1.2 Siting Specifications	
Front Yard – Main Building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard – Main Building (minimum)	3.0 metres
The habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
On a multi-storey dwelling, that portion of the front wall of the main building, located above an attached garage, for no less than 60% of the garage width, shall not be setback more than 2.5 metres from the front wall of the garage	
24.384.1.3 Building Specifications	
Lot Coverage (maximum)	45.0 percent
Height – Main Building (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.384.2 Daylighting Triangle
On a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.
Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.384.3 Encroachments	
Projection of open-sided one and two storey roofed porches and balconies, with or without foundation, into the required front yard and/or the required exterior side yard, provided that no part of the porch, including eaves, is located closer than 2.0 metres to the lot line (maximum)	2.0 metres
Encroachment of steps into the required front yard or the required exterior side yard to the lot line (maximum)	1.0 metre
With respect to maximum projections and minimum distance separations into the rear yard, the maximum permitted projection into the rear yard for decks not exceeding 3.0 metres above grade, uncovered terraces, and patios shall be 3.0 metres.	
The maximum permitted projection into the rear yard for balconies shall be 2.5 metres. The minimum distance separation provisions shall not apply	
Projection of any bay window (maximum)	0.5 metres

24.384.4 Parking	
Parking Requirement (minimum)	3 spaces
Of the required parking spaces, a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side on the driveway, including that portion of the driveway that extends beyond the lot.	

24.384.5 Garage Setback	
Garage accessed by a single driveway intersected by a sidewalk (minimum)	9.25 metres
Garage accessed by a single driveway not intersected by a sidewalk (minimum)	6.0 metres
Garage accessed by a double driveway either intersected by a sidewalk or not intersected by a sidewalk (minimum)	6.0 metres

24.384.6 Driveway
A single driveway shall be defined as a driveway 3.5 metres in width or less, and a double driveway shall be defined as a driveway between 3.5 metres and 6.0 metres in width.

Parent Zone: E-BP **Exception No.:** (385)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* BP-6	*Previous By-laws:* 5274-10
Municipal Address: 14985 Leslie Street			
Legal Description: Part of Lot 19, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

24.385.1 Permitted Uses
The following uses are permitted:
• Health and Wellness Centre • Office
24.385.1.1 Accessory Uses
Within a building in which the principal use is an office, provided the accessory uses are designed as an integral part of the building, are located internal to the building and have the primary access from the lobby of the building: • Convenience Retail Store • Dry Cleaning Distribution Depot • Motor Vehicle Rental Establishment • Personal Service Shop • Club • Restaurant

24.385.2 Zone Requirements	
24.385.2.1 Building Specifications	
Height for the "Health and Wellness Centre" use (maximum)	20 metres and in no case greater than 4 storeys

24.385.3 Loading	
Loading Space Requirements for the "Health and Wellness Centre" use (minimum)	1 space

24.385.4 Parking	
Parking Space Requirements for the "Health and Wellness Centre" use (minimum)	2.15 parking spaces for each 100 square metres of floor area

Parent Zone: E-BP **Exception No.:** (386)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* BP-7	*Previous By-laws:* 5274-10
Municipal Address: 14985 Leslie Street			
Legal Description: Part of Lot 19, Concession 1 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.386.1 Permitted Uses
The following uses are permitted:
• Health and Wellness Centre • Office
24.386.1.1 Accessory Uses
Within a building in which the principal use is an office, provided the accessory uses are designed as an integral part of the building, are located internal to the building and have the primary access from the lobby of the building: • Convenience Retail Store • Dry Cleaning Distribution Depot • Motor Vehicle Rental Establishment • Personal Service Shop • Club • Restaurant

24.386.2 Zone Requirements	
24.386.2.1 Building Specifications	
Height for the "Health and Wellness Centre" use (maximum)	20 metres and in no case greater than 4 storeys

24.386.3 Loading	
Loading Space Requirements for the "Health and Wellness Centre" use (minimum)	1 space

24.386.4 Parking	
Parking Space Requirements for the "Health and Wellness Centre" use (minimum)	2.15 parking spaces for each 100 square metres of floor area

Parent Zone: PD1 **Exception No.:** (387)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-18	*Previous By-laws:* 5301-11, 5538-13
Municipal Address: 15277 Yonge Street			
Legal Description: Part Lot 122 and Lots 123, 124, 125, 126 and 127, Plan 246 *(From CityView data, for information purposes only)*			

24.387.1 Permitted Uses
The following uses are permitted:
• financial institutions • offices • dwelling units above the first storey, with the exception that dwelling units may be permitted adjacent to Centre Street of a mixed-use residential/commercial building • restaurants • retail stores • service shops • service shops, personal • studios

24.387.2 Zone Requirements	
For the purposes of this By-law, Yonge Street is considered to be the front lot line	
24.387.2.1 Lot Specifications	
Lot Area (minimum)	3,300.0 square metres
Lot Frontage (minimum)	50.0 metres
24.387.2.2 Siting Specifications	
Front Yard (minimum)	0.0 metres
Rear Yard (minimum)	2.0 metres
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	0.0 metres
24.387.2.3 Building Specifications	
Combined commercial gross floor area (maximum)	400.0 square metres
Number of residential apartment units (maximum)	95 units

Building Height adjacent to Centre Street (maximum)	6 storeys or 25.1 metres, whichever is the greater
Building Height adjacent to Yonge Street (maximum)	7 storeys or 28.2 metres, whichever is the greater
The upper three (3) storeys shall be setback a minimum of 3.0 metres from the main front wall and exterior side wall of the building.	
Steps and landings may encroach a maximum of 1.0 metre into the rear or interior side yard.	

24.387.3 Parking	
Manoeuvering Space or driveway for 90 degree spaces (minimum)	6.4 metres
A minimum of 1.3 spaces for residential uses with a minimum of 20 percent shall be set aside for visitor parking	
Parking Requirement for commercial uses (minimum)	2 parking spaces per 100 square metres
Width of any joint ingress and egress driveway ramp measured along the street line (maximum)	12.5 metres
The provisions of note (2) within Section 8.2 shall not apply.	
Residential visitor parking spaces may be shared with the commercial parking spaces	

24.387.4 Loading
Loading space requirements shall not apply

24.387.5 Amenity Area	
Indoor or outdoor amenity area (minimum)	18.0 square metres per dwelling unit

24.387.6 Daylighting Triangles
Section 4.11 of this By-law shall not apply

.

Parent Zone: C1 **Exception No.:** (388)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* C1-5	*Previous By-laws:* 5310-11
Municipal Address: 15955 & 15975 Bayview Avenue			
Legal Description: Part Lot 25, Concession 2 *(From CityView data, for information purposes only)*			

24.388.1 Permitted Uses
The following uses are permitted:
• Financial Institutions • Offices • Day Care Centres • Dry Cleaning Distribution Depots • Personal Service Shops • Retail Stores • Schools, Commercial • Restaurants

24.388.2 Zone Requirements	
24.388.2 .1 Lot Specifications	
Lot Area (minimum)	4,700.0 square metres
Lot Frontage (minimum)	20.0 metres
24.388.2.2 Siting Specifications	
Front Yard (minimum)	2.9 metres
Rear Yard (minimum)	17.0 metres
Side Yard (minimum)	22.0 metres
Exterior Side Yards (minimum)	2.9 metres
24.388.2 .3 Building Specifications	
Building Height (maximum)	3 storeys
The provisions of Gross Floor Area per commercial unit in Section 9.2 of this By-law shall not apply	

24.388.3 Buffer Strip	
Landscape strip consisting of planting, fencing and walkways located adjacent to the entire length of the property line which abuts any residential zones, residential uses or holding zones (minimum)	3.0 metres

24.388.4 Yard and Setback Encroachments Permitted	
Projection for canopies into any yard (maximum)	1.2 metres

Parent Zone: PDS4 **Exception No.:** (389)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-35	*Previous By-laws:* 5346-11
Municipal Address: 70 Wellington Street East			
Legal Description: Part Lot 14, 1st Range South of Centre Street, West of Railroad, Plan 107 *(From CityView data, for information purposes only)*			

24.389.1 Parking	
Parking Requirement for the existing building on the date of passing of this by-law (minimum)	4 spaces
The provisions of Section 5.6.1 shall not apply.	

24.389.2 Ingress and Egress	
Driveway width (minimum)	2.8 metres
Notwithstanding the provisions of Section 5.3, the manoeuvring space for a parallel parking space for less than forty-five degree (45°) spaces (minimum)	2.8 metres

24.389.3 Buffer Strip
The buffer strip requirement of Section 4.8 shall not apply along the west property lot line
Furthermore the buffer strip requirement shall not apply along the east property lot line measured northerly from the front lot line for a distance of 12.5 metres.

Parent Zone: PDS4 **Exception No.:** (390)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-36	*Previous By-laws:* 5347-11
Municipal Address: 68 Wellington Street East			
Legal Description: Part Lots 14 and 15, 1st Range South of Centre Street, West of Railroad, Plan 107 *(From CityView data, for information purposes only)*			

24.390.1 Parking	
Parking Requirement (minimum)	3 spaces
The provisions of Section 5.6.1 shall not apply.	

24.390.2 Ingress and Egress	
Driveway width (minimum)	3.6 metres

24.390.3 Buffer Strip
The buffer strip requirement of Section 4.8 shall not apply along the east property lot line.
The buffer strip requirement shall not apply along the west property lot line measured northerly from the front lot line for a distance of 14 metres.
Furthermore, the required 1.5 metre grassed strip along the north property lot line shall be 1.35 metres and shall not be required along the north property lot line measured at 1.83 metres from the east property lot line, and the grassed strip along the west property lot line shall be 0.3 metres.

Parent Zone: I **Exception No.:** (391)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* I-24	*Previous By-laws:* XXXX-11 OMB File No. PL090286
Municipal Address: Elderberry Trail			
Legal Description: Block B and Part Block A, Plan M-42, Part 3, RP 65R-5870 *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.391.1 Permitted Uses

The lands zoned I(391) forming part of this Exception Zone shall be used for:

Building A

- Wellness Centre
- Medical Office/Clinic
- Accessory Uses:
- Accessory Pharmaceutical Dispensary
- Accessory Nutritional Use

Building B

- One Apartment Building with a maximum 20 residential units

Building C

- One (1) detached dwelling unit

Uses Not Permitted

- Supermarket
- Retail Store
- Addiction Clinic (treatment services
- Hospital
- MRI Facilities
- Restaurants
- Take-out Restaurants
- Drive-thru Restaurants**.**

24.391.2 Definitions

Addiction Clinic (treatment services):
means a premises which has been established or licensed to dispense methadone or to provide treatment for addiction to those who are addicted to narcotics.

Accessory Pharmaceutical Dispensary:
means a premises where medicinal drugs are dispensed and limited retail is permitted as an accessory use to the Wellness Centre.

Accessory Nutritional Use:
means a premises where food is prepared and served for consumption as an accessory use to the Wellness Centre.

Office/Clinic, Medical:
means a premises used for medical, dental, surgical, therapeutic and/or drugless practitioner treatments of human beings; however it does not include a Hospital.

MRI Facilities:
means the use of nuclear magnetic resonance to produce images of the molecules that make up a substance, especially the soft tissues of the human body.

Wellness Centre:
means a premises used by medical and/or other registered practitioners of a regulated health discipline for the treatment of human beings.

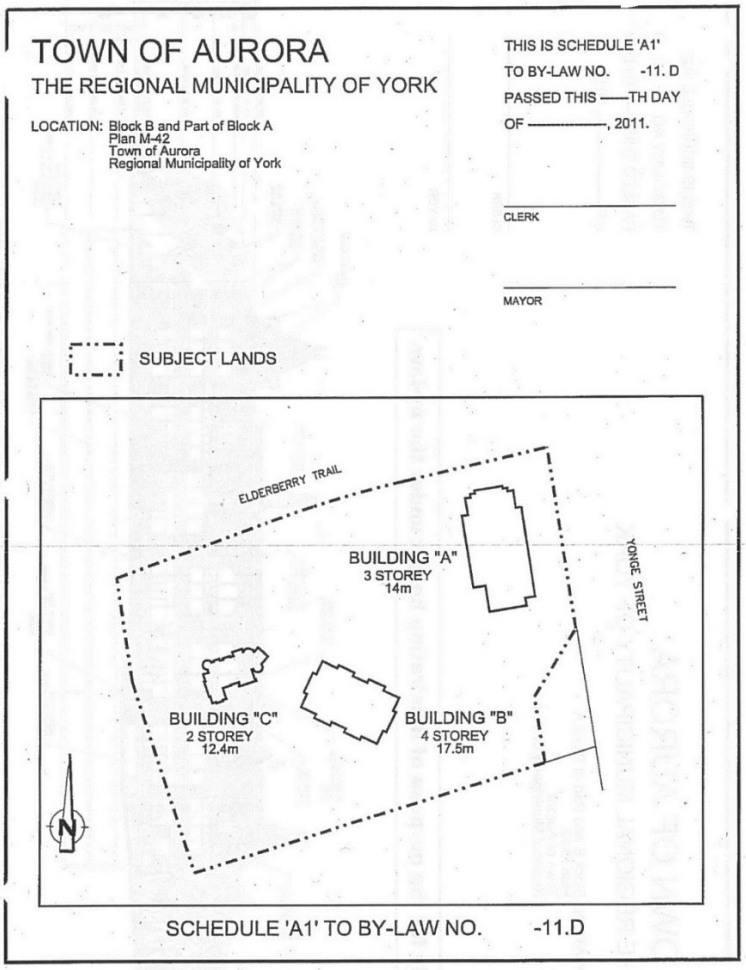
24.391.3 Zone Requirements	
Yonge Street, or a reserve abutting Yonge Street, shall be deemed to be the front lot line.	
24.391.3.1 Siting Specifications	
Front Yard setback from centre a line of road allowance (minimum)	45.0 metres
Rear Yard (minimum)	35.0 metres
24.391.3.2 Building Specifications	
Notwithstanding the definition of Building Height; Building Height means the vertical distance measured from average finished grade to the ridge of the main roof as shown on Schedules “A-1” and “A-2”.	
Height – Building A (maximum)	3 storeys (14.0 metres)
Height – Building B (maximum)	4 storeys (17.5 metres)
Height – Building C (maximum)	2 storeys (12.4 metres)
Maximum net developable area that can be disturbed shall be 21.0% of the total site area	
Maximum coverage shall be 11% of the total site area	
Maximum percentage of impermeable surface shall be 10% of the total site area	

24.391.4 Parking	
Parking Requirement - Building A (minimum)	166 spaces
Building B in accordance with Section 5.4 of this By-law	
Building C in accordance with Section 5.4 of this By-law	

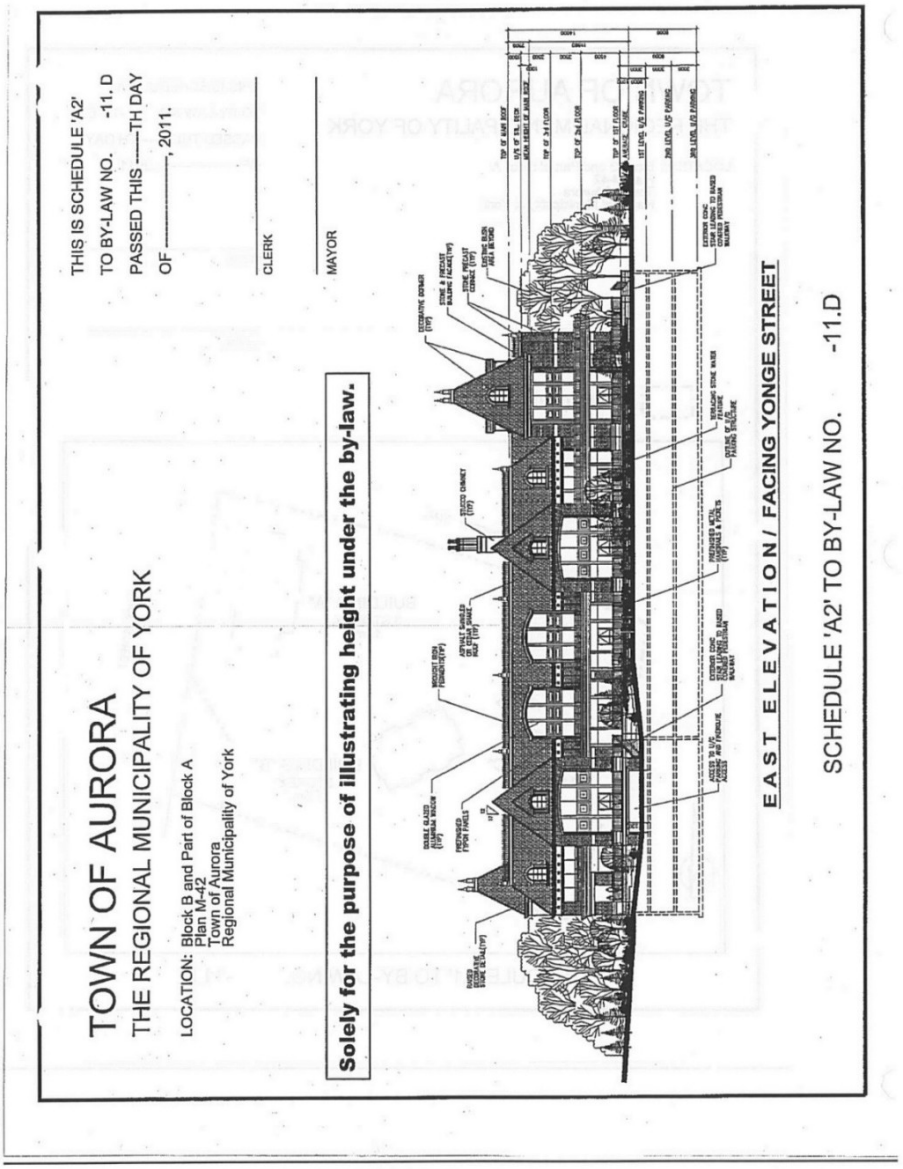
24.391.5 Maximum Gross Floor Area	
Gross Floor Area - Accessory Pharmaceutical Dispensary (maximum)	100 m^2 for Building “A”
Gross Floor Area - Accessory Nutritional Use (maximum)	No more than 7% of the total gross floor area for Building “A” (excluding underground parking) or 280 m^2 whichever is the lesser.

24.391.6 Figure

Notwithstanding any provisions to the contrary, the following figure is identified as Schedule “A-1” forming part of this Exception Zone.



24.391.7 Figure



Parent Zone: R3 **Exception No.:** (392)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R2-89	*Previous By-laws:* 5367-11
Municipal Address: 250 Old Yonge Street			
Legal Description: Part Lot 85, Concession 1, Parts 1 & 2 of 65R-15114 *(From CityView data, for information purposes only)*			

24.392.1 Zone Requirements	
24.392.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres
24.392.1.2 Siting Specifications	
Interior Side Yard – One Side (minimum)	0.6 metres
Interior Side Yard – Other Side (minimum)	1.2 metres
24.392.1.3 Building Specifications	
Height – Main Building (maximum)	12.0 metres

Parent Zone: ER **Exception No.:** (393)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* ER-6	*Previous By-laws:* 5407-12
Municipal Address: 70A, 70C Elderberry Trail			
Legal Description: Plan M-42, Block C *(From CityView data, for information purposes only)*			

Notwithstanding the Zone Requirements of the ER Zone, the following standards shall apply:

24.393.1 Zone Requirements	
24.393.1.1 Lot Specifications	
Lot Frontage (minimum)	12.0 metres

Parent Zone: PDS3 **Exception No.:** (394)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* I-25	*Previous By-laws:* 5420-12
Municipal Address: 15372 Yonge Street			
Legal Description: Part of Lot 22, Plan 246 *(From CityView data, for information purposes only)*			

24.394.1 Permitted Uses
In addition to the PD3 uses of this By-law, the following uses are permitted:
• Auditoria or Meeting Halls • Banquet Halls • Government Buildings including offices

24.394.2 Parking	
Parking Requirement (minimum)	8 spaces

24.394.3 Manoeuvering	
Manoeuvring space for 90 degree parking stalls (minimum)	6.7 metres

24.394.4 Surface Treatment
A gravel surface for a parking lot is permitted

24.394.5 Ingress and Egress	
Driveway width (minimum)	3.5 metres

24.394.6 Buffer Strip
The buffer strip requirement of Section 4.8 shall not apply.

Parent Zone: R3 **Exception No.:** (395)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-90	*Previous By-laws:* 5424-12
Municipal Address: 908 Vandorf Sideroad			
Legal Description: Part Lot 16, Concession 2, Parts1, 2 and 3, 65R-1868 *(From CityView data, for information purposes only)*			

24.395.1 Zone Requirements	
24.395.1.1 Siting Specifications	
Exterior Side Yard (minimum)	4.5 metres
24.395.1.2 Building Specifications	
Lot Coverage (maximum)	40.0 percent

(6080-18) Removal of Holding Prefix

Parent Zone: R5 **Exception No.:** (396)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-91	*Previous By-laws:* 5437-12
Municipal Address: Hackwood Crescent, Strawbridge Farm Drive, Colyton Court 14726 Bayview Ave.			
Legal Description: Lot 56, RCP 10328, Except Part 34, 65R-16898 *(From CityView data, for information purposes only)*			

24.396.1 Zone Requirements	
In accordance with R5(307) exception zone with the following exceptions:	
24.396.1.1 Siting Specifications	
Rear Yard (minimum)	7.5 metres
Minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	

Parent Zone: R5 **Exception No.:** (397)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-92	*Previous By-laws:* 5437-12
Municipal Address: Hackwood Crescent, Strawbridge Farm Drive 14726 Bayview Ave.			
Legal Description: Lot 56, RCP 10328, Except Part 34, 65R-16898 *(From CityView data, for information purposes only)*			

24.397.1 Zone Requirements
In accordance with R5(307) exception zone with the following exception:
24.397.1.1 Siting Specifications
Minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.

Parent Zone: E-BP **Exception No.:** (398)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* BP-8	*Previous By-laws:* 5447-12
Municipal Address: 1623 Wellington Street East			
Legal Description: Part Lot 20, Concession 3 East of Yonge Street (EYS) *(From CityView data, for information purposes only)*			

DELETED by By-law 6295-20, November 24th, 2020 (E-BP(531), E-BP(532), E-BP(533) & E-BP(534))

Parent Zone: PDS4 **Exception No.:** (399)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-37	*Previous By-laws:* 5451-12
Municipal Address: 78 Wellington Street East			
Legal Description: Part of Lot 12, First Range South of Centre Street, West of Railroad, Plan 107 As in R685820 *(From CityView data, for information purposes only)*			

24.399.1 Parking	
Parking Space Requirement for the existing building on the date of passing of this by-law (minimum)	4 spaces
Manoeuvring space for ninety degree (90º) parking spaces (minimum)	0.6 metres
Notwithstanding the provisions of Section 5.2, two (2) parking spaces shall have minimum dimensions of 2.7 metres by 5.3 metres and two (2) parking spaces shall have minimum dimensions of 2.43 metres by 5.3 metres.	
The provisions of Section 5.6.1 shall not apply	

24.399.2 Buffer Strip
Notwithstanding the provisions of Section 4.8, the buffer strip requirements along the northerly, westerly and easterly property lines shall be in accordance with the following:
along the northerly property limit, the buffer shall consist of a minimum 1.2 metre wide grassed strip and a minimum 1.5 metre high wooden privacy fence
along the westerly property limit, the buffer shall consist of a minimum 1.5 metre wide grassed strip and a minimum 1.5 metre high wooden privacy fence extending from the north property limit to a point which is 12.14 metres from the south property limit
along the easterly property limit, the buffer shall consist of a minimum 1.5 metre high wooden privacy fence extending from the north property limit to a point 3.57 metres from the south property limit

Parent Zone: R1 **Exception No.:** (400)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R1-44	*Previous By-laws:* 5468-12
Municipal Address: 720 Wellington Street West			
Legal Description: Block 55, Plan 65M-2660 & Part of Lot 2, RP 379A *(From CityView data, for information purposes only)*			

24.400.1 Zone Requirements	
24.400.1.1 Lot Specifications	
Lot Area (minimum)	1,190.0 square metres

24.400.2 Access and Driveway Provisions
Notwithstanding any provision to the contrary, the driveway may be shared to provide access to the lot zoned R3(401).
The maximum driveway width at the street line shall not exceed 9.0 metres

Parent Zone: R3 **Exception No.:** (401)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R2-93	*Previous By-laws:* 5468-12
Municipal Address: 720 Wellington Street West			
Legal Description: Block 55, Plan 65M-2660 & Part of Lot 2, RP 379A *(From CityView data, for information purposes only)*			

24.401.1 Zone Requirements	
24.401.1.1 Lot Specifications	
Lot Frontage (minimum)	14.0 metres

24.401.2 Access and Driveway
Notwithstanding any provision to the contrary, no vehicular access shall be permitted from Marksbury Court. Vehicular access for the proposed lot will be through a shared driveway with the lot zoned R1(400) Exception Zone" to Wellington Street West.
The maximum width of a driveway or parking space shall be 10.0 metres

Parent Zone: RA2 **Exception No.:** (402)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* RA3-12	*Previous By-laws:* 5481-13
Municipal Address: 64 Wells Street			
Legal Description: Part Lots 3 & 8 to 12, Plan 68 *(From CityView data, for information purposes only)*			

24.402.1 Permitted Uses
Only the following uses are permitted: • One apartment dwelling having a maximum of 39 units

24.402.2 Zone Requirements	
24.402.2.1 Siting Specifications	
Front Yard (minimum)	9.0 metres
Rear Yard (minimum)	25.0 metres
North Side Yard (minimum)	10.0 metres
South Side Yard (minimum)	4.5 metres
24.402.2.3 Building Specifications	
Lot Coverage (maximum)	38 percent
Height (maximum)	4 storeys or 19.5 metres, whichever is greater

24.402.3 Parking	
Parking Requirement (minimum)	47 spaces
Three of the 47 spaces shall be set aside for and visually identified as visitor's parking	

24.402.4 Off-street Parking in Yards	
Parking spaces permitted in the front yard (maximum)	3 spaces

24.402.5 Accessory Buildings and Uses
An accessory parking garage shall be permitted in the rear yard provided that the minimum distance from any property line shall be 0.9 metres and the maximum height shall be 4.0 metres.

24.402.6 Amenity Area
The required amenity area may be permitted in the front yard, indoors, and above grade level.

24.402.7 Buffer Strip
There shall be a minimum 0.8 metre grass strip containing a solid wood fence of a minimum height of 1. metres.

Parent Zone: PDS4 **Exception No.:** (403)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-38	*Previous By-laws:* 5490-13
Municipal Address: 99 Wellington Street East			
Legal Description: Plan 68 Part of Lot 15 *(From CityView data, for information purposes only)*			

24.403.1 Zone Requirements	
24.403.1.1 Lot Specifications	
Lot Frontage (minimum)	10.5 metres
24.403.1.2 Siting Specifications	
Interior Side Yard (minimum)	0.33 metres

24.403.2 Accessory Buildings and Uses
Accessory buildings and structures shall be set back a minimum distance of 0.2 metres from the lot lines adjacent to 97 Wellington Street East and 95 Wellington Street East

24.403.3 Encroachments	
Encroachment of open-sided roofed porches not exceeding one storey in height into the required front yard; and steps may encroach a maximum of 4.25 metres into the required front yard (maximum)	2.95 metres

24.403.4 Parking	
Parking Requirement for the existing building on the date of passing of this by-law	6 spaces

24.403.5 Design, Construction and Location
Notwithstanding the provisions of Section 5.5.4 a), ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at 2.6 metres in width with a minimum of 2.9 metres in width at the street line.

24.403.6 Buffer Strip
Notwithstanding the provisions of Section 4.8, a buffer strip is not required except abutting the rear lot as shown on Schedule “A”

Parent Zone: PDS4 **Exception No.:** (404)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-39	*Previous By-laws:* 5511-13
Municipal Address: 15441 Yonge Street			
Legal Description: Lot 4, Registered Plan 215 *(From CityView data, for information purposes only)*			

24.404.1 Zone Requirements	
24.404.1.1 Lot Specifications	
Lot Area (minimum)	550.0 square metres
Lot Frontage (minimum)	15.0 metres
24.404.1.2 Siting Specifications	
Front Yard (minimum)	4.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	2.0 metres
Notwithstanding the provisions of Section 4.20, and any other provisions to the contrary, the front porch shall be allowed to encroach into the Front Yard 2.6 metres and be located a minimum of 1.6 metres from the front lot line; and the porch steps shall be allowed to encroach into the Front Yard 3.8 metres and located a minimum of 0.2 metres from the front lot line.	

24.404.2 Parking	
Parking Requirement for the existing building on the date of passing of this by-law	7 spaces

24.404.3 Ingress and Egress
Notwithstanding the provisions of Section 5.5.4 a), and any other provisions to the contrary, ingress and egress to and from required parking spaces and areas shall be provided by means of unobstructed driveways or passage ways at 3.9 metres but not more than 9 metres in width.

Parent Zone: R3 **Exception No.:** (405)	**Map:** Schedule "A"	*Previous Zone:* R2-94	*Previous By-laws:* 5522-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.405.1 Permitted Uses
- One detached dwelling per lot - A home occupation

24.405.2 Zone Requirements	
Notwithstanding any other provisions to the contrary, with the exception of Courtyard Garage Units, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.405.2.1 Lot Specifications	
Lot Area (minimum)	500.0 square metres
Lot Frontage (minimum)	15.0 metres
Lot Depth (minimum)	33.0 metres
24.405.2.2 Siting Specifications	
Front Yard for main building (minimum)	3.0 metres
Front Yard for garage (minimum)	6.0 metres
Side wall of garage (for Courtyard Garage Units only)	3.0 metres
Rear Yard	13.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
A "Courtyard Garage Unit" is defined as a dwelling unit having two (2) separate garages attached to the house with one garage turned parallel to the street.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage.	

Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 6.5metres for a double car garage, 3.5 metres for a single car garage and 7.0 metres for a Courtyard Garage Unit.
Notwithstanding any other provisions to the contrary, the minimum required distance between the walls of any attached garage shall be 1.2 metres.

24.405.2.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car) 5.4 metres (double car)
Interior Garage Width (maximum)	6.2 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.405.3 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.405.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

24.405.5 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.
Notwithstanding Section 5.4, the minimum size of a tandem parking space shall be 2.7 metres by 5.0 metres.

Parent Zone: R3 **Exception No.:** (406)	**Map:** Schedule "A"	*Previous Zone:* R2-95	*Previous By-laws:* 5522-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.406.1 Permitted Uses
• One detached dwelling per lot • A home occupation

24.406.2 Zone Requirements	
Notwithstanding any other provisions to the contrary, with the exception of Courtyard Garage Units, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.406.2.1 Lot Specifications	
Lot Area (minimum)	400.0 square metres
Lot Frontage (minimum)	15.0 metres
24.406.2.2 Siting Specifications	
Front Yard for main building (minimum)	3.0 metres
Front Yard for garage (minimum)	6.0 metres
Side wall of garage (minimum)	3.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
A "Courtyard Garage Unit" is defined as a dwelling unit having two (2) separate garages attached to the house with one garage turned parallel to the street.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage.	
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 6.5metres for a double car garage, 3.5 metres for a single car garage and 7.0 metres for a Courtyard Garage Unit.	
Notwithstanding any other provisions to the contrary, the minimum required distance between the walls of any attached garage shall be 1.2 metres.	

24.406.2.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car) 5.4 metres (double car)
Interior Garage Width (maximum)	6.2 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.406.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.406.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding *(5685-15)*.

24.406.5 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard

Notwithstanding Section 5.4, the minimum size of a tandem parking space shall be 2.7 metres by 5.0 metres.

Parent Zone: R3 **Exception No.:** (407)	**Map:** Schedule "A"	*Previous Zone:* R2-96	*Previous By-laws:* 5522-13 5575-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.407.1 Permitted Uses
• One detached dwelling per lot • A home occupation

24.407.2 Zone Requirements	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.407.2 .1 Lot Specifications	
Lot Area (minimum)	340.0 square metres
Lot Frontage (minimum)	13.0 metres
24.407.2 .2Siting Specifications	
Front Yard for main building (minimum)	4.5 metres
Front Yard for garage (minimum)	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 3.5 metres for a single car garage and 6.5 metres for a double car garage.	
Notwithstanding any other provisions to the contrary, the minimum required distance between the walls of any attached garage shall be 1.2 metres.	
24.407.2 .3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres

Interior Garage Width (minimum)	2.9 metres (single car) 5.4 metres (double car)
Interior Garage Width (maximum)	6.2 metres

Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres
Lot coverage (maximum) shall not apply.

24.407.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.407.4 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.
Notwithstanding Section 5.4, the minimum size of a tandem parking space shall be 2.7 metres by 5.0 metres.

Parent Zone: R3 **Exception No.:** (408)	**Map:** Schedule "A"	*Previous Zone:* R2-97	*Previous By-laws:* 5522-13 5575-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.408.1 Permitted Uses
- One detached dwelling per lot - A home occupation

24.408.2 Zone Requirements	
24.408.2.1 Lot Specifications	
Lot Area (minimum)	300.0 square metres
Lot Frontage (minimum)	10.9 metres
24.408.2.2 Siting Specifications	
Front Yard for main building (minimum)	4.5 metres
Front Yard for garage (minimum)	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Notwithstanding any other provisions to the contrary, with the exception of the Staggered Garage Unit, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.	
A "Staggered Garage Unit" is defined as a dwelling unit having a double car garage with two (2) separate garage vehicle doors at different setbacks.	
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 3.5 metres for a single car garage and 6.5 metres for a double car garage.	
Notwithstanding any other provisions to the contrary, the minimum required distance between the walls of any attached garage shall be 1.2 metres	
24.408.2.3 Building Specifications	
Height (maximum)	11.0 metres

Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car) 5.4 metres (double car)
Interior Garage Width (maximum)	6.2 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	
Notwithstanding any other provisions to the contrary, on Staggered Garage Units, the minimum setback to one garage shall be 6.0 metres and the minimum setback to the second garage shall be flush with or behind the front wall or porch face. No more than two (2) Staggered Garage Units will be permitted side-by-side.	

24.408.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.408.4 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.
Notwithstanding Section 5.4, the minimum size of a tandem parking space shall be 2.7 metres by 5.0 metres.
In a Staggered Garage Unit, a minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of two (2) parking spaces shall be provided within a private garage per unit, and a minimum of one (1) parking space shall be provided on the driveway.

Parent Zone: R3 **Exception No.:** (409)	**Map:** Schedule "A"	*Previous Zone:* R2-98	*Previous By-laws:* 5522-13 5575-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.409.1 Permitted Uses
• One detached dwelling per lot • A home occupation

24.409.2 Zone Requirements	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.409.2.1 Lot Specifications	
Lot Area (minimum)	260.0 square metres
Lot Frontage (minimum)	9.0 metres
24.409.2.2 Siting Specifications	
Front Yard for main building (minimum)	4.5 metres
Front Yard for garage (minimum)	6.5 (single driveway without sidewalk) 9.25 metres (single driveway with sidewalk) 6.0 metres (double driveways with or without a sidewalk)
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 3.5 metres for a single car garage and 6.5 metres for a double car garage.	
Notwithstanding any other provisions to the contrary, the minimum required distance between the walls of any attached garage shall be 1.2 metres.	
24.409.2.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car)

	5.4 metres (double car)
Interior Garage Width (maximum)	6.2 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.409.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.409.4 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.
Notwithstanding Section 5.4, the minimum size of a tandem parking space shall be 2.7 metres by 5.0 metres.

Parent Zone: R3 **Exception No.:** (410)	**Map:** Schedule "A"	*Previous Zone:* R2-99	*Previous By-laws:* 5522-13 5575-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.410.1 Permitted Uses
- One detached dwelling per lot - A home occupation

24.410.2 Zone Requirements	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.410.2.1 Lot Specifications	
Lot Area (minimum)	260.0 square metres
Lot Frontage (minimum)	9.0 metres
24.410.2.2 Siting Specifications	
Front Yard for main building (minimum)	4.5 metres
Front Yard for garage (minimum)	6.0 metres
Rear Yard	7.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 3.5 metres for a single car garage and 6.5 metres for a double car garage.	
Notwithstanding any other provisions to the contrary, the minimum required distance between the walls of any attached garage shall be 1.2 metres.	
24.410.2.3 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car) 5.4 metres (double car)

Interior Garage Width (maximum)	6.2 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.410.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.410.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding *(5685-15)*.

24.410.5 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.
Notwithstanding section 5.4, the minimum size of a tandem parking space shall be 2.7 metres by 5.0 metres

Parent Zone: R8 **Exception No.:** (411)	**Map:** Schedule "A"	*Previous Zone:* R6-61	*Previous By-laws:* 5522-13
Municipal Address: 1280 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 2 EYS *(From CityView data, for information purposes only)*			

24.411.1 Permitted Uses
• Townhouse Dwelling • Back to Back Townhouse • a home occupation

24.411.2 Definitions
A "Back to Back Townhouse" is defined as a building containing a minimum of six (6) and no more than sixteen (16) Dwelling Units that is divided vertically and where each Dwelling Unit is divided by common walls including a common rear wall without a rear yard setback, and where each Dwelling Unit has an independent entrance to the Dwelling Unit from the outside which is accessed through the front yard or exterior side yard.

24.411.3 Zone Requirements	
24.411.3.1 Lot Specifications	
Lot Area (minimum)	80.0 square metres
Lot Frontage (minimum)	6.0 metres
24.411.3.2 Siting Specifications	
Front Yard for main building (minimum)	3.0 metres
Front Yard for garage (minimum)	6.0 metres
Rear Yard(minimum) Back to back Townhouse Townhouse Dwelling	 0.0 metres 7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres

A "Back to Back Townhouse" is defined as a building containing a minimum of six (6) and no more than sixteen (16) Dwelling Units that is divided vertically and where each Dwelling Unit is divided by common walls including a common rear wall without a rear yard setback, and where each Dwelling Unit has an independent entrance to the Dwelling Unit from the outside which is accessed through the front yard or exterior side yard.
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage.
Notwithstanding the provisions of Section 5.6.1 the maximum width of the driveway shall be 3.5 metres for a single car garage.
Notwithstanding the provisions of Section 24.411.2, the minimum required setback from the common lot line between attached units (side yard and rear yard) shall be nil for the main building and garage.
Notwithstanding the provisions of Section 4.20, the required minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and landings, and the common lot line between attached units shall be nil.
Notwithstanding the provisions of Section 4.1.5 a) in units without back or side yards, central air conditioners and heat pumps shall be screened from the public. All central air conditioners and heat pumps shall be screened year round with landscape and shall be permitted on a balcony or deck located in the front yard or exterior side yard.

24.411.2.3 Building Specifications	
Height (maximum)	13.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.411.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line
Encroachment for steps into required front yard	No greater than 1metre to front and exterior lot lines
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.411.4 Parking
A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of one (1) parking space shall be provided on the driveway.

24.411.5 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 5 square metres per dwelling of amenity area shall be permitted on balconies or uncovered decks above grade.

Parent Zone: R8 **Exception No.:** (412)	**Map:** Schedule "A"	*Previous Zone:* R6-58	*Previous By-laws:* 5523-13 5575-13
Municipal Address: 1335 St. John's Sideroad			
Legal Description: Part of Lot 25, Concession 2 Pt 1 65R33249 *(From CityView data, for information purposes only)*			

24.412.1 Permitted Uses
• Townhouse Dwelling • A home occupation

24.412.2 Zone Requirements	
24.412.2.1 Lot Specifications	
Lot Area (minimum)	160.0 square metres
Lot Frontage (minimum)	6.0 metres
24.412.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres (main building) Garage: 6.5 metres (single driveway without sidewalk) 9.25 metres (single driveway with sidewalk) 6.0 metres
Rear Yard(minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	3.0 metres (main building) 6.0 metres (garage)
Maximum width of driveway	3.5 metres (single car garage)
Setback from common lot line between attached units	Nil
Minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and lands and the common lot line between attached units	Nil
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	

24.412.2.3 Building Specifications	
Height (maximum)	12.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car)
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.412.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.412.4 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.

24.412.5 Amenity Area Screening	
a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2.0 metres shall be provided on either side of the private amenity area (minimum depth)	3.6 metres

Parent Zone: R8 **Exception No.:** (413)	**Map:** Schedule "A"	*Previous Zone:* R6-59	*Previous By-laws:* 5523-13
Municipal Address: 1335 St. John's Sideroad			
Legal Description: Part of Lot 25, Concession 2 Pt 1 65R33249 *(From CityView data, for information purposes only)*			
24.413.1 Permitted Uses			
• Townhouse Dwelling • A home occupation			

24.413.2 Zone Requirements	
24.413.2.1 Lot Specifications	
Lot Area (minimum)	160.0 square metres
Lot Frontage (minimum)	6.0 metres
24.413.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres (main building) Garage: 6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Maximum width of driveway	3.5 metres (single car garage)
Setback from common lot line between attached units	Nil
Minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and lands and the common lot line between attached units	Nil
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.413.2.3 Building Specifications	
Height (maximum)	12.0 metres

Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car)
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.413.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.413.4 Parking
A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of one (1) parking spaces shall be provided on the driveway.

24.413.5 Amenity Area Screening	
a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2.0 metres shall be provided on either side of the private amenity area (minimum depth)	3.6 metres

Parent Zone: C6 **Exception No.:** (414)	**Map:** Schedule "A"	*Previous Zone:* C7-3	*Previous By-laws:* 5523-13
Municipal Address: 1335 St. John's Sideroad East			
Legal Description: Part of Lot 25, Concession 2, Pt 1 65R33249 *(From CityView data, for information purposes only)*			

24.414.1 Permitted Uses

Commercial Uses

- convenience retail stores, personal service shops and dry cleaning distribution stations or depots (provided that the combined gross floor area of all above uses does not exceed 3,500 square metres)
- animal hospital
- bake shop special
- financial institution
- office
- clinics
- day care centre
- fitness centre
- restaurant
- retail store
- school, commercial

Residential Uses

- apartment dwelling units above the first storey only

24.414.1 .1 Zone Requirements

For the lands zoned C6(414), the northerly lot line adjacent to St. John's Side Road shall be deemed to be the front lot line.

24.414.1 .2 Lot Specifications

Lot Area (minimum)	4000.0 square metres
Lot Frontage (minimum)	50.0 metres

24.414.1 .3 Siting Specifications

Front Yard (minimum)	1.5 metres

Rear Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	3.0 metres
24.414.1 .4 Building Specifications	
Lot coverage (minimum)	20 percent
Floor Space Index (minimum)	0.25
Height	3 storeys (maximum)

24.414.2 Parking	
Parking Requirement- Clinic (minimum)	In accordance with Section 5.4 of this By-law
Parking Requirement- All other Commercial Uses (minimum)	3.5 parking spaces per 100 square metres of GFA
Parking Requirement- Residential Uses (minimum)	1.25 spaces per dwelling unit and 20 percent of the spaces provided shall be set aside for and visually identified as visitor's parking.

24.414.3 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 16 square metres of amenity area shall be provided per dwelling through a combination of shared indoor and outdoor building amenities and private balconies. The required amenity area shall be permitted above grade level.

24.414.4 Buffer Strip
Notwithstanding the provisions of Section 4.8, a buffer strip shall be provided adjacent to all public roads which shall be used for no other purpose other than landscaping and access. The width of the required buffer strip shall be a minimum of 3.0 metres.

Parent Zone: R6 **Exception No.:** (415)	**Map:** Schedule "A"	*Previous Zone:* R3-20	*Previous By-laws:* 5523-13 5575-13
Municipal Address: 1335 St. John's Sideroad East			
Legal Description: Part of Lot 25, Concession 2, Pt 1 65R33249 *(From CityView data, for information purposes only)*			

24.415.1 Permitted Uses
• one semi-detached dwelling per lot • one duplex dwelling per lot • a home occupation

24.415.2.1 Zone Requirements	
24.415.2.2 Lot Specifications	
Lot Area (minimum)	235.0 square metres
Lot Frontage (minimum)	8.5 metres
24.415.2.3 Siting Specifications	
Front Yard (minimum) Main Building Single driveway (without sidewalk) Single driveway (with sidewalk) Double driveways (with or without a sidewalk)	 4.5 metres 6.5 metres 9.25 metres 6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum) Main Building Garage	 3.0 metres 6.0 metres
Maximum driveway width Single car garage Double car garage	 3.5 metres 6.5 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 3.5 metres for a single car garage and 6.5 metres for a double car garage.	
Notwithstanding the provisions of Section 4.20, the required minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and landings, and the common lot line between attached units shall be nil.	

24.415.2.4 Building Specifications	
Height (maximum)	11.0 metres
Interior Grage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car) 5.4 metres (double car)
Interior Garage Width (maximum)	6.2 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	
Lot Coverage (maximum) shall not apply.	

24.415.3 Yard Exemption and Setback Encroachment	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line)
Step encroachment into required front yard	Not located any closer than 1 metre to front and exterior lot lines
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.415.4 Parking
A minimum of three (3) parking spaces shall be provided for all dwelling units of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway that extends beyond the lot into the boulevard.

24.415.5 Amenity Area Screening	
a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2.0 metres shall be provided on either side of the private amenity area (minimum depth)	3.6 metres

Parent Zone: R8 **Exception No.:** (416)	**Map:** Schedule "A"	*Previous Zone:* R6-60	*Previous By-laws:* 5525-13
Municipal Address: 15624-15776 Leslie Street			
Legal Description: Part Lots 23, 24, & 25, Con 2 Parts 1 and 2 65R32890, Part 1, 65R33773, and Parts 1,2 & 3, 65R33774 *(From CityView data, for information purposes only)*			

24.416.1 Permitted Uses
• Townhouse Dwelling • A home occupation

24.416.2 Zone Requirements	
24.416.2.1 Lot Specifications	
Lot Area (minimum)	160.0 square metres
Lot Frontage (minimum)	6.7 metres
24.416.2.2 Siting Specifications	
Front Yard (minimum)	3.0 metres (main building)
Rear Yard(minimum)	3.0 metres (main building) 3.0 metres (garage)
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Maximum width of driveway	3.5 metres (single car garage) 6.7 metres (double car garage)
Setback from common lot line between attached units	Nil (main building and garage) 1.2 metres (for end units)
Minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and lands and the common lot line between attached units	Nil
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	

24.416.2.3 Building Specifications	
Height (maximum)	13.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres (single car)
Interior Garage Width (maximum)	6.4 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	

24.416.3 Maximum Number of Attached Dwelling Units
Where there is a "*" as shown on Schedule A to this By-law, no more than ten (10) units of Townhouse Dwelling or link housing shall be attached in a continuous row in any row development.

24.416.4 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 1.0 metres to the front lot line or exterior lot line
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.416.5 Parking
A minimum of two (2) parking spaces shall be provided per unit.

24.415.5 Amenity Area Screening	
a screen wall and/or fence with a minimum height of 1.83 metres and a maximum height of 2.0 metres shall be provided on either side of the private amenity area (minimum depth)	3.6 metres
private amenity area above grade (minimum)	20.0 square metres

Parent Zone: C6 **Exception No.:** (417)	**Map:** Schedule "A"	*Previous Zone:* C7-4	*Previous By-laws:* 5525-13
Municipal Address: 15624-15776 Leslie Street			
Legal Description: Part Lots 23, 24, & 25, Con 2 Parts 1 and 2 65R32890, Part 1, 65R33773, and Parts 1,2 & 3, 65R33774 *(From CityView data, for information purposes only)*			

24.417.1 Permitted Uses

Commercial Uses

- convenience retail stores, personal service shops and dry cleaning distribution stations or depots (provided that the combined gross floor area of all above uses does not exceed 3,500 square metres)
- animal hospital
- bake shops special
- financial institution
- office
- clinic
- day care centre
- fitness centre
- restaurant
- retail store
- schools commercial

Residential Uses

- a minimum of 50 apartment dwelling units above the first storey only

24.417.2 Zone Requirements

For the lands zoned C6(417), the eastern lot line adjacent to Leslie Street shall be deemed to be the front lot line.

24.417.2 .1 Lot Specifications	
Lot Area (minimum)	6500.0 square metres
Lot Frontage (minimum)	90.0 metres
24.417.2 .2 Siting Specifications	
Front Yard	1.5 metres (minimum) 4.5 metres (maximum)
Rear Yard (minimum)	6.0 metres (portion of the building 3 storeys or less)

	9.0 metres (over 3 storeys).
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	3.0 metres
24.417.2 .3 Building Specifications	
Lot coverage (minimum)	30 percent
Floor Space Index (minimum)	1.0
Height	3 storeys (minimum) 6 storeys or 20.0 metres maximum (whichever is less)

24.417.3 Parking	
Parking Requirement- Clinic (minimum)	In accordance with Section 5.4 of this By-law
Parking Requirement- All other Commercial Uses (minimum)	3.5 parking spaces per 100 square metres of GFA
Parking Requirement- Residential Uses (minimum)	1.25 spaces per dwelling unit and 20 percent of the spaces provided shall be set aside for and visually identified as visitor's parking.

24.417.4 Amenity Area

Notwithstanding the provisions of Section 7.5.2, a minimum of 16 square metres of amenity area shall be provided per dwelling through a combination of shared indoor and outdoor building amenities and private balconies. The required amenity area shall be permitted above grade level.

Parent Zone: C6 **Exception No.:** (418)	**Map:** Schedule "A"	*Previous Zone:* C7-5	*Previous By-laws:* 5525-13
Municipal Address: 15624-15776 Leslie Street			
Legal Description: Part Lots 23, 24, & 25, Con 2 Parts 1 and 2 65R32890, Part 1, 65R33773, and Parts 1,2 & 3, 65R33774 *(From CityView data, for information purposes only)*			

24.418.1 Permitted Uses

Commercial Uses

- convenience retail stores, personal service shops and dry cleaning distribution stations or depots (provided that the combined gross floor area of all above uses does not exceed 3,500 square metres)
- animal hospital
- bake shops special
- financial institution
- office
- clinic
- day care centre
- fitness centre
- restaurant
- retail store
- schools, commercial

Residential Uses

- dwelling apartment units
- row-house dwelling units
- stacked townhome dwelling units
- back-to-back townhome dwelling units
- triplex units
- double duplex units
- a minimum of 50 residential dwelling units shall be provided

24.418.2 Zone Requirements

For the lands zoned C6(418), the eastern lot line adjacent to Leslie Street shall be deemed to be the front lot line.

24.418.2.1 Lot Specifications

Lot Area (minimum)	7000.0 square metres
Lot Frontage (minimum)	90.0 metres

24.418.2.2 Siting Specifications	
Front Yard	1.5 metres (minimum) 4.5 metres (maximum)
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	3.0 metres
24.418.2.3 Building Specifications	
Lot coverage (minimum)	30 percent
Floor Space Index (minimum)	1.0
Height	3 storeys (minimum) 6 storeys or 20.0 metres maximum (whichever is less)

24.418.3 Parking	
Parking Requirement- Clinic (minimum)	In accordance with Section 5.4 of this By-law
Parking Requirement- All other Commercial Uses (minimum)	3.5 parking spaces per 100 square metres of GFA
Parking Requirement- Residential Uses (minimum)	1.25 spaces per dwelling unit and 20 percent of the spaces provided shall be set aside for and visually identified as visitor's parking.

24.418.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 16 square metres of amenity area shall be provided per dwelling through a combination of shared indoor and outdoor building amenities and private balconies. The required amenity area shall be permitted above grade level.

Parent Zone: I **Exception No.:** (419)	**Map:** Schedule "A"	*Previous Zone:* I-26	*Previous By-laws:* 5525-13
Municipal Address: 15624-15776 Leslie Street			
Legal Description: Part Lots 23, 24, & 25, Con 2 Parts 1 and 2 65R32890, Part 1, 65R33773, and Parts 1,2 & 3, 65R33774 *(From CityView data, for information purposes only)*			

24.419.1 Permitted Uses
• public or private schools • parks, public and private

Parent Zone: R8 **Exception No.:** (420)	**Map:** Schedule "A"	*Previous Zone:* R6-63	*Previous By-laws:* 5526-13
Municipal Address: 15436 Leslie Street			
Legal Description: Part Lot 22, Con 2, Part 1 65R29765 *(From CityView data, for information purposes only)*			

24.420.1 Permitted Uses
• Townhouse Dwelling • Back to Back Townhouse • a home occupation

24.420.2 Definitions
A "Back to Back Townhouse" is defined as a building containing a minimum of six (6) and no more than sixteen (16) Dwelling Units that is divided vertically and where each Dwelling Unit is divided by common walls including a common rear wall without a rear yard setback, and where each Dwelling Unit has an independent entrance to the Dwelling Unit from the outside which is accessed through the front yard or exterior side yard.

24.420.3 Zone Requirements	
24.420.3.1 Lot Specifications	
Lot Area (minimum)	80.0 square metres
Lot Frontage (minimum)	6.0 metres
24.420.3.2 Siting Specifications	
Front Yard (minimum) Main Building Garage	 3.0 metres 6.0 metres
Rear Yard (minimum) -Back to back Townhouse -Townhouse Dwelling	 0.0 metres 7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum) Main Building Garage	 3.0 metres 6.0 metres
Maximum driveway width	3.5 metres (single car garage)

Minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and lands, and common lot line	Nil (between attached units)
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of, the garage.	
24.420.3.3 Building Specifications	
Height (maximum)	13.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	
Lot Coverage (maximum) shall not apply.	

24.420.4 Air Conditioners and Heat Pumps
Notwithstanding the provisions of Section 4.1.5 a), in units without back or side yards, central air conditioners and heat pumps shall be screened from the public. All central air conditioners and heat pumps shall be screened year round with landscape and shall be permitted on a balcony or deck located in the front yard or exterior side yard.

24.420.5 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)

24.420.6 Parking
Notwithstanding the definition of *Parking Space* in this By-law and the provisions of Section 5.4, the following minimum parking standards shall apply:
A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of one (1) parking space shall be provided on the driveway.

24.420.7 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 5 square metres per dwelling of amenity area shall be permitted on balconies or uncovered decks above grade.

Parent Zone: C6 **Exception No.:** (421)	**Map:** Schedule "A"	*Previous Zone:* C7-6	*Previous By-laws:* 5526-13
Municipal Address: 15436 Leslie Street			
Legal Description: Part Lot 22, Con 2, Part 1 65R29765 *(From CityView data, for information purposes only)*			

24.421.1 Permitted Uses

Commercial Uses

- convenience retail stores, personal service shops and dry cleaning distribution stations or depots (provided that the combined gross floor area of all above uses does not exceed 3,500 square metres)
- animal hospital
- bake shop special
- financial institution
- office
- clinic
- day care centre
- fitness centre
- restaurant
- retail store
- school, commercial

Residential Uses

- apartment dwelling units above the first storey only

24.421.2 Zone Requirements

For the lands zoned C6(421), the eastern lot line adjacent to Leslie Street shall be deemed to be the front lot line.

24.421.2.1 Lot Specifications

Lot Area (minimum)	4800.0 square metres
Lot Frontage (minimum)	34.0 metres

24.421.2.2 Siting Specifications

Front Yard Minimum Maximum	 1.5 metres 4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	3.0 metres

Exterior Side Yard (minimum)	3.0 metres
24.421.2.3 Building Specifications	
Height (maximum)	3 storeys
Floor Space Index (minimum)	0.25
Lot Coverage (minimum)	6.0 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	
Lot Coverage (maximum) shall not apply.	

24.421.3 Parking	
Parking Requirement- Clinic (minimum)	In accordance with Section 5.4 of this By-law
Parking Requirement- All other Commercial Uses (minimum)	3.5 parking spaces per 100 square metres of Gross Floor Area
Parking Requirement- Residential Uses (minimum)	1.25 spaces per dwelling unit

24.421.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 16 square metres of amenity area shall be provided per dwelling unit through a combination of shared indoor and outdoor building amenities and private balconies. The required amenity area shall be permitted above grade level.

24.421.5 Buffer Strip
Notwithstanding the provisions of Section 4.8, a buffer strip shall be provided adjacent to all public roads which shall be used for no other purpose than landscaping and access. The width of the required buffer strip shall be a minimum of 3.0 metres.

Parent Zone: RA2 **Exception No.:** (422)	**Map:** Schedule "A"	*Previous Zone:* RA3-13	*Previous By-laws:* 5527-13
Municipal Address: 15600 Leslie Street			
Legal Description: Pt Lot 23 Con 2, Part 1 65R32006 *(From CityView data, for information purposes only)*			

24.422.1 Permitted Uses
• a minimum of 75 and a maximum of 160 apartment dwelling units • any accessory uses associated with senior citizen living accommodations

24.422.2 Zone Requirements	
For the lands zoned RA2(422), the northern lot line shall be deemed to be the front lot line, the eastern and western lot lines shall be deemed to be interior side lot lines, and the southern lot line shall be deemed to be the rear lot line.	
24.422.2.1 Lot Specifications	
Lot Area (minimum)	10000.0 square metres
Lot Frontage (minimum)	13.0 metres
24.422.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	1.5 metres
Interior Side Yard (minimum)	3.0 metres
Minimum Distance Separation between buildings	9.0 metres
24.422.2.3 Building Specifications	
Lot coverage (minimum)	24 percent
Height	3 storeys (minimum) 6 storeys or 20.0 metres (maximum) (whichever is less)

24.422.3 Parking
Notwithstanding the provisions of Section 5.4, a minimum of 1 parking space plus 0.2 visitor's parking spaces per unit shall be provided per apartment dwelling units. Notwithstanding the provisions of Section 5.4, a minimum of 0.35 parking spaces per nursing home bed shall be provided. Notwithstanding any provisions of Section 24.422.3 to the contrary, a minimum of 80 percent of the total number of required parking spaces shall be provided below grade. Notwithstanding the provisions of Section 24.422.3 above, parking shall be calculated cumulatively across Zones (RA3-13), (RA3-14), (RA3-15) and (I-27).

24.422.3 Parking	
Parking Requirement- Apartment Dwelling Units (minimum)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit
Parking Requirement- Nursing Home (minimum)	0.35 parking spaces per nursing home bed
Notwithstanding any provisions to the contrary, a minimum of 80 percent of the total number of required parking spaces shall be provided below grade	
Notwithstanding the provisions of Section 24.422.3 above, parking shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).	

24.422.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 5 square metres per residential dwelling of amenity area shall be provided through a combination of shared indoor building amenities and/or private balconies.
Notwithstanding the provisions of Section 24.422.4, amenity space shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).

Parent Zone: RA2 **Exception No.:** (423)	**Map:** Schedule "A"	*Previous Zone:* RA3-14	*Previous By-laws:* 5527-13 6052-18
Municipal Address: 15600 Leslie Street			
Legal Description: Pt Lot 23 Con 2, Part 1 65R32006 *(From CityView data, for information purposes only)*			

24.423.1 Permitted Uses
The following uses are permitted:
• A minimum of 70 and a maximum of 120 apartment dwelling unitsy • Retirement home

24.423.2 Zone Requirements	
For the lands zoned RA2(422), the northern lot line shall be deemed to be the front lot line, the eastern and western lot lines shall be deemed to be interior side lot lines, and the southern lot line shall be deemed to be the rear lot line.	
24.423.2.1 Lot Specifications	
Lot Area (minimum)	18000.0 square metres
Lot Frontage (minimum)	150.0 metres
24.423.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard(minimum)	1.5 metres
Interior Side Yard (minimum)	0.0 metres
Minimum Distance Separation between buildings	9.0 metres
24.423.2.3 Building Specifications	
Lot Coverage (maximum)	20.0 percent
Height (minimum)	3 storeys
Height (maximum)	7 storeys or 28.0 metres (whichever is less)

24.423.3 Parking	
Parking Requirement- Apartment Dwelling Units (minimum)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit
Parking Requirement- Nursing Home (minimum)	0.35 parking spaces per nursing home bed
Notwithstanding any provisions to the contrary, a minimum of 80 percent of the total number of required parking spaces shall be provided below grade	
Notwithstanding the provisions of Section 24.422.3 above, parking shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).	

24.423.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 5 square metres per residential dwelling of amenity area shall be provided through a combination of shared indoor building amenities and/or private balconies.
Notwithstanding the provisions of Section 24.423.4, amenity space shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).

Parent Zone: RA2 **Exception No.:** (424)	**Map:** Schedule "A"	*Previous Zone:* RA3-15	*Previous By-laws:* 5527-13 6052-18
Municipal Address: 460-480 William Graham			
Legal Description: Pt Lot 23 Con 2, Part 1 65R32006 *(From CityView data, for information purposes only)*			

24.424.1 Permitted Uses
The following uses are permitted:
• A minimum of 76 and a maximum of 160 apartment dwelling units • Retirement home

24.424.2 Zone Requirements	
For the lands zoned RA2(422), the northern lot line shall be deemed to be the front lot line, the eastern and western lot lines shall be deemed to be interior side lot lines, and the southern lot line shall be deemed to be the rear lot line.	
24.424.2.1 Lot Specifications	
Lot Area (minimum)	10000.0 square metres
Lot Frontage (minimum)	80.0 metres
24.424.2.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	1.5 metres
Interior Side Yard (minimum)	3.0 metres
Minimum Distance Separation between buildings	9.0 metres
24.424.2.3 Building Specifications	
Lot Coverage (maximum)	20.0 percent
Height (minimum)	3 storeys
Height (maximum)	7 storeys or 28.0 metres (whichever is less)

24.424.3 Parking	
Parking Requirement- Apartment Dwelling Units (minimum)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit
Parking Requirement- Nursing Home (minimum)	0.35 parking spaces per nursing home bed
Notwithstanding any provisions to the contrary, a minimum of 80 percent of the total number of required parking spaces shall be provided below grade	
Notwithstanding the provisions of Section 24.422.3 above, parking shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).	

24.424.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2, a minimum of 5 square metres per residential dwelling of amenity area shall be provided through a combination of shared indoor building amenities and/or private balconies.
Notwithstanding the provisions of Section 24.424.4, amenity space shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).

(6363-21) Removal of Holding Prefix

Parent Zone: I **Exception No.:** (425)	**Map:** Schedule "A"	*Previous Zone:* I-27	*Previous By-laws:* 5527-13
Municipal Address: 15600 Leslie Street			
Legal Description: Pt Lot 23 Con 2, Part 1 65R32006 *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.425.1 Permitted Uses
• long term care facility • retirement home

24.425.2 Definitions
Long term care facility means a facility that provides residential care for persons who qualify under a government assistance program. The long term care facility includes a common kitchen and dining room, or more than one common kitchen and dining room; and bedrooms, which may include bathrooms and kitchens.

24.425.3 Zone Requirements	
The eastern lot line adjacent to Leslie Street shall be deemed to be the front lot line.	
24.425.3.1 Lot Specifications	
Lot Area (minimum)	5500.0 square metres
Lot Frontage (minimum)	130.0 metres
24.425.3.2 Siting Specifications	
Front Yard Minimum Maximum	 1.5 metres 5.0 metres
Rear Yard (minimum)	1.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	3.0 metres
Minimum Distance Separation between buildings	9.0 metres

24.425.3.3 Building Specifications	
Lot coverage (minimum)	35 percent
Height	3 storeys (minimum) 6 storeys or 20.0 metres maximum (whichever is less)

24.425.4 Parking	
Parking Requirement- Apartment Dwelling Units (minimum)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit
Parking Requirement- Nursing Home (minimum)	0.35 parking spaces per nursing home bed
Notwithstanding any provisions to the contrary, a minimum of 80 percent of the total number of required parking spaces shall be provided below grade	
Notwithstanding the provisions of Section 24.422.3 above, parking shall be calculated cumulatively across Zones RA2(422), RA2(423), RA2(424) and I(425).	

Parent Zone:C3 **Exception No.:** (426)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* C3-18 & C3-19	*Previous By-laws:* 5542-13, 5872-16
Municipal Address: 15255 Leslie Street			
Legal Description: Concession 3 Part Lot 21 65R-34341 Parts 1,3,4, 5 and 9 *(From CityView data, for information purposes only)*			

24.426.1 Permitted Uses

The following uses are permitted:

- Animal Hospital
- Automobile service stations
- Automobile washing establishments
- Commercial School
- Clinic
- Gasoline bars
- Restaurants
- Drive Thru Facility
- Day Care Centres, Day Centre-adult, Day Centre intergenerational
- Dry Cleaning Establishment
- Dry Cleaning Distribution Depot
- Financial Institution
- Fitness Centre
- Offices
- Places of Entertainment
- Retail Store
- Service shops
- Service Shops, Personal
- Studios

24.426.2 Zone Requirements

24.426.2.1 Siting Specifications

Front Yard – Main Building (minimum)	5.0 metres
Canopy over Gas Pump	4.5 metres
Rear Yard (minimum)	7.5 metres
Side Yard (minimum)	3.0 metres
Exterior Side Yard – Main Building (minimum)	5.0 metres
Setback from Main Building to the nearest part of the Daylighting Triangle (minimum)	2.2 metres

24.426.3 Daylighting Triangle
Notwithstanding the provisions of Section 4.11, a Daylighting Triangle shall be provided by measuring a distance of six (6.0) metres from Wellington Street East and fifteen (15.0) metres from Leslie Street from the intersection of the two street lines.

24.426.4 Parking	
Parking Requirement (minimum) for gas station with accessory retail and an automobile washing establishment	2.4 parking spaces per 100 square metres

24.426.5 Loading	
Loading Requirement (minimum) for gas station with accessory retail and an automobile washing establishment	Nil

24.426.6 Ramps	
Width of a driveway ramp (maximum)	14.0 metres

24.426.7 Location of Gasoline and Propane Pumps and Canopies	
Distance of pumps and canopies from the street line of the street upon which the lot fronts (minimum)	3.0 metres

Parent Zone: C4 **Exception No.:** (427)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-24	*Previous By-laws:* 5544-13
Municipal Address: Northeast corner of John West Way and Wellington Street East			
Legal Description: Concession 1E Part Lot 81 *(From CityView data, for information purposes only)*			

24.427.1 Permitted Uses

The following uses are permitted:

- retail stores and convenience retail stores (provided that the combined gross floor area of all retail uses does not exceed forty percent (40%) of the total gross floor area)
- financial institutions
- offices
- clinics
- dry cleaning establishments
- personal service shops
- restaurants

24.427.2 Zone Requirements

Notwithstanding the provisions of Section 3.78, the southern lot line adjacent to Wellington Street East shall be deemed to be the front lot line.

24.427.2.1 Lot Specifications	
Lot Area (minimum)	8,800 square metres
Lot Frontage (minimum)	70.0 metres
24.427.2.2 Siting Specifications	
Front Yard (minimum)	2.0 metres
Rear Yard (minimum)	10.0 metres
Interior Side Yard (minimum)	10.0 metres
Exterior Side Yard (minimum)	2.0 metres
24.427.2.3 Building Specifications	
Lot Coverage (maximum)	14.0 percent
Height (maximum)	5 storeys

24.427.3 Parking	
Parking Requirement (minimum)	3.5 spaces per 100 square metres of gross floor area
Parking Requirement (maximum)	4.5 spaces per 100 square metres of gross floor area

Parent Zone: PDS1 **Exception No.:** (428)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-19	*Previous By-laws:* 5550-13
Municipal Address: 32 Wellington Street East			
Legal Description: Lot 134, Plan 246 *(From CityView data, for information purposes only)*			

24.428.1 Permitted Uses
In addition to the PDS1 permitted uses, the following uses are permitted:
Commercial
• Retail stores • Restaurants (provided that the combined gross floor area of all above uses does not exceed 400 square metres) • Offices • Day care centres
Residential
• A maximum of 24 Dwelling Units

24.428.2 Zone Requirements	
The front lot line shall be Wellington Street East.	
24.428.2.1 Siting Specifications	
Rear Yard (minimum)	7.4 metres

24.428.3 Parking	
Parking Requirement –Commercial Uses	Minimum- 2.0 parking spaces and a Maximum of 3.0 parking spaces per 100 square metres of GFA
Parking Requirement –Residential Uses	Minimum of 1.0 parking spaces and a Maximum of 1.25 parking spaces per dwelling unit, inclusive of visitor parking
Maneuvering Space (minimum)	6.5 metres
Parking shall be permitted in the easterly side yard	

24.428.4 Buffer Strip
The buffer strip provisions of Section 4.8 shall not apply.

24.428.5 Amenity Area	
Indoor or outdoor amenity area required (minimum)	10.5 square metres per dwelling unit

Parent Zone: EP **Exception No.:** (429)	**Map:** Schedule "A", Map Nos. 2, 9	*Previous Zone:* EP-17ii	*Previous By-laws:* 5586-14
Municipal Address: 14695-14875 Bayview Avenue			
Legal Description: Concession 2 Part Lots 17-20 *(From CityView data, for information purposes only)*			

24.429.1 Permitted Uses
The following uses are permitted:
• conservation • forestry • low-intensity recreational uses as per the Oak Ridges Moraine Conservation Plan definition (except for unserviced camping on public or institutional land • wildlife areas • small-scale structures accessory to low-intensity recreational uses

24.429.2 Definitions
Notwithstanding the definition of "Lot", the lands zoned EP(429), O2(430) and O1(431) shall together be considered one lot for the purposes of zoning compliance

24.429.3 Special Provisions
Notwithstanding the provisions of Sections 14.4.1 i) and 14.4.2 i), the net developable area of the lands zoned EP(429), O2(430) and O1(431) that is disturbed shall not exceed 35% of the total EP(429), O2(430) and O1(431) site area
The provisions of Section 14.4.3 i) shall not apply to the lands zoned EP(429)

24.429.4 Parking	
The minimum required number of parking spaces for all uses on the lands zoned EP(429), O2(430) and O1(431) shall together be as follows:	
Athletic fields	30 spaces per field
Buildings	1 space for each forty (40) square metres of gross floor area

Parent Zone: O2 **Exception No.:** (430)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* O-20	*Previous By-laws:* 5586-14
Municipal Address: Bayview Avenue adjacent to Hydro Corridor			
Legal Description: Concession 2 Part Lots 17-20 *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.430.1 Permitted Uses
The following uses are permitted:
• agriculture • conservation • forestry • horticultural nurseries • wildlife areas • parks, public and private

• uses accessory to parks, public and private, including but not limited to:
  • athletic fields;
  • farmer's market;
  • place of entertainment;
  • recreation; and
  • stormwater management facilities

• environmental learning and education centre

• uses accessory to an environmental learning and education centre, including but not limited to:
  • day care centre;
  • meeting space;
  • offices;
  • restaurants; and
  • retail store

24.430.2 Definitions
Notwithstanding the definition of "Lot", the lands zoned EP(429), O2(430) and O1(431) shall together be considered one lot for the purposes of zoning compliance

24.430.3 Zone Requirements	
24.430.3.1 Building Specifications	
Lot Coverage (maximum)	5.0 percent

Height (maximum)	15.0 metres

24.430.4 Special Provisions
Notwithstanding the provisions of Section 14.4.1 i) and 14.4.2 i), the net developable area of the lands zoned EP(429), O2(430) and O1(431) that is disturbed shall not exceed 35% of the total EP(429), O2(430) and O1(431) site area
The provisions of Section 14.4.3 i) shall not apply to the lands zoned O2(430)

24.430.5 Parking	
The minimum required number of parking spaces for all uses on the lands zoned EP(429), O2(430) and O1(431) shall together be as follows:	
Athletic fields	30 spaces per field
Buildings	1 space for each forty (40) square metres of gross floor area

Parent Zone: O1 **Exception No.:** (431)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* O-21	*Previous By-laws:* 5586-14
Municipal Address: Hydro Corridor			
Legal Description: Concession 2 Part Lots 17-20 *(From CityView data, for information purposes only)*			

24.431.1 Permitted Uses
The following uses are permitted:

• agriculture
• conservation
• forestry
• horticultural nurseries
• wildlife areas
• parks, public and private
• uses accessory to parks, public and private, including but not limited to:
  • athletic fields;
  • farmer's market;
  • place of entertainment;
  • recreation; and
  • stormwater management facilities

Save and except for any existing structures on the lands as of the date of passing of By-law Number 5586-14, the construction or erection of buildings or structures on lands zoned O1(431) is not permitted

24.431.2 Definitions
Notwithstanding the definition of "Lot", the lands zoned EP(429), O2(430) and O1(431) shall together be considered one lot for the purposes of zoning compliance

24.431.3 Special Provisions
Notwithstanding the provisions of Section 14.4.1 i) and 14.4.2 i), the net developable area of the lands zoned EP(429), O2(430) and O1(431) that is disturbed shall not exceed 35% of the total EP(429), O2(430) and O1(431) site area
The provisions of Section 14.4.3 i) shall not apply to the lands zoned O1(431)

24.431.4 Parking	
The minimum required number of parking spaces for all uses on the lands zoned EP(429), O2(430) and O1(431) shall together be as follows:	
Athletic fields	30 spaces per field
Buildings	1 space for each forty (40) square metres of gross floor area

Parent Zone: PD1 **Exception No.:** (432)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C2-20	*Previous By-laws:* 5605-14
Municipal Address: 20 Wellington Street East			
Legal Description: Plan 246 Lot 132 To 133 *(From CityView data, for information purposes only)*			

24.432.1 Permitted Uses
The following uses are permitted:
Commercial
• commercial schools • clinics • financial institutions • hotels • institutional uses • offices • restaurants • retail stores • service shops, light • service shops, personal • studios
Residential
• dwelling units above the first storey

24.432.2 Definitions
Floor Area, Gross (GFA): means the aggregate of the floor areas of each storey above grade measured between the interior faces of any exterior walls of the building or structure

24.432.3 Parking	
Parking requirement for commercial uses (minimum)	1.5 spaces per 100 square metres of GFA
Parking requirement for residential uses inclusive of visitor parking (minimum)	1.25 spaces per dwelling unit
Sections, 5.5.4(a), 5.5.4(b), and 5.5.4(d), shall not apply.	

24.432.4 Buffer Strip
Notwithstanding the provisions of Sections 4.8, a minimum buffer strip shall not apply along the northerly and westerly lot lines, and a minimum buffer strip of 0.5 metres shall be provided along the easterly lot line. No fencing, grassed strip or berming shall be required

24.432.5 Loading	
Loading Space Requirement (minimum)	Nil

Parent Zone: C4 **Exception No.:** (433)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* C4-25	*Previous By-laws:* 5620-14
Municipal Address: 20 Earl Stewart Drive			
Legal Description: Plan 65M2873 Lots 2 & 3 *(From CityView data, for information purposes only)*			

24.433.1 Permitted Uses

Only the following uses are permitted:

- clinics
- commercial schools provided that the combined commercial floor area devoted to the use over the entire site does not exceed 250 square metres
- day care centre, including outdoor play area
- Drive Through Facility
- dry cleaner's distribution station or depot
- Financial Institutions
- fitness centre
- laundries
- offices
- private and commercial clubs
- places of entertainment, provided the use complies with the requirements of all applicable regulatory and/or licensing by-laws of the Town
- personal service shops
- Public Authority
- restaurants
- retail stores
- supermarkets

24.433.2 Zone Requirements

For the purposes of the C4(433) Zone, Bayview Avenue or a reserve abutting Bayview Avenue, shall be deemed to be the front lot line

24.433.2.1 Siting Specifications

Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	6.0 metres
Side Yard (minimum)	3.4 metres

24.433.2.2 Building Specifications

Lot Coverage (maximum)	35 percent
Height (maximum)	15 metres

24.433.3 Loading
Notwithstanding any provisions to the contrary in Section 9.3, no loading space shall be required for any building which contains only the following uses: • financial institutions • fitness centre

Parent Zone: PDS4 **Exception No.:** (434)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R5-40	*Previous By-laws:* 5652-14
Municipal Address: 118 Wellington Street East			
Legal Description: PLAN 107 W PT LOT 2 *(From CityView data, for information purposes only)*			

24.434.1 Permitted Uses
In addition to the PDS4 permitted uses of this by-law, the following shall apply:
• restaurants. • studios

24.434.2 Zone Requirements	
24.434.2.1 Lot Specifications	
Lot Area (minimum)	500.0 square metres
Lot Frontage (minimum)	9.0 metres
24.434.2.2 Siting Specifications	
Front Yard (minimum)	3.0 metres
Rear Yard (minimum)	7.5metres
Western Interior Side Yard (minimum)	0.0 metres
Eastern Interior Side Yard (minimum)	2.0 metres

24.434.3 Buffer Strip
Notwithstanding the provisions of Section 4.8, and any other provisions to the contrary, a minimum buffer strip of Nil shall be provided along the westerly lot line and a 1.5 metre high wooden privacy fence extending from the existing building to 5.0 metres from the North lot line shall be provided

24.434.4 Parking	
Parking Requirement- Non-Residential Parking	Minimum of 2.0 spaces and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area

Parking Requirement-Residential Parking	Minimum of 1.0 and a maximum of 1.25 parking spaces per unit, inclusive of visitor parking

24.434.5 Encroachments
Notwithstanding the provisions of Section 4.20, the minimum distance separation for steps from the front lot line shall be 2.5 metres

Parent Zone: R3 **Exception No.:** (435)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-101	*Previous By-laws:* 5657-14
Municipal Address: 14070 Yonge Street			
Legal Description: CON 1 PT LOT 73 PLAN 132 LOT 8 PT LOT 20 & PT BLK 21 *(From CityView data, for information purposes only)*			

24.435.1 Permitted Uses
The following uses are permitted:
• one (1) detached dwelling per lot • a home occupation

24.435.2 Zone Requirements	
24.435.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	15.0 metres
24.435.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	4.5 metres
24.435.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Floor Area – One (1) storey (minimum)	120.0 square metres
Floor Area – Two (2) storeys (minimum)	130.0 square metres
Height (maximum)	10.0 metres

24.435.3 Landscaping
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include a swimming pool, accessory buildings or structures, paved driveway, patio or any area covered with impervious material.

24.435.4 Parking
a minimum of three (3) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.

Parent Zone: R3 **Exception No.:** (436)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-102	*Previous By-laws:* 5657-14
Municipal Address: 14070 Yonge Street			
Legal Description: CON 1 PT LOT 73 PLAN 132 LOT 8 PT LOT 20 & PT BLK 21 *(From CityView data, for information purposes only)*			

24.436.1 Permitted Uses
The following uses are permitted:
• one (1) detached dwelling per lot • a home occupation

24.436.2 Zone Requirements	
24.436.2.1 Lot Specifications	
Lot Area (minimum)	750.0 square metres
Lot Frontage (minimum)	24.0 metres
24.436.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard – North Side (minimum)	10.0 metres
Interior Side Yard – South Side (minimum)	1.8 metres
24.436.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Floor Area – One (1) storey (minimum)	120.0 square metres
Floor Area – Two (2) storeys (minimum)	130.0 square metres
Height (maximum)	10.0 metres

24.436.3 Landscaping
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include a swimming pool, accessory buildings or structures, paved driveway, patio or any area covered with impervious material.

24.436.4 Parking
minimum of three (3) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway.

Parent Zone: R2 **Exception No.:** (437)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R1-46	*Previous By-laws:* 5657-14
Municipal Address: Ridge Road (14070 Yonge Street)			
Legal Description: CON 1 PT LOT 73 PLAN 132 LOT 8 PT LOT 20 & PT BLK 21 *(From CityView data, for information purposes only)*			

24.437.1 Permitted Uses

The following uses are permitted:

- one (1) detached dwelling per lot
- a home occupation

24.437.2 Zone Requirements

Notwithstanding any other provisions to the contrary, the lot line which abuts Ridge Road shall be deemed the front lot line

24.437.2.1 Lot Specifications

Lot Area (minimum)	2,000.0 square metres
Lot Frontage (minimum)	24.0 metres

24.437.2.2 Siting Specifications

Front Yard (minimum)	20.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.8 metres
Exterior Side Yard (minimum)	6.0 metres

24.437.2.3 Building Specifications

Lot Coverage (maximum)	35.0 percent
Floor Area – One (1) storey (minimum)	120.0 square metres
Floor Area – Two (2) storeys (minimum)	130.0 square metres
Height (maximum)	10.0 metres

24.437.3 Landscaping

Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include a swimming pool, accessory buildings or structures, paved driveway, patio or any area covered with impervious material

a minimum of three (3) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway

Parent Zone: R2 **Exception No.:** (438)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* R1-45	*Previous By-laws:* 5659-14
Municipal Address: 929 St. John's Sideroad			
Legal Description: CON 2 Pt Lot 25 and RP 65R28793 Part 4 *(From CityView data, for information purposes only)*			

24.438.1 Permitted Uses
• One detached dwelling per lot • A home occupation, excluding a teaching and musical instruction studio

24.438.2 Zone Requirements	
24.438.2.1 Lot Specifications	
Lot Area (minimum)	1400.0 square metres
Lot Frontage (minimum)	21.0 metres
24.438.2.2 Siting Specifications	
Front Yard (minimum)	20.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) West Side East Side	 1.5 metres 4.5metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Garage Setback (minimum)	9.25 metres (garage accessed by single driveway intersected by a sidewalk) 6.0 metres (garage accessed by single driveway not intersected by a sidewalk) 6.0 metres (garage accessed by double driveway either intersected by a sidewalk or not intersected by a sidewalk)
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	

Parent Zone: R4 **Exception No.:** (439)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* R2-100	*Previous By-laws:* 5659-14
Municipal Address: 929 St. John's Sideroad			
Legal Description: CON 2 Pt Lot 25 and RP 65R28793 Part 4 *(From CityView data, for information purposes only)*			

24.439.1 Permitted Uses
• one detached dwelling per lot • a home occupation, excluding a teaching and musical instruction studio

24.439.2 Zone Requirements	
24.439.2.1 Lot Specifications	
Lot Area (minimum)	315.0 square metres
Lot Frontage (minimum)	11.7 metres
24.439.2.2 Siting Specifications	
Front Yard for main building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 3.0 metres 6.0 metres
Garage Setback (minimum)	9.25 metres (garage accessed by single driveway intersected by a sidewalk) 6.0 metres (garage accessed by single driveway not intersected by a sidewalk) 6.0 metres (garage accessed by double driveway either intersected by a sidewalk or not intersected by a sidewalk)
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width. The provisions of Section 5.6.1 shall also apply." Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with or project in front of the garage.	

Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building located above an attached garage, for no less than 60% of the garage width, shall not be set back more than 2.5 metres from the front wall of the garage.
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with or project in front of the garage.
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building located above an attached garage, for no less than 60% of the garage width, shall not be set back more than 2.5 metres from the front wall of the garage.
Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.

24.439.2.3 Building Specifications	
Lot coverage (maximum)	45.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	6.0 metres
Floor Area (minimum)	110.0 square metres

24.439.3 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Exterior side yard for building and garage abutting Regional Road	6.0 metres

24.439.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and

any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.439.5 Parking

a minimum of three (3) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot line.

Parent Zone: RU **Exception No.:** (440)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* RU-12	*Previous By-laws:* 5659-14
Municipal Address: 929 St. John's Sideroad			
Legal Description: CON 2 Pt Lot 25 and RP 65R28793 Part 4 *(From CityView data, for information purposes only)*			

24.440.1 Zone Requirements	
24.440.1.1 Lot Specifications	
Lot Area (minimum)	2300.0 square metres
Lot Frontage (minimum)	67.5 metres

Parent Zone: EP **Exception No.:** (441)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* EP-18	*Previous By-laws:* 5659-14
Municipal Address: 929 St. John's Sideroad			
Legal Description: CON 2 Pt Lot 25 and RP 65R28793 Part 4 *(From CityView data, for information purposes only)*			

24.441.1 Permitted Uses
- the existing driveway

24.441.2 Zone Requirements
No buildings or structures except as may be permitted by Section 24.441.1 shall be erected in this zone whether or not accessory or ancillary to the uses permitted."

Parent Zone: R8 **Exception No.:** (442)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R6-64	*Previous By-laws:* 5661-14
Municipal Address: 74 Old Bloomington Road			
Legal Description: YRVLCP 1159 *(From CityView data, for information purposes only)*			

24.442.1 Permitted Uses
The following uses are permitted:
• six (6) Townhouse Dwelling (maximum) • home occupation

24.442.2 Zone Requirements	
Notwithstanding any other provisions to the contrary, the front lot line shall be deemed the southern lot line	
24.442.2.1 Lot Specifications	
Lot Area (minimum)	2,000.0 square metres
Lot Frontage (minimum)	6.0 metres
In addition to the Definition of a *Lot* in Section 3 of this By-law, for the purpose of this By-law a lot shall be deemed to mean the whole of Unit 22, Level 1, York Region Vacant Land Condominium Plan No. 1159	
In addition to Section 4.5, for the purpose of this By-law a building or structure erected on Unit 22, Level 1, York Region Vacant Land Condominium Plan No. 1159 is permitted to front on a closed road for which access has been provided by way of a registered easement	
24.442.2.2 Siting Specifications	
Front Yard (minimum)	2.15 metres
Rear Yard (minimum)	4.5 metres
Interior Side Yard (minimum)	2.0 metres
The provisions of Sections 7.5.1 and 7.5.2 shall not apply	
24.442.2.3 Building Specifications	
Lot Coverage (maximum)	38 percent
Height (maximum)	12.5 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.442.3 Landscaping
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include a swimming pool, accessory buildings or structures, paved driveway, patio or any area covered with impervious material but shall include permeable wood decks with a maximum height of 0.60 metres from finished grade

24.442.4 Parking	
a minimum of three (3) parking spaces shall be provided for each Townhouse Dwelling dwelling, of which a minimum of one (1) parking space shall be provided within a private garage and a minimum of two (2) parking spaces shall be provided side by side on the driveway	
The provisions of Section 5.6.1(ii) to (v) inclusive shall not apply for the purposes of this By-law with the exception that the driveway width shall be a maximum of 6.0 metres at the front lot line	
Manoeuvring space for driveway purposes for 90 degree parking spaces (minimum)	6.0 metres

24.442.5 Encroachments
Notwithstanding the provisions of Section 4.20, decks and balconies shall be setback a minimum of 0.34 metres from the property line

Parent Zone: E-BP **Exception No.:** (443)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* BP-9	*Previous By-laws:* 5673-14, 5838-16 & 6524-23
Municipal Address: 20-85 Monarch Park Gate, 25-340, 375-455 Addison Hall Circle			
Legal Description: Blocks 1-32, Registered Plan of Subdivision 65M-4650			

24.443.1 Permitted Uses

All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:

- Office/clinic, medical
- Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.

Notwithstanding the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply to Accessory Uses in an office building and all other Principal Uses:

Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions:

- No access shall be permitted except from the interior of the building; and,
- Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.

Notwithstanding any provisions under Section 10.1, Accessory Uses including, but not limited to Accessory Retail shall be permitted, provided that the Gross Floor Area devoted to such use does not exceed 10% of the Gross Floor Area of the premises or 900 square metres, whichever is less.

Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule "B" attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

24.443.2 Definitions

Office Building:
Means a building having more than one storey used for business or professional office purposes. For the purposes of this definition, a partial second storey or a mezzanine level shall not be considered to constitute a storey.

24.443.3 Zone Requirements

24.443.3.1 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	6.0 metres
Yard adjacent to Open Space zone	3.0 metres
Other yards	3.0 metres

24.443.3.2 Building Specifications	
Floor Area Ratio (maximum)	60 percent
Height (maximum)	4 storeys
Distance between two buildings on the same lot	6.0 metres

24.443.4 Landscaping	
Adjacent to lot line abutting a street (minimum	3.0 metres
Adjacent to Open Space zone (minimum)	0 metres
Adjacent to other lot lines (minimum)	0 metres
A minimum of ten percent (10%) of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.	

Parent Zone: E-BP **Exception No.:** (444)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* BP-10	*Previous By-laws:* 5673-14, 5838-16 & 6524-23
Municipal Address: 20-85 Monarch Park Gate, 25-340, 375-455 Addison Hall Circle			
Legal Description: Blocks 1-32, Registered Plan of Subdivision 65M-4650			

24.444.1 Permitted Uses
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
• Office/clinic, medical; • Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.
Notwithstanding the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply to Accessory Uses in an office building and all other Principal Uses:
Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions: • No access shall be permitted except from the interior of the building; and, • Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted. Notwithstanding any provisions under Section 10.1, Accessory Uses including, but not limited to Accessory Retail shall be permitted, provided that the Gross Floor Area devoted to such use does not exceed 10% of the Gross Floor Area of the premises or 900 square metres, whichever is less.
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule "B" attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

24.444.2 Zone Requirements	
24.444.2.1 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	6.0 metres
Yard adjacent to Open Space zone	3.0 metres
Other yards	3.0 metres
Setback to Highway 404 (minimum)	14.0 metres

24.444.2.2 Building Specifications	
Floor Area Ratio (maximum)	250 percent
Height (maximum)	7 storeys
Distance between two buildings on the same lot	6.0 metres

24.444.3 Landscaping	
Adjacent to lot line abutting Highway 404 (minimum)	6.0 metres
Adjacent to lot line abutting a street other than Highway 404 (minimum, except at	3.0 metres
Adjacent to Open Space zone (minimum)	0 metres
Adjacent to other lot lines (minimum)	0 metres
A minimum of ten percent (10%) of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.	

Parent Zone: E-BP **Exception No.:** (445)	**Map:** Schedule"A" Map No. 8	*Previous Zone:* BP-11	*Previous By-laws:* 5673-14, 5838-16 & 6524-23
Municipal Address: 20-85 Monarch Park Gate, 25-340, 375-455 Addison Hall Circle			
Legal Description: Blocks 1-32, Registered Plan of Subdivision 65M-4650			

24.445.1 Permitted Uses
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
• Motor Vehicle Repair Garage • Office/Clinic, Medical • Restaurant • School, Commercial • Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.
Notwithstanding the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply: Accessory Uses including, but not limited to Accessory Retail shall be permitted, provided that the Gross Floor Area devoted to such use does not exceed 10% of the Gross Floor Area of the premises or 900 square metres, whichever is less.
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule "B" attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended."

24.445.2 Zone Requirements	
The lot line abutting Leslie Street is deemed to be the Front Lot Line.	
24.445.2.1 Siting Specifications	
Front Yard (minimum)	9.0 metres
Exterior Side Yard (minimum)	6.0 metres
Interior Yard (minimum)	3.0 metres
Rear Yard (minimum	3.0 metres
24.445.2.2 Building Specifications	

Floor Area Ratio (maximum)	60 percent
Height (maximum)	4 storeys
Distance between two buildings on the same lot	6.0 metres

24.445.3 Landscaping	
Adjacent to lot line abutting Leslie Street (minimum)	6.0 metres
Adjacent to lot line abutting a street other than Leslie Street (minimum, except at	3.0 metres
Adjacent to Open Space zone (minimum)	0 metres
Adjacent to other lot lines (minimum)	0 metres
A minimum of ten percent (10%) of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.	

Parent Zone: E-BP **Exception No.:** (446)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* BP-12	*Previous By-laws:* 5673-14, 5838-16 & 6524-23
Municipal Address: 20-85 Monarch Park Gate, 25-340, 375-455 Addison Hall Circle			
Legal Description: Blocks 1-32, Registered Plan of Subdivision 65M-4650			

24.446.1 Permitted Uses
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
• Drive Through Facility; • Dry Cleaning Depot; • Financial Institution; • Office/Clinic, Medical; • Personal Service Shop; • Public Garage; • Retail Store, which may also include the sale of food; • Restaurant; • Service Shop, Light; and, • Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.
Notwithstanding the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply: Accessory Uses including, but not limited to Accessory Retail shall be permitted, provided that the Gross Floor Area devoted to such use does not exceed 10% of the Gross Floor Area of the premises or 900 square metres, whichever is less.
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule "B" attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

24.446.2 Zone Requirements	
A lot line abutting Leslie Street is deemed to be an Exterior Side Lot Line.	
24.446.2.1 Siting Specifications	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	9.0 metres
Yard adjacent to Open Space zone	3.0 metres

Other Yards (minimum)	3.0 metres
24.446.2.2 Building Specifications	
Floor Area Ratio (maximum)	60 percent
Height (maximum)	4 storeys
Distance between two buildings on the same lot	6.0 metres

24.446.3 Landscaping	
Adjacent to lot line abutting Leslie Street (minimum)	6.0 metres
Adjacent to lot line abutting a street other than Leslie Street (minimum, except at	3.0 metres
Adjacent to Open Space zone (minimum)	0 metres
Adjacent to other lot lines (minimum)	0 metres
A minimum of ten percent (10%) of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.	

24.446.4 Gross Floor Area (maximum)
No units shall exceed the gross floor area of 2,500 square metres.

24.446.5 Loading Space	
Total Commercial or Industrial Floor Area of building or structure	Number of Loading Spaces Required
1000.0 square metres or less	0
More than 1000.0 square metres but less than	1
2500.0 square metres or more but less than	2
7500.0 square metres or more	2 loading spaces required plus 1 additional space for every 7500.0 square metres or fraction part thereof.
Notwithstanding the Loading Requirements above, any Premise with a Commercial Floor Area or Industrial Floor Area of less than 400 square metres shall not be included in the Total Commercial or Industrial Floor Area of a building or structure in the calculation of required loading spaces.	

Parent Zone: E-BP **Exception No.:** (447)	**Map:** Schedule "A" Map No. 8	*Previous Zone:* BP-13	*Previous By-laws:* 5673-14, 5838-16 & 6524-23
Municipal Address: 20-85 Monarch Park Gate, 25-340, 375-455 Addison Hall Circle			
Legal Description: Blocks 1-32, Registered Plan of Subdivision 65M-4650			

24.447.1 Permitted Uses

All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:

- Drive Through Facility;
- Dry Cleaning Depot;
- Financial Institution;
- Motor Vehicle Repair Garage;
- Office/Clinic, Medical;
- Personal Service Shop;
- Restaurant;
- Retail Store, which may also include the sale of food;
- Service Shop, Light; and,
- Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.

Notwithstanding the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:
Accessory Uses including, but not limited to Accessory Retail shall be permitted, provided that the Gross Floor Area devoted to such use does not exceed 10% of the Gross Floor Area of the premises or 900 square metres, whichever is less.

Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule "B" attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

24.447.2 Definitions

Supermarket:
Means an individual food store having a gross floor area in excess of 1000 square metres and which is used primarily for the sale of food but shall not include a retail warehouse.

24.447.3 Zone Requirements

24.447.3.1 Siting Specifications	
Front Yard (minimum)	6.0 metres
Adjacent to Open Space zone (minimum)	0 metres
Adjacent to other lot lines (minimum)	3.0 metres

24.447.3.2 Building Specifications	
Floor Area Ratio (maximum)	60 percent
Height (maximum)	4 storeys
Distance between two buildings on the same lot	6.0 metres

24.447.4 Landscaping	
Adjacent to lot line abutting Leslie Street (minimum, except at driveway locations)	6.0 metres
Adjacent to lot line abutting a street other than Leslie Street (minimum , except at driveway locations)	3.0 metres
Adjacent to Open Space zone (minimum)	0 metres
Adjacent to other lot lines (minimum)	0 metres
A minimum of ten percent (10%) of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.	

24.447.5 Gross Floor Area (maximum)
Two (2) retail units shall be permitted to have a maximum gross floor area of 5,500 square metres. No additional units shall exceed 2,500 square metres.

24.447.6 Loading Space	
Total Commercial or Industrial Floor Area of building or structure	Number of Loading Spaces Required
1000.0 square metres or less	0
More than 1000.0 square metres but less than 2500.0 square metres	1
2500.0 square metres or more but less than 7500.0 square metres	2

7500.0 square metres or more	2 loading spaces required plus 1 additional space for every 7500.0 square metres or fraction part thereof.
Notwithstanding the Loading Requirements above, any Premise with a Commercial Floor Area or Industrial Floor Area of less than 400 square metres shall not be included in the Total Commercial or Industrial Floor Area of a building or structure in the calculation of required loading spaces.	

Parent Zone: E-BP **Exception No.:** (448)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* BP-14	*Previous By-laws:* 5701-15
Municipal Address: 30 Eric T. Smith Way			
Legal Description: PLAN 65M4324 PT LOT 1 RP *(From CityView data, for information purposes only)*			

24.448.1 Zone Requirements	
24.448.1.1 Lot Specifications	
Lot Area (minimum)	0.35 hectares
Lot Frontage (minimum)	40.0 metres

Parent Zone: RA1 **Exception No.:** (449)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* RA1-2	*Previous By-laws:* 5712-15
Municipal Address: 29 George Street			
Legal Description: PLAN 246 PT LOT 27 *(From CityView data, for information purposes only)*			

24.449.1 Permitted Uses
The following uses are permitted:
• One apartment building with a maximum of 12 units

24.449.2 Zone Requirements	
24.449.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	90.0 square metres
Lot Frontage (minimum)	18.0 metres
24.449.2.2 Siting Specifications	
Front Yard (minimum)	2.8 metres
Rear Yard (minimum)	8.6 metres
Side Yard (minimum)	2.3 metres
Exterior Side Yard (minimum)	n/a
Setback to parking spaces (minimum)	1.0 metre
Notwithstanding the provisions of Section 4.8.1 b), a minimum 0.8 metre wide landscape buffer strip is required along the rear (east) lot line and a solid wood fence with a minimum height of 1.5 metres shall be provided on the rear (east) lot line	
Notwithstanding the provisions of Section 4.8.1 b), a minimum 2.3 metre wide landscape buffer strip is required along the north interior side lot line and a solid wood fence with a minimum height of 1.5 metres shall be provided on the north interior side lot line	
24.449.2.3 Building Specifications	
Lot Coverage (maximum)	65 percent
Height (maximum)	4 storeys
Units (maximum)	12

24.449.3 Parking	
Parking Requirement (minimum)	16 spaces, a minimum of 2 of the 16 spaces shall be set aside and visually identified as visitors' parking
Maneuvering Requirement for 90 degree spaces(minimum)	6.8 metres

24.449.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2 dealing with the provisions of private amenity areas, a minimum amenity spaces of 450 square metres for all dwelling units shall be provided on the roof of the building

Parent Zone: PDS4 **Exception No.:** (450)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-41	*Previous By-laws:* 5725-15
Municipal Address: 49 Wellington Street East			
Legal Description: Plan 68 Lot 1 *(From CityView data, for information purposes only)*			

24.450.1 Permitted Uses
In addition to the PDS4 permitted uses, the following uses are permitted: • Clinic

24.450.2 Buffer Strip
Notwithstanding the provisions of Section 4.8, the minimum required buffer strip along the eastern property line shall be nil for a distance of 33 metres from the front property line extending southward and 1.5 metres adjacent to the parking area

Parent Zone: R3 **Exception No.:** (451)	**Map:** Schedule "A", Map Schedule 'A'	*Previous Zone:* R2-104	*Previous By-laws:* 5749-15
Municipal Address: 15776 Leslie Street			
Legal Description:			

24.451.1 Permitted Uses
• a minimum of 49 detached dwelling units

24.451.2 Zone Requirements	
In addition to the definition of a Lot in Section 3 of this By-law, for the purposes of this zone category a lot shall be deemed to mean the whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 and the yard requirements and other provisions of the by-law shall be applied as if the unit was one (1) lot. In addition to the definition of a Street or Road, Public, for the purposes of this zone category a public street or road shall also include a private right-of-way as estimated on a registered plan of condominium pursuant to the Condominium Act, 1998.	
24.451.2.1 Lot Specifications	
Lot Area (minimum)	300.0 square metres
Lot Frontage (minimum)	11.0 metres
24.451.2.2 Siting Specifications	
Front Yard for main building (minimum	4.5 metres
Front Yard for garage (minimum)	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 4.5 metres 6.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage.	
Notwithstanding the provisions of Section 6.28.1.i, the maximum width of the driveway shall be 6.5metres for a double car garage.	

24.451.2.3 Building Specifications	
Floor Area (minimum)	200.0 square metres
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	5.4 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	
Lot coverage (maximum) shall not apply.	

24.451.3 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line)
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards (including fireplaces)
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.6 metres (for all required yards)
Steps encroached into front yard provided they are not located 1.0 metre to front and exterior lot lines.	

24.451.4 Parking

A minimum of three (3) parking spaces shall be provided, of which a minimum of one (1) parking ~~space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces~~ shall be provided on the driveway either side-by-side or in tandem, including that portion of the driveway between the unit and any curb or private right-of-way.

Parent Zone: R3 **Exception No.:** (452)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* R2-103	*Previous By-laws:* 5749-15
Municipal Address: 155 Vandorf Sideroad			
Legal Description: WHITCHURCH CON 1 PT LOT 7 *(From CityView data, for information purposes only)*			

24.452.1 Permitted Uses
The following uses are permitted:
• A maximum of 56 detached dwellings • A maximum of one (1) home occupation per detached dwelling • Private Park

24.452.2 Zone Requirements	
Notwithstanding any provisions to the contrary, Vandorf Sideroad shall be deemed to be the front lot line	
24.452.2.1 Lot Specifications	
Lot Area (minimum)	43,000.0 square metres
Lot Frontage (minimum)	290.0 metres
24.452.2.2 Siting Specifications	
Front yard setback to any detached dwelling unit (minimum)	7.5 metres
Setback of a side or rear wall of a building from the lot line adjacent to Beacon Hall Drive (minimum)	7.5 metres
Interior Side Yard (minimum) One side Other side	 1.2 metres 0.6 metres
Exterior Side Yard (minimum) Main building Garage	 4.5 metres 6.0 metres
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage.	
Notwithstanding the provisions of Section 5.6.1, the maximum width of the driveway shall be 6.5 metres for a double car garage.	

24.452.2.3 Building Specifications	
Lot Coverage – Entire Property (maximum)	30.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres	

24.452.3 Landscaping
A landscaped strip of a minimum width of 7.0 metres shall be provided abutting the front lot line

24.452.4 Parking	
A minimum of three (3) parking spaces shall be provided for each detached dwelling of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided on the driveway either side-by-side or in tandem	
Maneuvering Requirement for 90 degree spaces (minimum)	6.5 metres

Parent Zone: PDS4 **Exception No.:** (453)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-42	*Previous By-laws:* 5763-15
Municipal Address: 95 Wellington Street East			
Legal Description: Plan 68, Lot 14			

24.453.1 Permitted Uses
In addition to the PDS4 permitted uses, the following uses are permitted:
• Clinic

24.453.2 Zone Requirements	
24.453.2.1 Siting Specifications	
Front Yard (minimum)	5.9 metres
24.453.2.2 Building Specifications	
Height (maximum)	10.5 metres

24.453.3 Encroachments	
the minimum distance separation from an open-sided roofed porch to the front lot line	3.7 metres
Step projection into the required front yard	4.0 metres

24.453.4 Parking	
Parking Requirement (minimum)	15 spaces
Maneuvering Requirement for 90 degree spaces (minimum)	6.8 metres
The provisions of Section 5.6.1 shall not apply	

Parent Zone: R5 **Exception No.:** (454)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-105	*Previous By-laws:* 5839-16
Municipal Address: 14222 & 14338 Yonge Street			
Legal Description: Concession 1 Part Lot 75 *(From CityView data, for information purposes only)*			

24.454.1 Definitions
Lot Means the whole of one parcel of tied land fronting on a private right of-way as shown on a registered plan of condominium pursuant to the *Condominium Act, 1998*. Street or Road, Public A Street or Road, Public shall also include a private right-of-way on a registered plan of condominium pursuant to the *Condominium Act, 1998*

24.454.2 Zone Requirements	
24.454.2.1 Lot Specifications	
Lot Area (minimum)	300 square metres
24.454.2.2 Siting Specifications	
Front Yard (minimum) -Main Building -Garage	 4.5 metres 6.0 metres
Exterior Side Yard (minimum) -Main Building -Garage	 3.0 metres 6.0 metres
24.454.2.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	

24.454.3 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line)
Steps into the required front yard	Not closer than 1.0 metres to the front and exterior lot lines
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards (including fireplaces)
Sills, belt course, cornices, gutters, chimneys pilasters, eaves, parapets or canopies with following projection	0.3 metres (for all required yards) and in no case shall be closer than 0.3 metres to any property line

24.454.4 Landscaping
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include accessory buildings or structures, paved driveways, pools, patio or any area covered with impervious material.

24.454.5 Parking
A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage.

Parent Zone: EP-ORM **Exception No.:** (455)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* EP-19-ORM	*Previous By-laws:* 5839-16
Municipal Address: 14378 Yonge Street			
Legal Description: Concession 1 Part Lot 75 *(From CityView data, for information purposes only)*			

24.455.1 Permitted Uses
The lands shall only be used for:
• Conservation • Forestry • Public Parks • Wildlife Areas • Flood Plain • Private Road • One Detached Dwelling Unit

Parent Zone: O2 **Exception No.:** (456)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* O-22	*Previous By-laws:* 5839-16
Municipal Address: Various Addresses			
Legal Description: BG Properties & YRCP 1159 *(From CityView data, for information purposes only)*			

24.456.1 Permitted Uses
In addition to the O2 permitted uses, the following uses are permitted
• Stormwater Management Facilities • Infrastructure & Utility Buildings and Structures

Parent Zone: E2 **Exception No.:** (457)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* M2-11	*Previous By-laws:* 5848-16
Municipal Address: 125 Edward Street			
Legal Description: Plan 120 Part Lot 11, Lots 12 - 15 *(From CityView data, for information purposes only)*			

24.457.1 Zone Requirements	
24.457.1.1 Lot Specifications	
Lot Area (minimum)	1,350 square metres
24.457.1.2 Siting Specifications	
Front Yard (minimum)	1.6 metres
Rear Yard (minimum)	6.0 metres

24.457.2 Buffer Strip
Notwithstanding the provisions of Section 4.8, a minimum 1.5 metre landscape buffer strip is required to be located along the northern property line without a solid wood fence

24.457.3 Parking	
Parking Requirement (minimum)	1.8 spaces for each 90 square metres of floor area
Notwithstanding the definition of Parking Area under Section 3 of this By-law required parking spaces for the subject lands shall be located on the adjacent lands to north, municipally known as 110 and 113 Connaught Avenue, and legally described as Parcel 158−1, Section C−246, Part Lot 158, Plan 246, Part 1, 66R6239, Aurora.	

24.457.4 Loading Space	
Loading Space Requirement (minimum)	Nil

Parent Zone: I **Exception No.:** (458)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* I-28	*Previous By-laws:* 5849-16
Municipal Address: 14314 Yonge Street			
Legal Description: Concession 1 Part Lot 74 *(From CityView data, for information purposes only)*			

24.458.1 Permitted Uses
The following uses are permitted:
• Retirement Home • Long Term Care Facility

24.458.2 Zone Requirements	
The eastern lot line adjacent to Yonge Street shall be deemed to be the Front Lot Line.	
24.458.2.1 Lot Specifications	
Lot Area (minimum)	15,000 square metres
Lot Frontage (minimum)	80.0 metres
24.458.2.2 Siting Specifications	
Front Yard (minimum)	32.0 metres
Rear Yard (minimum)	12.5 metres
Interior Side Yard (minimum)	10.0 metres
Exterior Side Yard (minimum)	12.5 metres
Notwithstanding any provision to the contrary, buildings shall be set back a minimum of 60.0 metres from the centreline of Yonge Street including building height, massing, landscape treatments and location of parking areas, driveways, and access roads.	
24.458.2.3 Building Specifications	
Lot Coverage (maximum)	35.0 percent
Maximum number of units	250
Height (maximum)	17.5 metres

24.458.3 Parking	
Parking Requirement (minimum)	0.5 parking spaces per unit including visitor parking

Parent Zone: PDS4 **Exception No.:** (459)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R5-43	*Previous By-laws:* 5855-16
Municipal Address: 15342 Yonge Street			
Legal Description: Plan 246 Part Lot14 Plan 36, Part Lot A Part 1 Link Reserve,65R29681 Parts 1 and 3 *(From CityView data, for information purposes only)*			

24.459.1 Buffer Strip
Notwithstanding the buffer strip requirement of Section 4.8, a minimum buffer strip of 3.0 metres shall be provided along all lot lines, no fencing or berming shall be required. In all cases, ingress and egress driveways and walkways shall be permitted to extend through the buffer strip

24.459.2 Parking	
Parking Requirement (minimum)	3.3 spaces per 90 square meters of Gross Floor Area
Maneuvering Space (minimum)	6.5 metres
Notwithstanding any provisions to the contrary, the parking area shall be permitted in the rear and side yards.	

Parent Zone: EP **Exception No.:** (460)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* EP-15	*Previous By-laws:* 5855-16
Municipal Address: 15342 Yonge Street			
Legal Description: Plan 246 Part Lot14 Plan 36, Part Lot A Part 1 Link Reserve,65R29681 Parts 1 and 3 *(From CityView data, for information purposes only)*			

24.460.1 Permitted Uses
The following uses are permitted:
• Conservation • Floodplain • Wetlands • Wildlife Areas

24.460.2 Zone Requirements
No buildings or structures except as may be permitted in Section 13.1 to this by-law shall be erected in this zone whether or not accessory or ancillary to the uses permitted.

Parent Zone: E1 **Exception No.:** (461)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* M1-17	*Previous By-laws:* 5860-16
Municipal Address: 138 Centre Street			
Legal Description: Plan107 Part Lot 2 *(From CityView data, for information purposes only)*			

24.461.1 Permitted Uses
In addition to the E1 permitted uses, the following uses are permitted:
• Day Care Centre

24.461.2 Zone Requirements	
24.461.2.1 Lot Specifications	
Lot Area (minimum)	600.0 square metres
Lot Frontage (minimum)	10.0 metres
24.461.2.2 Siting Specifications	
East Side Yard (minimum)	0.3 metres
West Side Yard (minimum)	3.8 metres
24.461.2.3 Building Specifications	
Height (maximum)	10.0 metres

24.461.3 Buffer Strip
Notwithstanding the provisions of Section 4.8, the buffer strip required adjacent to any residential use shall be nil.

24.461.4 Loading	
Loading Space Requirement (minimum)	Nil

24.461.5 Ingress and Egress
Notwithstanding the provisions of Section 5.5.4 a), a minimum driveway width of 3.7 metres shall be required for access to the property.

24.461.6 Encroachments
Notwithstanding the provisions of Section 4.20, the front steps shall have a maximum projection of 3.0 metres and the porch and steps shall be a minimum distance of 2.5 metres from the front lot line.

Parent Zone: PD1 **Exception No.:** (462)	**Map:** Schedule "A", Map No. A.1	*Previous Zone:* R6-65	*Previous By-laws:* 5873-16
Municipal Address: 15278 Yonge Street			
Legal Description: Plan 246 Lots 17 18 19 and 21 Part Lots 15 and 16 Plan 36 Lot 7 Part Lots 6 D E and F *(From CityView data, for information purposes only)*			

24.462.1 Permitted Uses
The following uses are permitted:
• Stacked, back-to-back, Townhouse dwelling units

24.462.2 Definitions
Dwelling, Stacked, Back-to-back, Townhouse: Means a building that is divided vertically and/or horizontally into three (3) or more dwelling units, each of which has independent entrances from the exterior with a rear common wall.

24.462.3 Zone Requirements

Notwithstanding any provisions to the contrary, for the purposes of this Exception Zone, Yonge Street, or a reserve abutting Yonge Street, shall be deemed to be the front lot line.

24.462.3.1 Lot Specifications	
Lot Area (minimum)	7,000 square metres
Lot Frontage (minimum)	80.0 metres
24.462.3.2 Siting Specifications	
Front Yard (minimum)	1.0 metres
Rear Yard (minimum)	4.5 metres
Interior Side Yard – South Lot Line (minimum)	0.0 metres
Interior Side Yard – North Lot Line (minimum)	4.5 metres
Unobstructed Distance between buildings on the same lot (minimum)	3.0 metres
24.462.3.3 Building Specifications	

Lot Coverage (maximum)	35.0 percent
Floor Area (minimum)	51 square metres
Height (minimum)	2 storeys
Height (maximum)	5 storeys
A maximum height of five (5) storeys is permitted, provided the 5th storey including mechanical and rooftop enclosures are setback a minimum of 1.5 metres from the main front walls of the 4th storey fronting Yonge Street.	

24.462.4 Amenity Area

Notwithstanding the provisions of Sections 7.5.2, a minimum of 2,520 square metres of amenity area shall be provided in accordance with the following:

i) The private outdoor living area for a ground floor unit shall be provided on a porch, balcony or patio accessible from the dwelling unit.

ii) The private outdoor living area for a non-ground floor unit shall be provided on a balcony and roof top terrace. Uncovered terraces shall be permitted within the roof area.

24.462.5 Maximum Number of Attached Dwelling Units

The provisions of Section 7.5.6 shall not apply.

24.462.6 Encroachments

a) Patios and balconies shall be setback a minimum of 2.2 metres from the front yard, 4.0 metres from the interior side yard, north lot line and 1.9 metres from the rear yard.

b) Steps and landings shall be setback a minimum of 1.5 metres from the front yard, 4.0 metres from the interior side yard, north lot line and 3.0 metres from the rear yard.

24.462.7 Accessory Buildings

Accessory buildings less than 55 square metres in area and 3.5 metres in height used for garbage or recycling storage and / or mechanical and electrical equipment shall be permitted within 0.6 m of a private right-of-way, private sidewalk or any lot line that is not a public right-of- way.

24.462.8 Parking

Parking Requirement (minimum)	1.0 spaces per unit
Parking Requirement (maximum)	1.25 spaces per unit
Visitor Parking Requirement (minimum)	17 spaces

Parent Zone: C4 **Exception No.:** (463)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* C4-26	*Previous By-laws:* 5890-16
Municipal Address: 800 St. John's Sideroad East			
Legal Description: Concession 2, Part of Lot 26 *(From CityView data, for information purposes only)*			

24.463.1 Permitted Uses

The following uses are permitted:

- Animal Hospital
- Clinics
- Clubs
- Commercial Schools, provided that the combined Commercial Floor Area devoted to the use over the entire site does not exceed 250 square metres
- Day Care Centres, including outdoor play area
- Drive Through Facilities
- Dry Cleaning Establishment
- Dry Cleaner's Distribution Station or Depot
- Financial Institutions
- Fitness Centre
- Laundromats
- Offices
- Places of Entertainment
- Public Authority
- Personal Service Shops
- Restaurants
- Retail Stores
- Supermarkets

24.463.2 Zone Requirements

For the purposes of the C4(463) Exception Zone, St. John's Sideroad, or a reserve abutting St. John's Sideroad, shall be deemed to be the front lot line.

24.463.2.1 Siting Specifications

Front Yard (minimum)	3.0 metres
Rear Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	3.0 metres

Parent Zone: C4 **Exception No.:** (464)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* C4-27	*Previous By-laws:* 5895-16
Municipal Address: 1452-1460 Wellington Street East			
Legal Description: Plan 525 Lot 3 & 4 *(From CityView data, for information purposes only)*			

24.464.1 Permitted Uses

The following uses are permitted:

- Clinics
- Commercial Schools
- Clubs
- Day Care Centres, including outdoor play area
- Financial Institutions
- Offices
- Places of Entertainment
- Restaurants
- Retail Stores

24.464.2 Zone Requirements

24.464.2.1 Siting Specifications	
Front Yard (minimum)	3.0 metres
Side Yard –East lot line (minimum)	1.5 metres
Side Yard –West lot line (minimum)	9.0 metres

24.464.3 Accessory Buildings

Notwithstanding Section 4.1.1, any accessory building or structure which is not part of the main building shall be erected to the rear of the required front yard and shall have a minimum interior side yard and rear yard setback of one (1) metre.

24.464.4 Encroachments

Notwithstanding Section 4.20, the minimum front yard setback for a patio associated with a restaurant shall be 3 metres.

24.464.5 Ingress and Egress

Notwithstanding Section 5.5.4, the maximum width of an access driveway shall be 12.5 metres.

Parent Zone: R3 **Exception No.:** (465)	**Map:** Schedules "A" and "B'	*Previous Zone:* R2-107	*Previous By-laws:* OMB Case No. PL 151160
Municipal Address: 21 Golf Links Drive			
Legal Description: North half of Lot 77, Part of Lot 78 and Part of the south Half of Lot 79 Concession 1, Geographic Township of King, County of York *(From CityView data, for information purposes only)*			

24.465.1 Definitions
Building Height Building Height shall mean the vertical distance measured from the average grade at the front yard setback to the main building and any of the following: 1) On a flat roof, the highest point of the roof surface or the parapet, whichever is greater; 2) The deckline of a mansard roof; 3) On a gabled, hip, gambrel or any other type of pitched roof the mean distance between the eaves and ridge of a roof. Portico For the purpose of this exception, "portico" means "a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building". Loft For the purpose of this exception, "loft" means "the finished portion of a building between the roof and the ceiling above the first storey, located inside the sloping roof where the maximum floor area does not exceed 50% of the floor below or 125m2, whichever is the lesser".

24.465.2 Zone Requirements	
24.465.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	15.0 metres
24.465.2.2 Siting Specifications	
Front yard (minimum)	

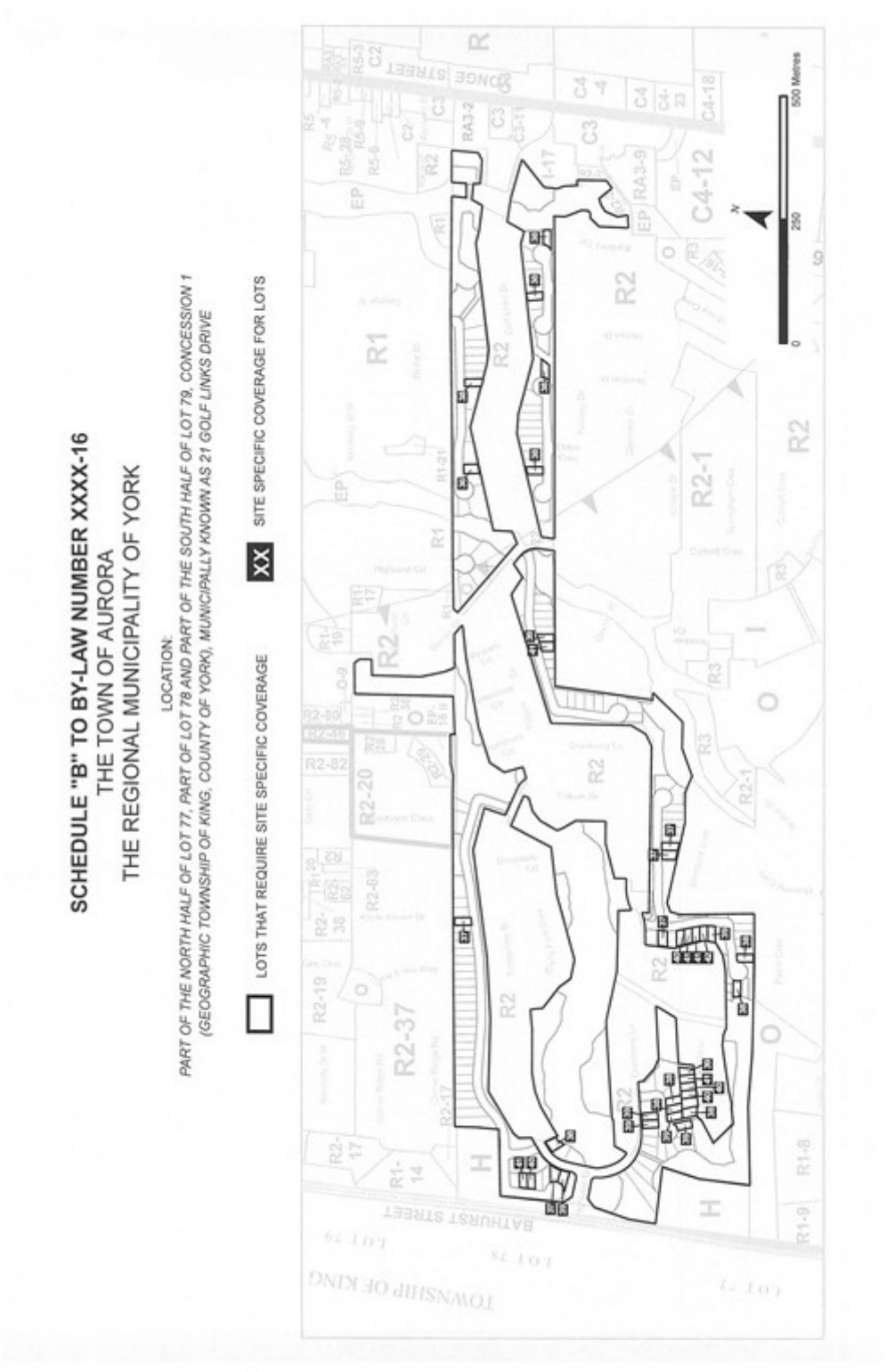
-Main Building -Garage	6.0 metres 6.0 metres
Rear Yard(minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.465.2.3 Building Specifications	
Main Building Height (maximum)	10.0 metres
One storey dwelling with or without loft	8.0 metres
Lot Coverage (maximum) Two storey dwelling One storey dwelling with or without loft, provided that the lot frontage is 18.0 metres or more	 35.0 percent or such percentage as specified on Schedule "B" identified within Section 24.465.6 to this exception zone 50.0 percent
Maximum driveway width and maximum interior garage space	6.5 metres

24.465.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards))
Bay, bow, or box window maximum width	4.5 metres (with or without foundation)
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.465.4 Air Conditioners and Heat Pumps
Notwithstanding the provisions of Section 4.1.5a), central air conditioners and heat pumps shall not be permitted in exterior side yards.

24.465.5 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

24.465.6 Figure



Parent Zone: R3 **Exception No.:** (466)	**Map:** Schedules "A" and "B'	*Previous Zone:* R2-108	*Previous By-laws:* OMB Case No. PL 151160
Municipal Address: 21 Golf Links Drive			
Legal Description: North half of Lot 77, Part of Lot 78 and Part of the south Half of Lot 79 Concession 1, Geographic Township of King, County of York *(From CityView data, for information purposes only)*			

24.466.1 Definitions

Building Height
Building Height shall mean the vertical distance measured from the average grade at the front yard setback to the main building and any of the following:
1) On a flat roof, the highest point of the roof surface or the parapet, whichever is greater;
2) The deckline of a mansard roof;
3) On a gabled, hip, gambrel or any other type of pitched roof the mean distance between the eaves and ridge of a roof.

Portico
For the purpose of this exception, "portico" means "a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building".

Loft
For the purpose of this exception, "loft" means "the finished portion of a building between the roof and the ceiling above the first storey, located inside the sloping roof where the maximum floor area does not exceed 50% of the floor below or 125m2, whichever is the lesser".

24.466.2 Zone Requirements

24.466.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	15.0 metres
24.466.2.2 Siting Specifications	
Front Yard (minimum)	4.5metres (main building)

	6.0 metres (attached garage)
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.466.2.3 Building Specifications	
Main Building Height (maximum) Two storey dwelling One storey dwelling with or without loft	 10.0 metres 8.0 metres
Lot Coverage (maximum) Two storey dwelling One storey dwelling with or without loft, provided that the lot frontage is 18.0 metres or more	 35.0 percent or such percentage as specified on Schedule “B” identified within Section 24.465.6 to this exception 50.0 percent
Maximum driveway width and maximum interior garage space	6.5 metres

24.466.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards))
Bay, bow, or box window maximum width	4.5 metres (with or without foundation)
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.466.4 Air Conditioners and Heat Pumps
Notwithstanding the provisions of Section 4.1.5a), central air conditioners and heat pumps shall not be permitted in exterior side yards.

24.466.5 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

Parent Zone: R3 **Exception No.:** (467)	**Map:** Schedules "A" and "B'	*Previous Zone:* R2-109	*Previous By-laws:* OMB Case No. PL 151160
Municipal Address: 21 Golf Links Drive			
Legal Description: North half of Lot 77, Part of Lot 78 and Part of the south Half of Lot 79 Concession 1, Geographic Township of King, County of York *(From CityView data, for information purposes only)*			

24.467.1 Definitions

Building Height
Building Height shall mean the vertical distance measured from the average grade at the front yard setback to the main building and any of the following:
1) On a flat roof, the highest point of the roof surface or the parapet, whichever is greater;
2) The deckline of a mansard roof;
3) On a gabled, hip, gambrel or any other type of pitched roof the mean distance between the eaves and ridge of a roof.

Portico
For the purpose of this exception, "portico" means "a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building".

Loft
For the purpose of this exception, "loft" means "the finished portion of a building between the roof and the ceiling above the first storey, located inside the sloping roof where the maximum floor area does not exceed 50% of the floor below or 125m2, whichever is the lesser".

24.467.2 Zone Requirements

24.467.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	25.0 metres
24.467.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres (main building)

	6.0 metres (attached garage)
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard(minimum)	4.5 metres
24.467.2.3 Building Specifications	
Main Building Height (maximum)	10.0 metres
One storey dwelling with or without loft	8.0 metres
Lot Coverage (maximum) Two storey dwelling One storey dwelling with or without loft, provided that the lot frontage is 18.0 metres or more	 35.0 percent or such percentage as specified on Schedule "B" identified within Section 24.465.6 to this exception 50.0 percent
Maximum driveway width and maximum interior garage space	6.5 metres

24.467.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards))
Bay, bow, or box window maximum width	4.5 metres (with or without foundation)
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.467.4 Air Conditioners and Heat Pumps
Notwithstanding the provisions of Section 4.1.5 a), central air conditioners and heat pumps shall not be permitted in exterior side yards.

24.467.5 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

Parent Zone: R3 **Exception No.:** (468)	**Map:** Schedules "A" and "B'	*Previous Zone:* R2-110	*Previous By-laws:* OMB Case No. PL 151160
Municipal Address: 21 Golf Links Drive			
Legal Description: North half of Lot 77, Part of Lot 78 and Part of the south Half of Lot 79 Concession 1, Geographic Township of King, County of York *(From CityView data, for information purposes only)*			

24.468.1 Definitions

Building Height
Building Height shall mean the vertical distance measured from the average grade at the front yard setback to the main building and any of the following:
1) On a flat roof, the highest point of the roof surface or the parapet, whichever is greater;
2) The deckline of a mansard roof;
3) On a gabled, hip, gambrel or any other type of pitched roof the mean distance between the eaves and ridge of a roof.

Portico
For the purpose of this exception, "portico" means "a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building".

Loft
For the purpose of this exception, "loft" means "the finished portion of a building between the roof and the ceiling above the first storey, located inside the sloping roof where the maximum floor area does not exceed 50% of the floor below or 125m2, whichever is the lesser".

24.468.2 Zone Requirements

24.468.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	20.0 metres
24.468.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres (main building)

	6.0 metres (attached garage)
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.468.2.3 Building Specifications	
Main Building Height (maximum)	10.0 metres
One storey dwelling with or without loft	8.0 metres
Lot Coverage (maximum) Two storey dwelling One storey dwelling with or without loft, provided that the lot frontage is 18.0 metres or more	 35.0 percent or such percentage as specified on Schedule "B" identified within Section 24.465.6 to this exception 50.0 percent
Maximum driveway width and maximum interior garage space	6.5 metres

24.468.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards))
Bay, bow, or box window maximum width	4.5 metres (with or without foundation)
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.468.4 Air Conditioners and Heat Pumps
Notwithstanding the provisions of Section 4.1.5a), central air conditioners and heat pumps shall not be permitted in exterior side yards.

24.468.5 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

Parent Zone: RA2 **Exception No.:** (469)	**Map:** Schedules "A" and "B'	*Previous Zone:* RA3-16	*Previous By-laws:* OMB Case No. PL 151160
Municipal Address: 21 Golf Links Drive			
Legal Description: North half of Lot 77, Part of Lot 78 and Part of the south Half of Lot 79 Concession 1, Geographic Township of King, County of York *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions

24.469.1 Permitted Uses
May be used for no other use than one apartment building, permitted in accordance with the following standards.

24.469.2 Zone Requirements	
24.469.2.1 Lot Specifications	
Lot Frontage (minimum)	70.0 metres
24.469.2.2 Siting Specifications	
Front yard (minimum)	9.0 metres
Minimum side yard (west)	2.0 metres
Minimum side yard (south)	9.0 metres
Minimum side yard (east)	8.5 metres
24.469.2.3 Building Specifications	
Minimum Number of Dwelling Units	114
Minimum Floor Area per Dwelling Unit 1 bedroom 2 bedrooms 3 bedrooms	 50.0 square metres 65.0 square metres 75.0 square metres
Maximum Lot Coverage	35.0 percent
Maximum Height	5 storeys plus 2 storeys as a Height Bonus to a maximum of 22.5 metres
Amenity Area	Minimum eighteen (18) square metres per suite (dwelling unit) and no individual

	component of the total Amenity Area shall be less than two (2) metres by two (2) metres. Amenity area requirement may be provided indoor or outdoor and it may be permitted above grade level.
Notwithstanding the definition of Building Height in Section 3 of this By-law, in calculating the height of a building, any construction used as an ornamental roof structure or for the mechanical operation of the building such as a chimney, tower, cupola, or mechanical penthouse shall not be included, and any such structure shall not exceed 5 metres above the roof of the building. Mechanical penthouses shall be required to be setback a minimum of 1 metre from the edge of the floor below.	

24.469.3 Height Bonus

In order to permit the Height Bonus referred to in this exception, zoning compliance shall be dependent upon the registration on title of an agreement pursuant to section 37 of the Planning Act to secure the following facilities, services or matters:

i. to construct the Highland Gate Integrated Trails and Open Space System with works and improvements to a value equivalent to the sum of:

(a) the Park Development component of the Town's development charge for dwelling units to be constructed on the lands subject to the R3(465), R3(466), R3(467), R3(468), and RA2(469) Exception Zones, subject to credit being given by the Town to the owner; and (b) a contribution of $3,000 per dwelling unit for a maximum of 273 dwelling units to be constructed on the lands subject to the R3(466), R3(467), R3(468), and RA2(469) Exception Zones.

24.469.4 Parking	
Vehicle manoeuvring space for 90 degree parking stalls	6.6 metres (minimum)

24.469.5 Off Site Visitor Parking Permitted

Notwithstanding the provisions of Section 5.4, part but not all of the required visitor parking for a use on a part of the lot legally described as Part of the North Half of Lot 77, Part of Lot 78 and Part of the South Half of Lot 79, Concession 1 (Geographic Township of King, County of York) may be provided on one or more other lots upon which the use is not located, subject to: i. The off-site portion of the parking being implemented through a site plan agreement with the Town and any permanent easements or rights of way, required to secure public access to and the availability of such parking, having been obtained; ii. Off-site parking shall not be located further than 300 metres from the lot upon which the use for which the off-site parking is provided is located.

Parent Zone: R3 **Exception No.:** (470) (H)R3(470) Block 109, (Formally Lot 23)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-115	*Previous By-laws:* 5952-17
Municipal Address: 1756 St. John's Sideroad East			
Legal Description: Concession 3, Part Lot 26 *(From CityView data, for information purposes only)*			

See Section 20 for Holding Prefix provisions (H)

24.470.1 Zone Requirements	
24.470.1.1 Lot Specifications	
Lot Area (minimum)	360.0 square metres
Lot Frontage (minimum)	12.0 metres
24.470.1.2 Siting Specifications	
Front Yard (minimum) -Main Building -Garage	 4.5 metres 6.0 meters
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) -One Side -Other Side	 1.2metres 0.6 metres
Exterior Side Yard (minimum) -Main Building -Garage	 3.0 metres 6.0 metres
24.470.1.3 Building Specifications	
Lot Coverage (maximum)	48.0 percent
Height (maximum)	11.0 metres

24.470.2 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.470.3 Encroachments	
Projection of open-sided roofed porches, uncovered terraces, patios, decks, and covered or uncovered balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch is located any closer than 2.0 metres to the lot line (maximum)	2.5 metres
Projection of open-sided roofed porches covered or uncovered balconies, with or without foundation into the required rear yard, provided that no part of the permitted encroachments, including eaves, is located closer than 3.8 metres to the rear lot line. (maximum)	2.5 metres
Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 1.0 metre to the lot line.	

(6067-18) Removal of Holding Prefix – excluding Block 109, (Formally Lot 23)

Parent Zone: R3 **Exception No.:** (471)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R2-116	*Previous By-laws:* 5952-17
Municipal Address: 1756 St. John's Sideroad East			
Legal Description: Concession 3, Part Lot 26 *(From CityView data, for information purposes only)*			

24.471.1 Zone Requirements	
24.471.1.1 Lot Specifications	
Lot Area (minimum)	450.0 square metres
Lot Frontage (minimum)	15.0 metres
24.471.1.2 Siting Specifications	
Front Yard (minimum) -Main Building -Garage	 4.5 metres 6.0 meters
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) -One Side -Other Side	 1.2metres 0.6 metres
Exterior Side Yard (minimum) -Main Building -Garage accesses over Exterior Lot Line	 3.0 metres 6.0 metres
24.471.1.3 Building Specifications	
Lot Coverage (maximum)	48.0 percent
Height (maximum)	11.0 metres

24.471.2 Encroachments	
Projection of open-sided roofed porches, uncovered terraces, patios, decks, and covered or uncovered balconies, with or without foundation into the required front yard or the required exterior side yard provided no part of the porch is located any closer than 2.0 metres to the lot line (maximum)	2.5 metres
Projection of open-sided roofed porches covered or uncovered balconies, with or	2.5 metres

without foundation into the required rear yard, provided that no part of the permitted encroachments, including eaves, is located closer than 3.8 metres to the rear lot line. (maximum)	
Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 1.0 metre to the lot line.	

(6067-18) Removal of Holding Prefix

Parent Zone: O2 **Exception No.:** (472)	**Map:** Schedule "A", Various	*Previous Zone:* O-17	*Previous By-laws:* 5749-15, 5820-16, 5952-17
Municipal Address: Various Addresses			
Legal Description: Various *(From CityView data, for information purposes only)*			

24.472.1 Permitted Uses
The lands shall only be used for:
• Private Landscape Buffers

24.472.2 Zone Requirements
No buildings or structures shall be erected in this zone whether or not accessory to the uses permitted.

Parent Zone: PD2 **Exception No.:** (473)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* R5-44	*Previous By-laws:* 5966-17
Municipal Address: 19-21 Machell Avenue			
Legal Description: Plan 36, Lot 5 *(From CityView data, for information purposes only)*			

24.473.1 Permitted Uses
The following uses are permitted:
• One semi-detached dwelling per lot • One duplex dwelling per lot • Private Home Day Care

24.473.2 Zone Requirements	
24.473.2.1 Lot Specifications	
Lot Frontage (minimum) Per Pair of Units Per Unit	 20.0 metres 9.0 metres
24.473.2.2 Siting Specifications	
Front Yard (minimum) -Main Building -Garage	 3.5 metres 6.0 metres

24.473.3 Accessory Buildings
Notwithstanding the above and the provisions of Section 4.2, accessory buildings and structures shall be setback a minimum distance of 0.6 metres from the common lot line between attached units.

24.473.4 Encroachments
Notwithstanding the provisions of Section 4.20, the required minimum distance separation between balconies, open-sided roofed porches, uncovered terraces, patios, steps and landings, and the common lot line between attached units shall be nil. No encroachment greater than 1.2 metres shall be permitted into an interior side yard.
Notwithstanding the provisions of Section 4.20, a front porch shall be permitted to project into the minimum front yard provided that it is a minimum of 1.2 metres from the front lot line and provided further that related steps shall be exempt from any projection limits within the front yard.

Parent Zone: R7 **Exception No.:** (474)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R5-45	*Previous By-laws:* 5987-17
Municipal Address: 24 Larmont Street			
Legal Description: Plan 68 Part Lot 12 *(From CityView data, for information purposes only)*			

24.474.1 Permitted Uses
In addition to the R7 Permitted uses, the following uses are permitted:
• Offices

24.474.2 Zone Requirements	
24.474.2.1 Siting Specifications	
Front Yard (minimum)	2.2 metres
Rear Yard (minimum)	0.0 metres

24.474.3 Buffer Strip
Notwithstanding the provisions of Section 4.8, a buffer strip shall be in accordance with the following provisions: i) West property line: there be a minimum 1.5 metre high wood privacy fence for a minimum length of 22.0 metres from the south property line; and ii) South property line: there be a minimum 0.5 metre wide planting strip for a minimum length of 11.0 metres from the east property line and a minimum 1.5 metre high wood privacy fence for a minimum length of 3.0 metres from the west property line.

24.474.4 Parking	
Notwithstanding the provisions of Section 5.2, one parking space shall have minimum dimensions of 2.7 metres by 4.9 metres and all other parking spaces shall have minimum dimensions of 2.7 metres by 5.3 metres.	
Required manoeuvring space (minimum)	6.0 metres

24.474.5 Encroachments
i) Notwithstanding the provisions of Section 4.20, encroachments for open sided roofed porches shall have a minimum distance separation of 1.1 metres from the front lot line. Encroachments for steps shall have a minimum distance separation of 0.0 metres from the front lot line.

24.474.6 Design, Construction and Location
Notwithstanding the provisions of Section 5.5.3, the parking area shall be separated from any adjacent street line by a strip of land not less than 1.0 metres in width, which shall be reserved for landscaping purposes. No curbing shall be required.

Parent Zone: PDS1 **Exception No.:** (475)	**Map:** Schedule "A", Map No. A.1	*Previous Zone:* RA3	*Previous By-laws:* N/A
Municipal Address: 15037 Yonge Street			
Legal Description: Plan 246, Lot 166 *(From CityView data, for information purposes only)*			

24.475.1 Permitted Uses
In addition to the Permitted Uses of the PDS1 Zone, the following uses are permitted:
• No more than One Apartment Building

24.475.2 Zone Requirements
24.475.2.1 Lot Specifications
In accordance with the Lot Specifications of the RA2 Parent Zone
24.475.2.2 Siting Specifications
In accordance with the Siting Specifications of the RA2 Parent Zone
24.475.2.3 Building Specifications
In accordance with the Building Specifications of the RA2 Parent Zone

Parent Zone: ER **Exception No.:** (476)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* H	*Previous By-laws:* N/A
Municipal Address: 14929 &14941 Bathurst Street			
Legal Description: Concession 1 Part of Lot 78 *(From CityView data, for information purposes only)*			

24.476.1 Zone Requirements	
24.476.1.1 Lot Specifications	
Lot Area (minimum)	5,000 square metres
Lot Frontage (minimum)	38.0 metres

Parent Zone: ER **Exception No.:** (477)	**Map:** Schedule "A", Map No. 2	*Previous Zone:* H	*Previous By-laws:* N/A
Municipal Address: 704 Wellington Street West			
Legal Description: Plan 379A Part Lot 1 *(From CityView data, for information purposes only)*			

24.477.1 Zone Requirements	
24.477.1.1 Lot Specifications	
Lot Area (minimum)	4,500 square metres

Parent Zone: R1 **Exception No.:** (478)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* H	*Previous By-laws:* N/A
Municipal Address: 254 Kennedy Street West			
Legal Description: Concession 1 Part Lot 79 *(From CityView data, for information purposes only)*			

24.478.1 Zone Requirements	
24.478.1.1 Lot Specifications	
Lot Area (minimum)	6,900 square metres
Lot Frontage (minimum)	26.0 metres

Parent Zone: O2 **Exception No.:** (479)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* H-1	*Previous By-laws:* OMB Case No. PL 151160
Municipal Address: 21 Golf Links Drive			
Legal Description: North half of Lot 77, Part of Lot 78 and and Part of the south Half of Lot 79 Concession 1, Geographic Township of King, County of York *(From CityView data, for information purposes only)*			

24.479.1 Permitted Uses
The lands zoned O2(479) shall only be used for a continuous landscaped strip for the purpose of providing a 3 metre wide landscaped buffer

24.479.2 Zone Requirements
The lands zoned O2(479) shall be combined with the lands to the west zoned ER(476) for the purpose of performance standards

Parent Zone: PD1 **Exception No.:** (480)	**Map:** Schedule "A", Map No. A.1	*Previous Zone:* I	*Previous By-laws:* N/A
Municipal Address: 15186 Yonge Street			
Legal Description: Plan 9, Part Lot 9, and Part Lot 10 *(From CityView data, for information purposes only)*			

DELETED by By-law 6143-18, October 22, 2018 (PD1(510))

Parent Zone: R3 **Exception No.:** (481)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-111	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.481.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.481.2 Zone Requirements	
24.481.2.1 Lot Specifications	
Lot Area (minimum)	770.0 square metres
Lot Frontage (minimum)	18.0 metres
24.481.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.481.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.481.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.481.2.2.3 Driveway Width	
Notwithstanding Section 5.6.1 a) iii) the maximum driveway width at the street line shall not exceed 9.0 metres.	
24.481.2.2.4 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.481.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (482)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-112	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.482.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.482.2 Zone Requirements	
24.482.2.1 Lot Specifications	
Lot Area (minimum)	435.0 square metres
Lot Frontage (minimum)	13.7 metres
24.482.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.482.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.482.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.482.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.482.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (483)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-113	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.483.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.483.2 Zone Requirements	
24.483.2.1 Lot Specifications	
Lot Area (minimum)	435.0 square metres
Lot Frontage (minimum)	13.7 metres
24.483.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.483.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	

24.483.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	
24.483.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.483.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (484)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-114	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.484.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.484.2 Zone Requirements	
24.484.2.1 Lot Specifications	
Lot Area (minimum)	435.0 square metres
Lot Frontage (minimum)	13.7 metres
24.484.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	6.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.484.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	

24.484.2.2.2 Central Air Conditioners
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.

24.484.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.484.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (485)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-124	By-law: 6024-17
Municipal Address: 222 Ridge Road & 14222, 14314 & 14378 Yonge Street			
Legal Description: Con 1 Pt Lot 75, RP65R7092 Parts 1 & 2 *(From CityView data, for information purposes only)*			

24.485.1 Permitted Uses
• one detached dwelling per lot • a home occupation

24.485.2 Zone Requirements	
24.485.2.1 Lot Specifications	
Lot Area (minimum)	300.0 square metres
Lot Frontage (minimum)	9.0 metres
24.485.2.1.1	
Notwithstanding Section 3, a lot shall mean the whole of one parcel of tied land fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act, 1998*.	
24.485.2.1.2	
Notwithstanding Section 3, a street or road, public shall also include a private right-of-way on a registered plan of condominium pursuant to the *Condominium Act, 1998*.	
24.485.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	
-One Side	1.2metres
-Other Side	0.6 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage	6.0 metres
Lot coverage (maximum)	40 percent
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage.	

24.485.2.3 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle forms part of a private right-of-way, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.
24.485.2.4 Yard Exemption and Setback Encroachments Permitted
24.485.2.4.1
Notwithstanding the provisions of Section 4.20, open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation may project a maximum of 2.0 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2.0 metres from the front lot line. Steps may encroach into the required front yard provided they are not located any closer than 1.0 metres from the front and exterior side lot lines.
24.485.2.4.2
Notwithstanding the provisions of 4.20, a bay, bow, or box out window with or without a foundation below not exceeding 4.5 metres in width may project 0.6 metres into the required front exterior and rear yards.
24.485.2.4.3
Notwithstanding the provisions of Section 4.20, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may project 0.3 metres into all required yards and in no case shall be closer than 0.3 metres to any property line.
24.485.2.4.4
Provisions of Section 4.1.5 a) with respect to central air conditioners and heat pumps shall not apply.
24.485.2.5 Building Specifications

Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.485.2.5.1
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.

24.485.2.6 Parking
Notwithstanding the definition contained within Section 3 and the provisions of Section 5.4, the following minimum parking standards shall apply:
A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private parking garage.

24.485.2.7 Landscape Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include accessory buildings or structures, paved driveways, pools, patios or any other area covered with impervious material.”

Parent Zone: R3 **Exception No.:** (486)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-125	By-law: 6024-17
Municipal Address: 222 Ridge Road & 14222, 14314 & 14378 Yonge Street			
Legal Description: Con 1 Pt Lot 75, RP65R7092 Parts 1 & 2 *(From CityView data, for information purposes only)*			

24.486.1 Permitted Uses
• one detached dwelling per lot • a home occupation

24.486.2 Zone Requirements	
24.486.2.1 Lot Specifications	
Lot Area (minimum)	470.0 square metres
Lot Frontage (minimum)	18.0 metres
24.486.2.1.1	
Notwithstanding Section 3, a lot shall mean the whole of one parcel of tied land fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act, 1998*.	
24.486.2.1.2	
Notwithstanding Section 3, a street or road, public shall also include a private right-of-way on a registered plan of condominium pursuant to the *Condominium Act, 1998*.	
24.486.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	6.0 metres
– Garage	6.0 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	
-One Side	1.2 metres
-Other Side	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage	6.0 metres
Lot coverage (maximum)	45 percent
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage	

24.486.2.3 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle forms part of a private right-of-way, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.	
24.486.2.4 Yard Exemption and Setback Encroachments Permitted	
24.486.2.4.1	
Notwithstanding the provisions of Section 4.20, open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation may project a maximum of 2.0 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2.0 metres from the front lot line. Steps may encroach into the required front yard provided they are not located any closer than 1.0 metres from the front and exterior side lot lines.	
24.486.2.4.2	
Notwithstanding the provisions of 4.20, a bay, bow, or box out window with or without a foundation below not exceeding 4.5 metres in width may project 0.6 metres into the required front exterior and rear yards.	
24.486.2.4.3	
Notwithstanding the provisions of Section 4.20, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may project 0.6 metres into all required yards and in no case shall be closer than 0.6 metres to any property line.	
24.486.2.4.4	
Provisions of Section 4.1.5 a) with respect to central air conditioners and heat pumps shall not apply.	
24.486.2.5 Building Specifications	
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
24.486.2.5.1	
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	

24.486.2.6 Parking
Notwithstanding the definition contained within Section 3 and the provisions of Section 5.4, the following minimum parking standards shall apply:
A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private parking garage.
24.486.2.7 Landscape Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include accessory buildings or structures, paved driveways, pools, patios or any other area covered with impervious material.

Parent Zone: R3 **Exception No.:** (487)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-117	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.487.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.487.2 Zone Requirements	
24.487.2.1 Lot Specifications	
Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres
24.487.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.487.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.487.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.487.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.487.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (488)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-118	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.488.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.488.2 Zone Requirements	
24.488.2.1 Lot Specifications	
Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres
24.488.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.488.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.488.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.488.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.488.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (489)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-119	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.489.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.489.2 Zone Requirements	
24.489.2.1 Lot Specifications	
Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres
24.489.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.489.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.489.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.489.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.489.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (490)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-120	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.490.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.490.2 Zone Requirements	
24.490.2.1 Lot Specifications	
Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres
24.490.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	6.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.490.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.490.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.490.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.490.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (491)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-121	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.491.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.491.2 Zone Requirements	
24.491.2.1 Lot Specifications	
Lot Area (minimum)	355.0 square metres
Lot Frontage (minimum)	11.0 metres
24.491.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.491.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.491.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.491.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.491.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (492)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-122	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.492.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.492.2 Zone Requirements	
24.492.2.1 Lot Specifications	
Lot Area (minimum)	355.0 square metres
Lot Frontage (minimum)	11.0 metres
24.492.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.492.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.492.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.492.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.492.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (493)	**Map:** Schedule "A", Map No. 9	*Previous Zone:* R2-123	By-law: 6023-17
Municipal Address: 1289 Wellington St E			
Legal Description: Part of Block 13 and Part of Block 2, Plan 65M-3436 *(From CityView data, for information purposes only)*			

24.493.1 Uses Permitted
In accordance with Section 7.1 hereof.

24.493.2 Zone Requirements	
24.493.2.1 Lot Specifications	
Lot Area (minimum)	355.0 square metres
Lot Frontage (minimum)	11.0 metres
24.493.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	6.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
24.493.2.2.1 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.493.2.2.2 Central Air Conditioners	
Provisions of Section 4.1.5 a), with respect to central air conditioners and heat pumps shall not apply.	

24.493.2.2.3 Yard Encroachments	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.493.3 Building Specifications	
Lot Coverage (maximum)	50.0 percent
Height (maximum)	12.0 metres

Parent Zone: R3 **Exception No.:** (494)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* R2-126	By-law: 6029-17
Municipal Address: 14452 Yonge Street			
Legal Description: Con. 1 Part Lot 75 *(From CityView data, for information purposes only)*			

24.494.1 Uses Permitted
• one detached dwelling per lot • a home occupation

24.494.2 Zone Requirements	
24.494.2.1 Lot Specifications	
Lot Area (minimum)	300.0 square metres
Lot Frontage (minimum)	9.0 metres
24.494.2.1.1	
Notwithstanding Section 3, a lot shall mean the whole of one parcel of tied land fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act, 1998*	
24.494.2.1.2	
Notwithstanding Section 3, a street or road, public shall also include a private right-of-way on a registered plan of condominium pursuant to the *Condominium Act, 1998*.	
24.494.2.2 Siting Specifications	
Front Yard (minimum)	
– Main Building	4.5 metres
– Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	
-one side	1.2 metres
-other side	0.6 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres
Lot coverage (maximum)	40 percent
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch shall be either flush with, or project in front of the garage with the exception of corner lots, where the garage is permitted to project a maximum of 1.7 metres from the habitable ground floor front wall.	

24.494.2.3 Daylighting Triangle

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle forms part of a private right-of-way, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.494.2.4 Yard Exemption and Setback Encroachments Permitted

24.494.2.4.1

Notwithstanding the provisions of Section 4.20, open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation may project a maximum of 2.0 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2.0 metres from the front lot line. Steps may encroach into the required front yard provided they are not located any closer than 1.0 metres from the front and exterior side lot lines.

24.494.2.4.2

Notwithstanding the provisions of 4.20, a bay, bow, or box out window with or without a foundation below not exceeding 4.5 metres in width may project 0.6 metres into the required front exterior and rear yards.

24.494.2.4.3

Notwithstanding the provisions of Section 4.20, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves parapets or canopies may project 0.3 metres into all required yards and in no case shall be closer than 0.3 metres to any property line.

24.494.2.4.4

Provisions of Section 4.1.5 a) with respect to central air conditioners and heat pumps shall not apply.

24.494.2.5 Building Specifications

Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

24.494.2.5.1

Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.

24.494.2.6 Parking

Notwithstanding the definition contained within Section 3 and the provisions of Section 5.4, the following minimum parking standards shall apply:

A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private parking garage.

24.494.2.7 Landscape Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include accessory buildings or structures, paved driveways, pools, patios or any other area covered with impervious material.

Parent Zone: R3 **Exception No.:** (495)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-127	By-law: 6033-17 OMB Case No. PL 170685
Municipal Address: 7-19 Cousins Drive			
Legal Description: Lots 25 to 27, Plan 340 *(From CityView data, for information purposes only)*			

24.495.1 Permitted Uses
• one detached dwelling per lot • a home occupation

24.495.2 Zone Requirements	
24.495.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	10.5 metres
24.495.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	6.0 metres
24.495.3 Accessory Buildings and Uses	
24.495.3.1	
Notwithstanding the provisions of Section 4.1.1, setbacks for *Accessory Buildings or structures* shall be as follows:	
Interior Side Yard (minimum)	0.5 metres
Rear Yard (minimum)	0.6 metres

24.495.4 Yard Encroachments Permitted		
24.495.4.1		
Notwithstanding the provisions of Section 4.20, yard projections for accessory buildings or structures shall be as follows:		
Structure	Yard	Maximum Projection
eaves	westerly interior side yard	0.4 metres
	rear yard	0.55 metres

Parent Zone: R3 **Exception No.:** (496)	**Map:** Schedule "A", Map No. 5	*Previous Zone:* R2-128	By-law: 6033-17 OMB Case No. PL 170685
Municipal Address: 7-19 Cousins Drive			
Legal Description: Lots 25, Plan 340 *(From CityView data, for information purposes only)*			

24.495.1 Permitted Uses
• one detached dwelling per lot • a home occupation

24.495.2 Zone Requirements	
24.495.2.1 Lot Specifications	
Lot Area (minimum)	460.0 square metres
Lot Frontage (minimum)	12.5 metres
24.495.2.2 Siting Specifications	
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	6.0 metres

Parent Zone: R3-SN and R7-SN **Exception No.:** (497)	**Map:** Schedule "A", Map No. 2,4, 5	*Previous Zone: R3, R7*	By-law: 6190-19 Oral decision approved on Jan. 29, 2020 by LPAT
Municipal Address: See Schedules A, B, C and D			
Legal Description: Various			

24.497.2 Definitions
Lot Coverage For the purposes of this By-law, the definition of Lot Coverage shall include car ports.
Accessory Detached Garage see *"Accessory Building or Structure"*". An Accessory Detached Garage is accessed by a driveway and garage door and is intended to be used primarily for the storage of vehicles.
Main Wall "means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof."
Integral Garage Space "means the aggregate of the floor area between the exterior faces of any exterior walls of the *Main Building*, that is wholly integrated with the *Main Building*, and that is accessed by a driveway and garage door. An *Integral Garage* is intended to be used primarily for the storage of vehicles."
Notwithstanding Section 3, the calculation of **'Floor Area, Gross'**, shall include parking spaces.

24.497.3 Zone Requirements	
24.497.3.2 Siting Specifications	
Rear Yard (minimum)	7.5 metres or 25% of the Lot Depth, whichever is greater.
Interior Side Yard (minimum)	1.5 metres and 3.0 metres beyond the Main Rear Wall of the adjacent Dwellings

24.497.3.3 Building Specifications	
Lot Coverage (maximum)	35% or 235 square metres, whichever is less.[1] or 40% or 215 square metres, whichever is less.[2]
Gross Floor Area (maximum)	370 square metres[3]
Height (maximum)	1. For any building with a flat roof, a roof having a slope of less than 20.0 degrees, or a roof with at least two contiguous slopes, the vertical distance between the finished grade and the highest point of the roof shall not be greater than 9.0 meters. 2. For a main building with a roof other than that described in Clause 1 of this subsection, the vertical distance between the finished grade and the mid-point between the lowest eaves and the highest point of the roof shall not be greater than 9 meters, or 9.9 meters to the highest point of the roof, whichever is less.
1 For a Detached Dwelling with an Integral Garage. 2 For a Detached Dwelling with an Accessory Detached Garage. 3 Inclusive of Integral Garage Space.	

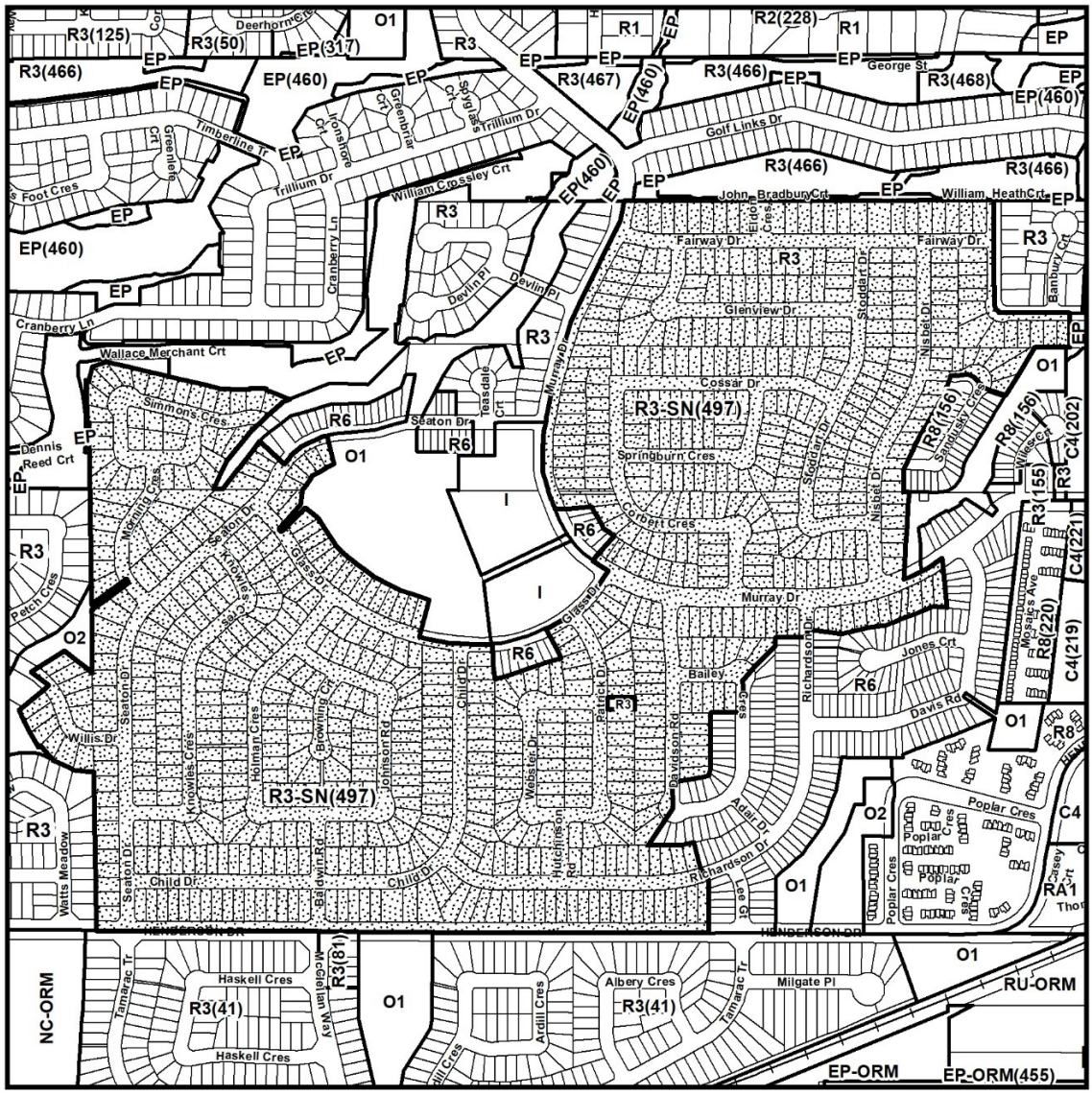
24.497.5 Encroachments
An Integral Garage or an Accessory Detached Garage shall be flush with, or set back from, the Main front wall of the Detached Dwelling.

24.497.8 Other Relevant Sections	
Accessory Detached Structure Gross Floor Area (maximum)	40 square metres
Height of an Accessory Detached Structure	4.5 metres to the peak of the roof or 3.5 metres to the mid-point of the roof, whichever overall height is less.

Schedule "A"

Location: Town of Aurora, Regional Municipality of York

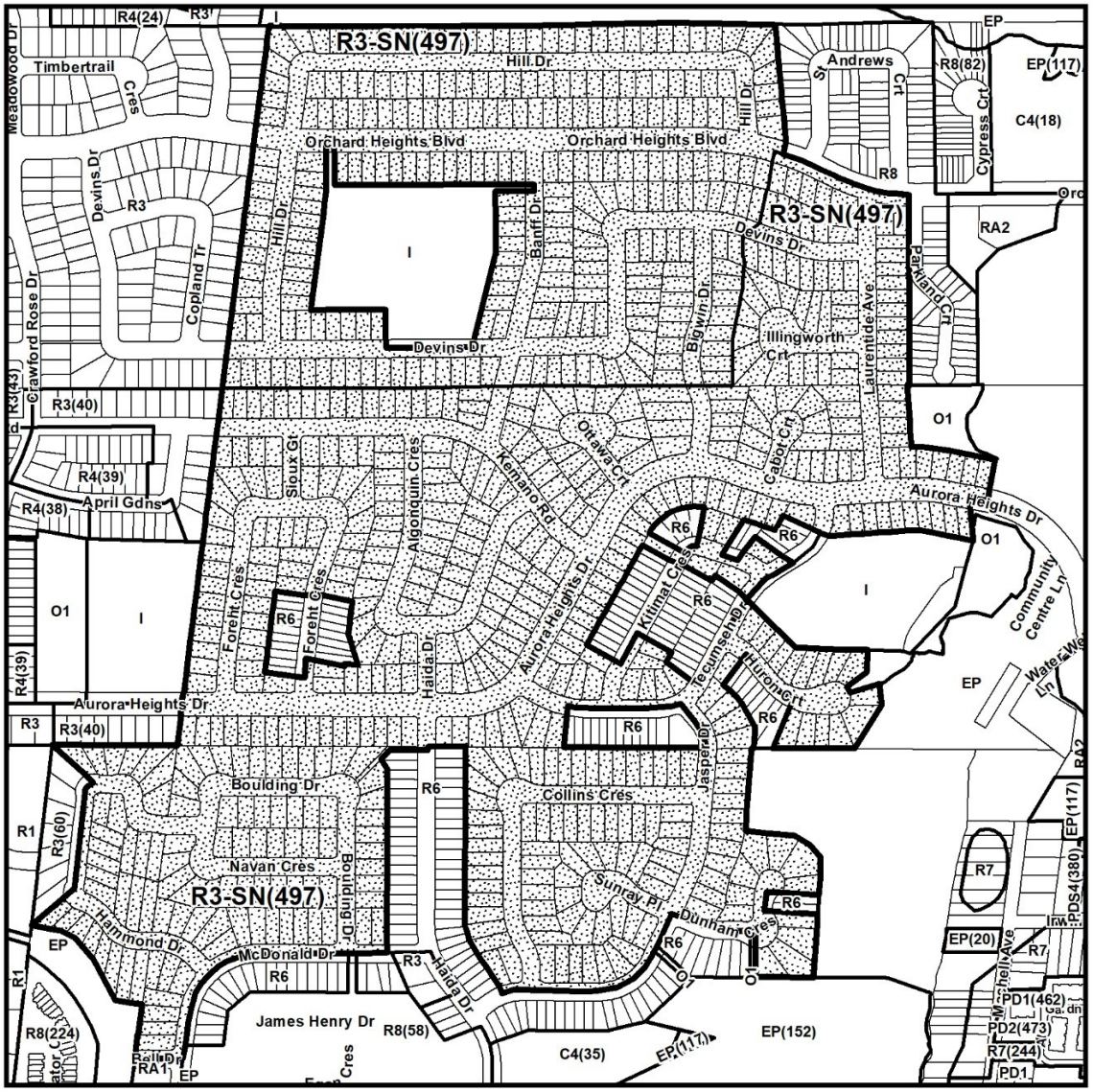
Lands rezoned from "Detached Third Density Residential R3" to "Detached Third Density Residential R3-SN(497) Exception Zone", hereto known as the "Stable Neighbourhood Area".



Schedule "B"

Location: Town of Aurora, Regional Municipality of York

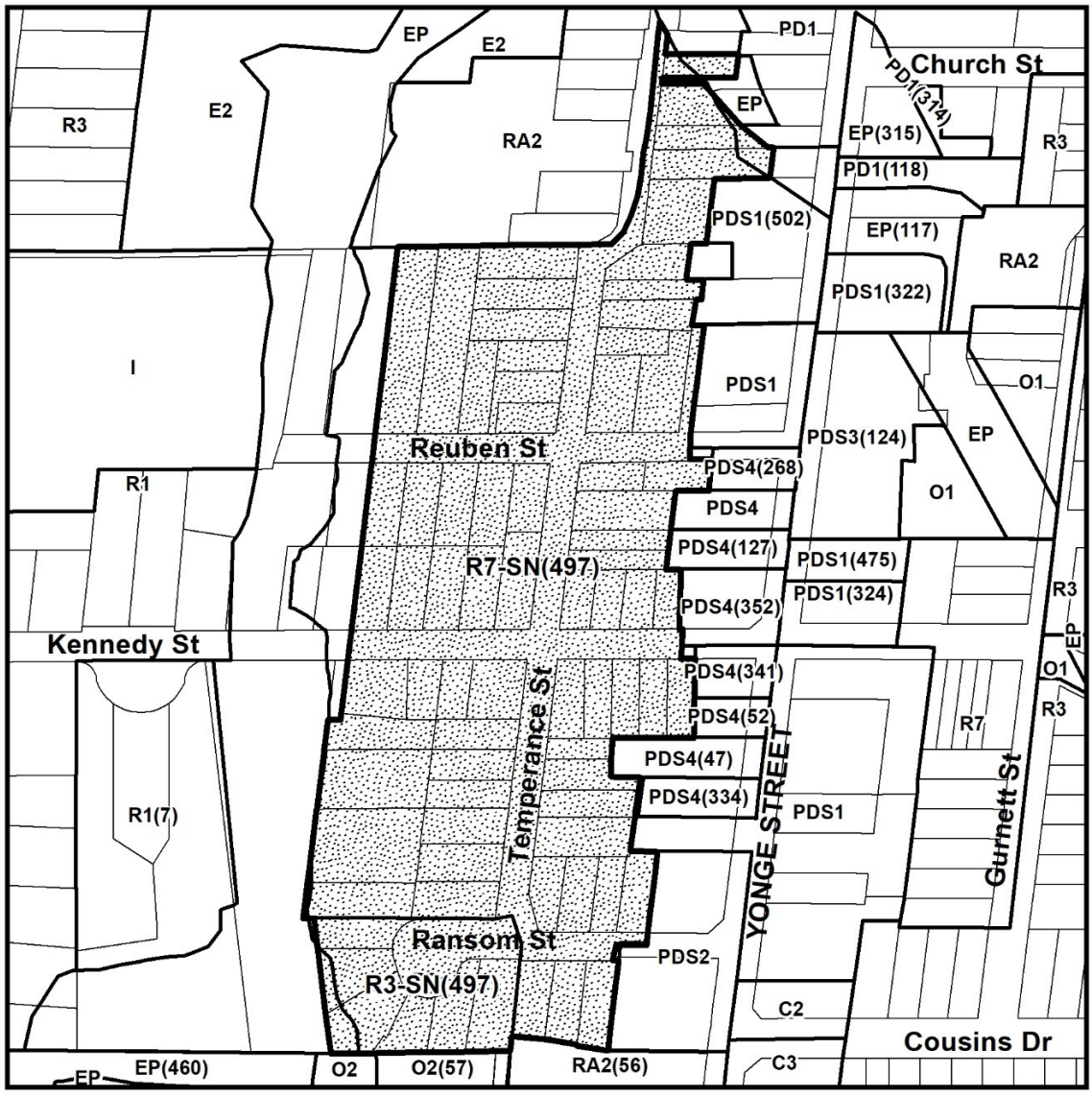
Lands rezoned from "Detached Third Density Residential R3" to "Detached Third Density Residential R3-SN(497) Exception Zone", hereto known as the "Stable Neighbourhood Area".



Schedule "C"

Location: Town of Aurora, Regional Municipality of York

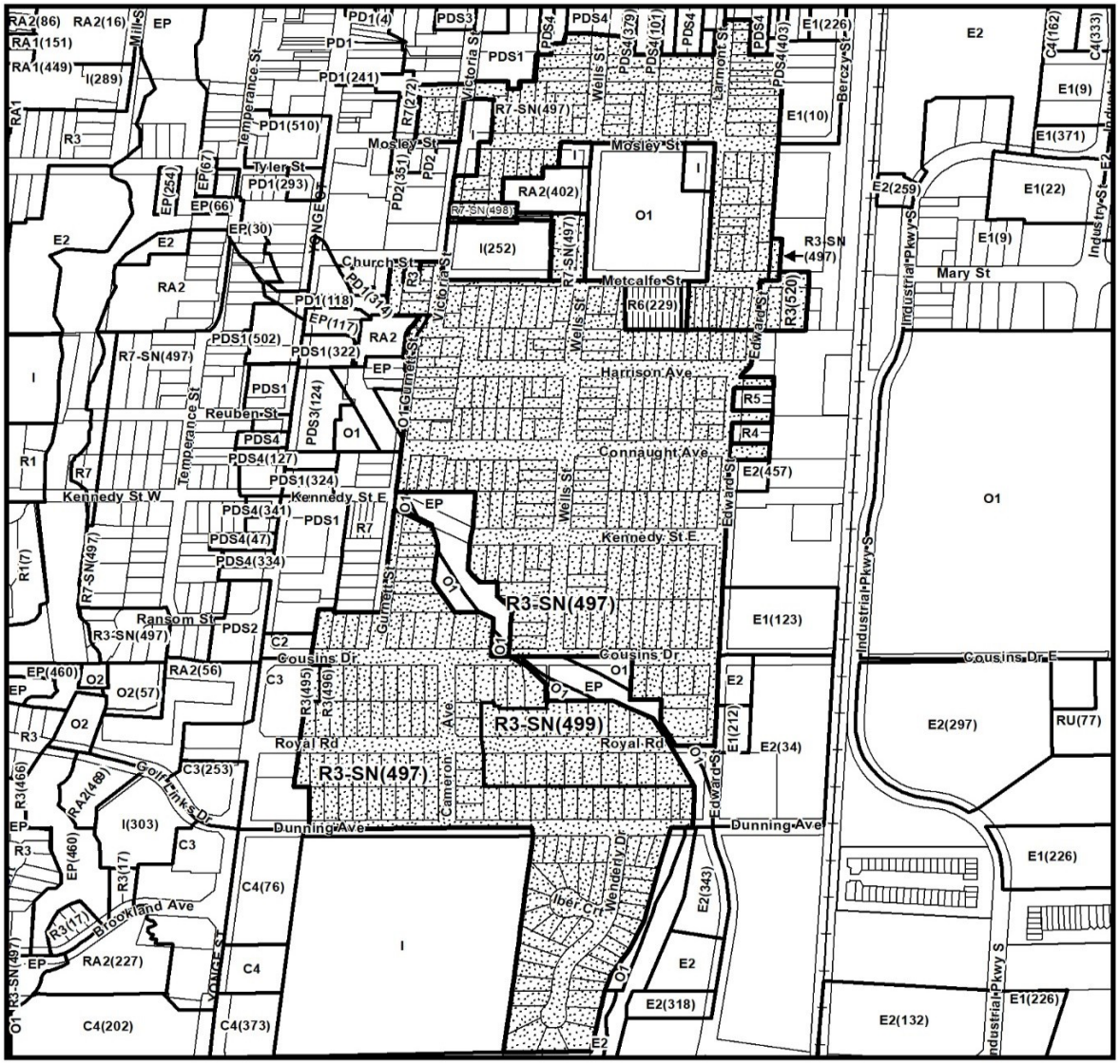
Lands rezoned from "Detached Third Density Residential R3" to "Detached Third Density Residential R3-SN(497) Exception Zone", and "Detached Special Mixed Density Residential R7" to "Detached Special Mixed Density Residential R7-SN(497) Exception Zone", hereto known as the "Stable Neighbourhood Area".



Schedule "D"

Location: Town of Aurora, Regional Municipality of York

Lands rezoned from "Detached Third Density Residential R3" to "Detached Third Density Residential R3-SN(497) Exception Zone"; and "Detached Special Mixed Density Residential R7" to "Detached Special Mixed Density Residential R7-SN(497) Exception Zone"; "Detached Special Mixed Density Residential R7(85) Exception Zone" to "Detached Special Mixed Density Residential R7-SN(498) Exception Zone"; "Detached Third Density Residential R3" to "Detached Third Density Residential R3-SN(499)"; and "Detached Third Density Residential R3" to "Detached Third Density Residential R3 (520)" hereto known as the "Stable Neighbourhood Area".



Parent Zone: R7-SN **Exception No.:** (498)	**Map:** Schedule "A", Map No. 5	*Previous Zone: R7(85)*	By-law: 6190-19 Oral decision approved on Jan. 29, 2020 by LPAT
Municipal Address: 71 Victoria Street			
Legal Description: Plan 68 Lot 1 *(From CityView data, for information purposes only)*			

24.498.2 Zone Requirements	
24.498.2.1 Siting Specifications	
Rear Yard (minimum)	34.8 metres
Northerly Side Yard (minimum)	2.0 metres
Southerly Side Yard (minimum)	6.5 metres
24.498.2.2 Building Specifications	
Height (maximum)	9.0 metres to the midpoint of the roof or 9.9 metres to the peak of the roof, whichever is less.
24.498.3 Parking	
Parking Requirement for the existing building on the date of passing of this by-law (minimum)	12 spaces

Parent Zone: R3-SN **Exception No.:** (499)	**Map:** Schedule "A", Map No. 5	*Previous Zone: R3*	By-law: 6190-19 Oral decision approved on Jan. 29, 2020 by LPAT
Municipal Address: 40, 42, 43, 44, 46, 48, 49, 50, 51, 52, 53, 54, 55, 57, 59, 61, 63, 65 Royal Road			
Legal Description: PLAN 340 PT LOT 36 PT LOT 37 PLAN 487 PT LOT 14; PLAN 487 LOTS 8 to 24			

24.499.3 Zone Requirements	
24.499.3.3 Building Specifications	
Lot Coverage (maximum)	35% for a one storey dwelling

Parent Zone: R3 **Exception No.:** (500)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* R2(207) & R3(208)	By-law: 6057-18
Municipal Address: 304 Kennedy Street West			
Legal Description: Part Lot 79 Concession 1 *(From CityView data, for information purposes only)*			

24.500.1 Zone Requirements	
24.500.1.1 Lot Specifications	
Lot Area (minimum)	1080.0 square metres
Lot Frontage (minimum)	18.0 metres
24.500.1.2 Siting Specifications	
Front Yard (minimum)	12.0 metres
Rear Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	3.0 metres (from the western lot line abutting Sisman Avenue homes; and eastern lot line abutting 298 Kennedy Street West)
	1.5 m (from the future centre dividing lot line resulting from a successful severance application)

Parent Zone: R4 **Exception No.:** (501)	**Map:** Schedule "A", Map No. 7	*Previous Zone:* RU-ORM	By-law: 6111-18
Municipal Address: 14029 Yonge Street			
Legal Description: Part Lot 72, Concession 1 *(From CityView data, for information purposes only)*			
24.501.1 Permitted Uses			
In accordance with Section 7.1.1 hereof			

24.501.2 Zone Requirements	
Lot Area (minimum)	325.0 square metres
Height (maximum)	12.0 metres
Interior Garage Length (minimum)	N/A
Interior Garage Width (minimum)	N/A
24.501.3 Central Air Conditioners and Heat Pumps	
The provisions of Section 4.1.5 shall not apply.	
24.501.4 Yard Encroachments Permitted	
Notwithstanding the provisions of Section 4.20, the structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified:	

Structure or Feature	**Applicable Yard**	**Maximum Encroachment into a Minimum Yard**
Open porches (5.5 m in height or less)	Front yard	2.5 m In no case shall be less than 3.0 m from the front lot line, 0.6 m from the interior side lot line, or 2.0 m from the exterior side lot line
Uncovered terraces and decks	Rear yard	3.7 m In no case shall be less than 3.0 m from the rear lot line, 0.6 m from the interior side lot line, or 2.0 m from the exterior side lot line

Steps, landings	All yards	2.0 m In no case shall be less than 1.8 m from the front lot line, 0.3 m from the interior side lot line, or 2.0 m from the exterior side lot line
24.501.5 Landform Conservation Area		
Notwithstanding any other provisions to the contrary, the net developable area of the site that is disturbed shall not exceed 30 per cent of the total net site area. Notwithstanding any other provisions to the contrary, the net developable area of the site that has impervious surfaces shall not exceed 15 per cent of the total net site area.		

Parent Zone: PDS1 **Exception No.:** (502)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* PDS1 & R7	By-law: 6109-18
Municipal Address: 15086, 15094 & 15106 Yonge Street			
Legal Description: Part of Lots 1 and 2, Plan 9 and Lots 51 and 52, Plan 246 *(From CityView data, for information purposes only)*			
24.502.1 Permitted Uses			
• Stacked Townhouses			

24.502.2 Zone Requirements	
24.502.2.1 Lot Specifications	
Lot Area (minimum)	4000.0 square metres
Lot Frontage (minimum)	75.8 metres
24.502.2.2 Siting Specifications	
Front Yard (minimum)	3.0 metres
Rear Yard (minimum)	1.2 metres
Interior Side Yard (minimum)	1.4 metres
Exterior Side Yard (minimum)	0.0 metres
24.502.2.3 Building Specifications	
Lot Coverage (Maximum)	43%
Height (Maximum)	18.5m
A maximum height of 18.5m is permitted provided the 4th and 5th storeys are setback a minimum of 3 m from the main and exterior walls of the 3rd storey (12.9m)	
24.502.3 Parking Requirements	
Parking Requirements (Minimum)	1.0 Spaces per dwelling unit

Parent Zone: E-BP **Exception No.:** (503)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* RU	By-law: 6108-18
Municipal Address: 1588 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 3 *(From CityView data, for information purposes only)*			

24.503.1 Permitted Uses
All uses set out in Section 10.1 as well as the following additional Principal Use:
• Parking Garage • Enclosed Commercial Self Storage • Banquet Hall

24.503.2 Definitions
Enclosed Commercial Self Storage Facility Shall be a Commercial self-storage facility where all storage, as well as access to individual lockers/storage areas, is internal to a building.

24.503.3 Zone Requirements	
Notwithstanding any provision to the contrary, the lands fronting the southern lot line adjacent to St. John's Sideroad shall be deemed to be the front lot line	
24.503.3.1 Lot Specifications	
Lot Area (minimum)	0.23 hectares
Lot Frontage (minimum)	30.0 metres
24.503.3.2 Siting Specifications	
Front Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	4.5 metres
Yards adjacent to St. John's Sideroad (minimum)	6.0 metres
Yards adjacent to Major Open Space or Environmental Protection Zones (minimum)	3.0 metres
Yards adjacent to all other lot lines (minimum)	3.0 metres

Notwithstanding any provision to the contrary, where two or more lots are developed in tandem, no minimum yard or landscape strip shall be required at the lot line where a Building, Structure, driveway, ramp, and/or parking area traverses or abuts the interior lot line.

24.503.3.3 Landscaping	
Adjacent to St. John's Sideroad (minimum)	6.0 m
Adjacent to other Streets (minimum)	3.0 m
Adjacent to Major Open Space Zones (minimum)	0 m
Adjacent to all other lot lines (minimum)	3.0 m

24.503.3.4 Building Specifications	
Height (Maximum)	7 Storeys
Distance between two buildings on the same lot (minimum)	3.0 m

24.503.4 Loading
In accordance with Section 10.3

24.503.5 Parking
In accordance with Section 5

24.503.6 Gross Floor Area
Notwithstanding any provision to the contrary, the minimum Gross Floor Area of all buildings and structure for all uses outlined in Section 24.503 shall be 92.6% of the lot area or portion of the lot within the E-BP (503) Zone for each individual lot.
The **maximum** Gross Floor Area of all buildings and structures for all uses outlined in Section 24.503 shall be 250% of the lot area or portion of the lot within the E-BP (503) Zone for each individual lot.

Parent Zone: E-BP **Exception No.:** (504)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* RU	By-law: 6108-18
Municipal Address: 1588 St. John's Sideroad			
Legal Description: Part of Lot 26, Concession 3 *(From CityView data, for information purposes only)*			

24.504.1 Permitted Uses

All uses set out in Section 10.1 as well as the following additional Principal Use:

- Animal Hospital
- Financial Institutions
- Drive-through Facility
- School, Commercial
- Clinic
- Medical and Dental Laboratories
- Office
- Office Building
- Parking Garage
- Place of Entertainment
- Private Park
- Restaurant
- Retail Store
- Service Shops
- Studio
- Banquet Hall

24.504.2 Definitions

Financial Institution
Means a premises in which financial services are offered to the public and includes a bank, credit union, trust company, savings office or any other retail banking operation.

24.504.3 Zone Requirements

Notwithstanding any provision to the contrary, the lands fronting the southern lot line adjacent to St. John's Sideroad shall be deemed to be the front lot line

24.504.3.1 Lot Specifications

Lot Area (minimum)	0.23 hectares
Lot Frontage (minimum)	30.0 metres

24.504.3.2 Siting Specifications	
Front Yard (minimum)	4.5 metres
Exterior Side Yard (minimum)	4.0 metres
Yards adjacent to Leslie Street (minimum)	4.0 metres
Yards adjacent to St. John's Sideroad (minimum)	3.0 metres
Yards adjacent to all other lot lines (minimum)	4.5 metres
Notwithstanding any provision to the contrary, where two or more lots are developed in tandem, no minimum yard or landscape strip shall be required at the lot line where a Building, Structure, driveway, ramp, and/or parking area traverses or abuts the interior lot line.	

24.504.3.3 Landscaping	
Adjacent to Leslie Street (minimum)	4.0 metres
Adjacent to St. John's Sideroad (minimum)	4.0 metres
Adjacent to other Streets (minimum)	3.0 metres
Adjacent to all other lot lines (minimum)	3.0 metres

24.504.3.4 Building Specifications	
Height (Maximum)	7 Storeys
Distance between two buildings on the same lot (minimum)	3.0 metres

24.504.4 Loading
In accordance with Section 10.3
24.504.5 Parking
In accordance with Section 5
24.504.6 Gross Floor Area
Notwithstanding any provision to the contrary, the **maximum** Gross Floor Area of all buildings and structure for all uses outlined in Section 24.504 shall be 25.25% of the lot area or portion of the lot within the E-BP (504) Zone for each individual lot.

Parent Zone: R8 **Exception No.:** (505)	**Map:** Schedule "A", Map No. 3	*Previous Zone:* R7	By-law: 6179-19 OMB Case No. PL 170650 & PL170963
Municipal Address: 22 and 26 Cemtre Street			
Legal Description: Lot 120 and 121, Plan 246 *(From CityView data, for information purposes only)*			

24.505.1 Permitted Uses
The following uses are permitted:
• Nine (9) Stacked Townhouse Units

24.505.2 Zone Requirements	
24.505.2.1 Lot Specifications	
Lot Frontage – per unit (minimum)	4 metres
24.505.2.2 Siting Specifications	
Front Yard (minimum)	6 metres
Rear Yard (minimum)	7.5 metres
Side Yard (minimum)	2.5 metres
24.505.2.3 Building Specifications	
Lot Coverage (maximum)	35 percent
Height (maximum)	10 metres
24.505.2.4 Maximum Number of Attached Dwelling Units	
Maximum number of units of Townhouse Dwelling attached in a continuous row	9 units

Parent Zone: R3 **Exception No.** (506)	**Map:** Schedule "A" Map No. 7	*Previous Zone:* ER	By-laws: 6340-21 LPAT Case No. 160781 & 170863
Municipal Address: 13859, 13875 and 13887 Yonge Street			
Legal Description: Part Lot 15, 15 & 16, on Plan 166			

24.506.1 Uses Permitted	
In accordance with Section 7.1.1 hereof	
24.506.2 Zone Requirements	
24.506.2.1 Lot Specifications	
Lot Area (minimum)	1,100.0 square metres
Lot Frontage (minimum)	18.0 metres
24.506.2.2 Siting Specifications	
Front Yard (minimum)	7.5 metres
Rear Yard (minimum)	25.0 metres
Interior Side Yard (minimum)	1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.506.2.3 Building Specifications	
Building Height (maximum)	10.0 metres
Garage Width (minimum)	6.0 metres
Lot Coverage (maximum)	30.0%
Notwithstanding any other provisions to the contrary, dually zoned lots may use the area on the lots zoned O2(519) when calculating lot area, lot frontage, lot coverage or yards required by this By-law.	
24.506.3 Landscaping Specifications	
Notwithstanding any other provisions to the contrary, a minimum of 40.0 percent of the lot area shall be preserved in an open landscaped or natural condition. This 40.0 percent shall not include accessory buildings or structures, swimming pools or any other covered area with impervious material.	

Parent Zone: R3 **Exception No.** (507)	**Map:** Schedule "A" Map No. 7	*Previous Zone:* ER	By-laws: 6340-21 LPAT Case No. 160781 & 170863
Municipal Address: 13859, 13875 and 13887 Yonge Street			
Legal Description: Part Lot 15, 15 & 16, on Plan 166			

24.507.1 Uses Permitted	
In accordance with Section 7.1.1 hereof	
24.507.2 Zone Requirements	
24.507.2.1 Lot Specifications	
Lot Area (minimum)	775.0 square meters
Lot Frontage (minimum)	16.5 meters
24.507.2.2 Siting Specifications	
Front Yard	7.5 metres
Rear Yard	17.5 metres
Interior Side Yard	1.5 metres
Exterior Side Yard	4.5 metres
24.507.2.3 Building Specifications	
Building Height (maximum)	10.0 metres
Garage Width (minimum)	6.0 metres
Lot Coverage (maximum)	35.0%
Notwithstanding any other provisions to the contrary, dually zoned lots may use the area on the lots zoned O2(519) when calculating the lot area, lot frontage, lot coverage or yards required by this By-law.	
24.507.3 Landscaping Specifications	
Notwithstanding any other provisions to the contrary, a minimum of 40.0 percent of the lot area shall be preserved in an open landscaped or natural condition. This 40.0 percent shall not include accessory buildings or structures, swimming pools or any other covered area with impervious material.	

Parent Zone: R4 **Exception No.** (508)	**Map:** Schedule "A" Map No. 4	*Previous Zone:* ER(14)	By-laws: 6359-21 LPAT Case No. PL151051
Municipal Address: 497 Wellington Street West			
Legal Description: Part of Lot 1 and Part 40 Acre Reserve, on Plan 102			

24.508.1 Permitted Uses

The following uses are permitted:

- A maximum of 11 detached dwelling units
- Home occupation

24.508.2 Definitions

Notwithstanding the definitions of "Lot", "Lot Line, Front" and "Street or Road, Public", the following definitions shall apply:

Lot:
Shall be deemed to mean the whole of one unit fronting on a private road as shown on a registered plan of condominium pursuant to the Condominium Act, 1998.

Lot Line, Front:
Shall be deemed to mean the Lot Line abutting a private road as shown on a registered plan of condominium pursuant to the Condominium Act, 1998.

Street or Road, Public:
Shall also include a private road as established on a registered plan of condominium pursuant to the Condominium Act, 1998.

24.508.3 Zone Requirements

24.508.3.1 Lot Specifications

Lot Area (minimum)	325 square metres
Lot Frontage (minimum)	10.9 metres

The west lot line of Lots 10 and 11 is deemed to be the Front Lot Line

24.508.3.2 Siting Specifications

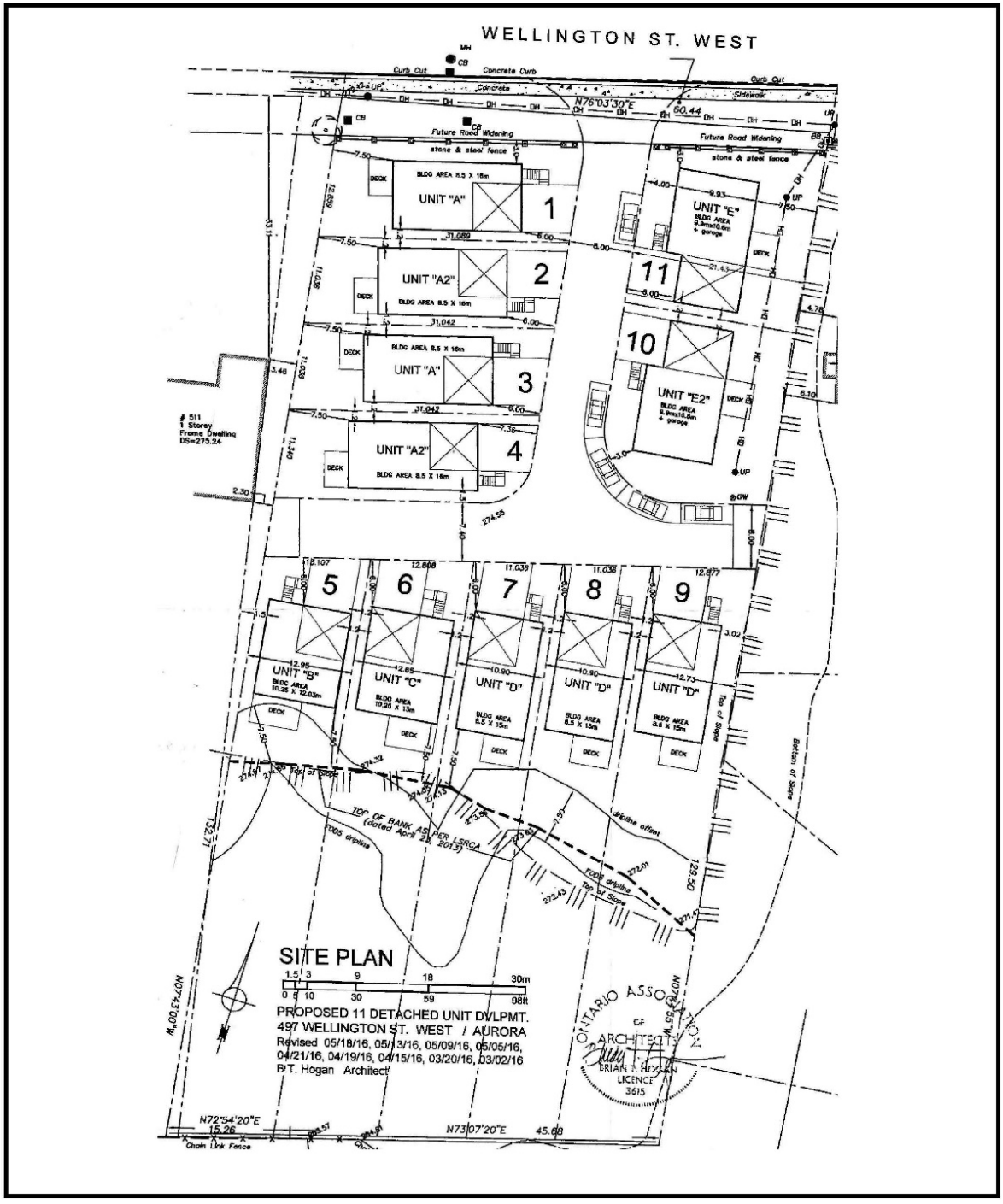
As shown on the Site Plan on Schedule "B" attached hereto and forming part of this By-law, the following shall apply:

Minimum Setback from Wellington Street West	3.0 metres
Minimum Front Yard Setback (Detached Dwelling portion)	• 4.0 metres, Lots 1 to 9 and 11; • 3.0 metres, Lot 10

Minimum Front Yard Setback (Attached Garage portion)	• 6.0 metres, Lots 1 to 3 and 5 to 11; and • 5.0 metres, Lot 4
Minimum Rear Yard Setback	7.5 metres
Minimum Setback for Lot 9 from the Environmental Protection "EP (509)" Exception Zone	10.5 metres
Minimum Interior Side Yard Setback	• 1.2 metres; • 1.5 metres, west side of Lot 5; and • 3.0 metres, east side of Lot 9
Minimum Exterior Side Yard Setback for Lot 4 to a private road	1.5 metres
Minimum Setback of Pools and Accessory Buildings from the Environmental Protection "EP (509)" Exception Zone	7.5 metres
Minimum Setback from Wellington Street West	3.0 metres
24.508.3.3 Building Specifications	
Lot Coverage (maximum)	40.0 percent
Height (maximum)	10.0 metres

24.508.4 Encroachments

Structure or Feature	Applicable Yard	Maximum Encroachment into a Minimum Yard
Open Porches	Front or Exterior Side Yard	2.5 metres, and in no case shall be located closer than 1.5 metres from the front or exterior lot line
Steps. Landings	Front or Exterior Side Yard	3.5 metres, and in no case shall be located closer than 0.5 metres from the front or exterior lot line


WELLINGTON ST. WEST
Curb Cut
Concrete Curb
Sidewalk
Future Road Widening
stone & steel fence
N76°03'30"E
60.44
UNIT "A"
UNIT "A2"
UNIT "A"
UNIT "A2"
UNIT "E"
UNIT "E2"
UNIT "B"
UNIT "C"
UNIT "D"
UNIT "D"
UNIT "D"
511
1 Storey
Frame Dwelling
DS=275.24
TOP OF BANK AS PER LSRCA (dated April 24, 2013)
TOP OF BANK
Top of Slope
Bottom of Slope
SITE PLAN
PROPOSED 11 DETACHED UNIT DVLPMT.
497 WELLINGTON ST. WEST / AURORA
Revised 05/18/16, 05/13/16, 05/09/16, 05/05/16, 04/21/16, 04/19/16, 04/15/16, 03/20/16, 03/02/16
B.T. Hogan Architect
ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN T. HOGAN
LICENCE
3515
N72°54'20"E
15.26
Chain Link Fence
N73°07'20"E
45.68

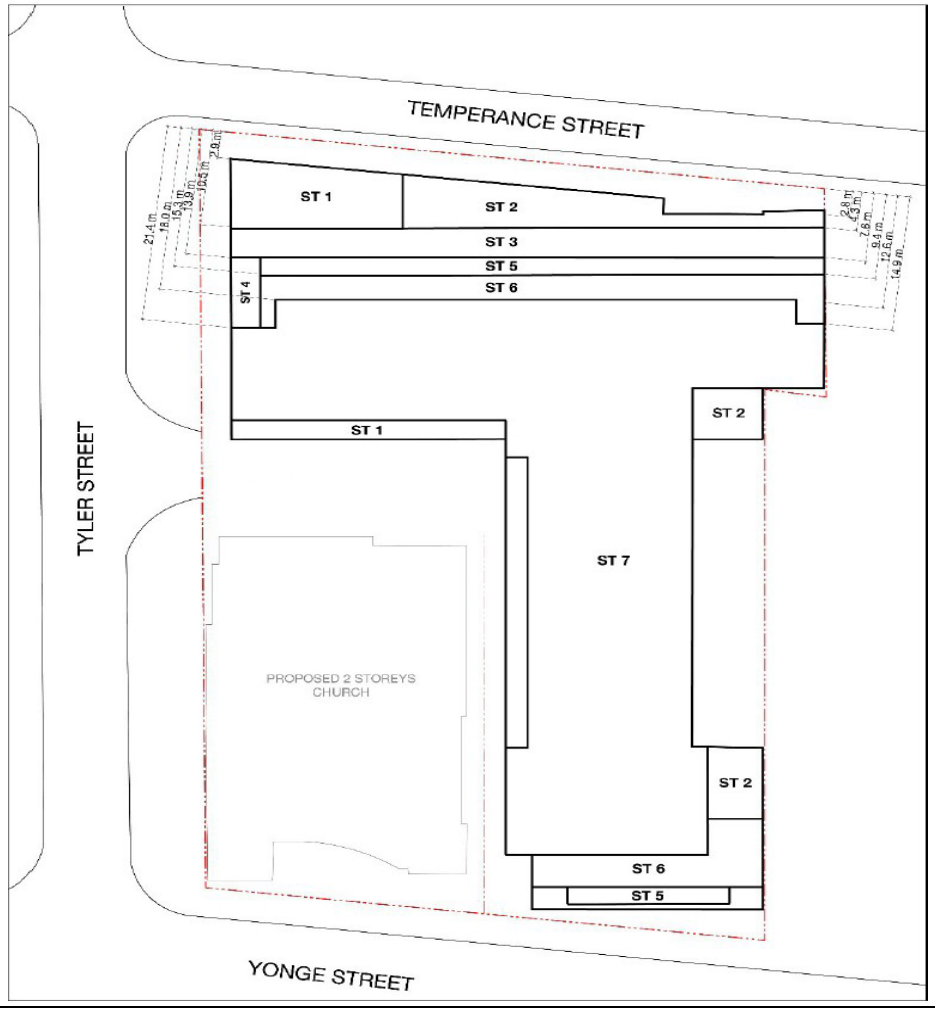
Parent Zone: EP **Exception No.** (509)	**Map:** Schedule "A" Map No. 4	*Previous Zone:* ER(14)	By-laws: 6359-21 LPAT Case No. PL151051
Municipal Address: 497 Wellington Street West			
Legal Description: Part of Lot 1 and Part 40 Acre Reserve, on Plan 102			

24.509.1 Encroachments	
Structure or Feature	Maximum Permitted Encroachment into EP (509) Zone
Balconies, Decks and Patios	3.7 metres

Parent Zone: PD1 **Exception No.** (510)	**Map:** Schedule "A" Map No. A.1	*Previous Zone:* PD1 (480) and PD1	By-laws: 6143-18 OMB Case No. PL170912
Municipal Address: 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 and 16 Tyler Street			
Legal Description: Part of Lot 9, 10 and 11 on Plan 9			

24.510.1 Definitions	
Lands zoned PD1(510) shall be deemed to be one lot, regardless of ownership.	
24.510.2 Zone Requirements	
In accordance with PD1 requirements in Section 8.2 of By-law 6000-17, with the following exceptions:	
Notwithstanding any provisions to the contrary, Yonge Street, or a reserve abutting Yonge Street, shall be deemed to be the front lot line.	
Minimum Front Yard:	0.83 m
Minimum Rear Yard: Minimum Side Yard (Tyler Street): Place of Worship Retirement Residence	2.75m 0.0 m 2.5 m
Height (maximum): In accordance with Schedule 'B' attached hereto and which forms part of this by-law. Place of Worship Retirement Residence	 18.5 m 22.5 m
Notwithstanding Section 4.11, the daylighting or site triangles shall not apply.	
Notwithstanding Section 4.4, dwelling unit in a non-residential zone shall not apply.	
The Retirement Residence shall maintain the *Setbacks* and terrace down towards adjacent residential properties in accordance with Schedule 'B'.	

24.510.3 Parking	
Parking requirement (minimum):	
Retirement Home	0.4 spaces per suite
Place of Worship	1 space per 10 seats
Driveways shall not exceed two (2) in number and shall be a width of 7.5 metres at the property line.	
24.510.4 Section 37 Provisions	
Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of the development (as shown on Schedule 'B') which forms part of this By-law) is permitted beyond that otherwise permitted on the lands shown on Schedule A in return for the owner's payment of $200,000.00.	
The issuance of a building permit which includes the extra height and density referred to above shall be dependent on the payment of the $200,000.00 and the entering into of a Section 37 Agreement, which will be registered on title.	



Parent Zone: R8 **Exception No.:** (511)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* I and RU(29)	By-law: 6189-19
Municipal Address: 15370 Leslie Street			
Legal Description: Part of Lot 21, Concession 2, Whitchurch, being Part 1 on Plan 65R-7001 *(From CityView data, for information purposes only)*			

24.511.2 Zone Requirements	
24.511.2.1 Lot Specifications	
Lot Area per dwelling unit (minimum)	150.0 square metres
Lot Frontage (minimum)	5.6 metres
For lands containing a multi-unit development that fronts onto a private road, the following provisions shall apply: • A minimum width of 6.0 metres for a private road. • A minimum setback of 1.8 metres for any wall of a residential use building to a private road.	
24.511.2.2 Siting Specifications	
Front Yard (minimum)	6.5 m
Rear Yard (minimum)	7.1 m
Exterior Side Yard (minimum)	0.0 m
Minimum Separation Distance between Buildings	1.5 metres
24.511.2.3 Building Specifications	
Lot Coverage (maximum)	52.0 percent
Height (maximum)	12.6 metres
In calculating the height of a *Building*, any construction used as an ornament, railing, stair enclosure/ access, storage enclosure and or rooftop amenity shall be allowed to project above the maximum building height by a maximum of 2.2 metres.	
24.511.2.4 General Provisions	
The Provisions of Section 4.1.5(a), with respect to central air conditioners and heat pumps shall not apply	

24.511.2.5 Encroachments	
Notwithstanding the provisions of 4.20.1, the required minimum distance separation between a deck and interior side lot lines and common lot lines between attached dwellings shall be 1.0 metre, and the decks will not be required to provide a privacy screen.	
24.511.2.6 Required Maneuvering Space	
90 Degree Spaces	6.0 metres

Parent Zone: R3 **Exception No.:** (512)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R3(281), R4(310) & RU	By-law: 6160-19 OMB Case No. PL180272
Municipal Address: 323 River Ridge Boulevard			
Legal Description: Block 231, Plan 65M-3971 *(From CityView data, for information purposes only)*			

24.512.1 Zone Requirements	
24.512.1.1 Siting Specifications	
Front Yard (minimum)	
Main Building	4.5 m
Garage	6.0 m
Rear Yard (minimum)	7.0 m
Interior Side Yard (minimum)	
One Side	1.2 m
Other Side	0.6 m
Exterior Side Yard (minimum)	
Main Building	3.0 m
Garage	6.0 m
24.512.1.2 Building Specifications	
Lot Coverage (maximum)	45%
Height (maximum)	11.0 m
24.512.1.3 Yard Exemption and Setback Encroachment Permitted	
Notwithstanding the provisions of Section 4.20, open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3 metres above grade with and without foundation may project a maximum of 2 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2 metres to the front lot line. Steps may encroach into the required front yard provided they are not located any closer than 1 metre to the front and exterior lot lines.	
Notwithstanding the provisions of Section 4.20, a bay, bow or box window may have a maximum width of 4.5 metres with or without foundations, and a bay, bow or box window or fireplace may project 0.6 metres in the required front, exterior and rear yards.	

Notwithstanding any other provisions to the contrary, on a corner lot where a daylight triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.
24.512.1.4 Parking Requirements

Driveway Width (maximum)	6.0 m

24.512.1.5 Holding Symbol (H)
Notwithstanding the provisions of Section 24.512.1, while the “H” symbol is in place, no person shall, within the lands zoned (H)(R3(512), on Schedule “A” attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose except those uses which existed on the date of the passing of By-law Number 6160-19. Furthermore, no extension or enlargement of the uses which existed on the date of passing of By-law Number 6160-19 shall occur, unless an amendment to By-law Number 6160-19 is approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.
24.512.1.6 Removal of Holding Symbol (H)
Prior to the passing of a by-law to remove the "H" Holding symbol from the lands zoned (H)R3(512), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with: i) the Town of Aurora has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration, or the Regional Commissioner of Environmental Services has confirmed servicing allocation for this development by a suitable alternative method and the Town of Aurora has allocated the capacity to this development; and ii) compliance with the relevant policies of the 2B Secondary Plan (OPA No. 30).
(6198-19) Removal of Holding Prefix

Parent Zone: R4 **Exception No.:** (513)	**Map:** Schedule "A", Map No. 8	*Previous Zone:* R3(281), R4(310) & RU	By-law: 6160-19 OMB Case No. PL180272
Municipal Address: 323 River Ridge Boulevard			
Legal Description: Block 231, Plan 65M-3971 *(From CityView data, for information purposes only)*			

24.513.1 Zone Requirements	
24.513.1.1 Siting Specifications	
Lot Area (minimum)	340 m2
Rear Yard (minimum)	7.0 m
24.513.1.2 Yard Exemption and Setback Encroachment Permitted	
Notwithstanding the provisions of Section 4.20, open- sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3 metres above grade with and without foundation may project a maximum of 2 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2 metres to the front lot line Steps may encroach into the required front yard provided they are not located any closer than 1 metre to the front and exterior lot lines.	
Notwithstanding the provisions of Section 4.20, a bay, bow or box window may have a maximum width of 4.5 metres with or without foundations, and a bay, bow or box window or fireplace may project 0.6 metres in the required front, exterior and rear yards.	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylight triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
24.513.1.3 Parking Requirements	
Driveway Width (maximum)	6.0 m

24.513.1.5 Holding Symbol (H)
Notwithstanding the provisions of Section 24.513.1, while the “H” symbol is in place, no person shall, within the lands zoned (H)(R3-513), on Schedule “A” attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose except those uses which existed on the date of the passing of By-law Number 6160-19. Furthermore, no extension or enlargement of the uses which existed on the date of passing of By-law Number 6160-19 shall occur, unless an amendment to By-law Number 6160-19 is approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.
24.513.1.6 Removal of Holding Symbol (H)
Prior to the passing of a by-law to remove the "H" Holding symbol from the lands zoned (H)R3-513, or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with: iii) the Town of Aurora has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration, or the Regional Commissioner of Environmental Services has confirmed servicing allocation for this development by a suitable alternative method and the Town of Aurora has allocated the capacity to this development; and iv) compliance with the relevant policies of the 2B Secondary Plan (OPA No. 30).
(6067-18) Removal of Holding Prefix

Parent Zone: C4 **Exception No.:** (514)	**Map:** Schedule "A", Map No. 4	*Previous Zone:* C4(219)	By-law: 6175-19
Municipal Address: 14700 Yonge Street			
Legal Description: Part Lots 76 & 77, Concession 1 West of Yonge Street (WYS), (Part 3, 65R-18443) *(From CityView data, for information purposes only)*			

24.514.1 Permitted Uses

The following uses are permitted:

- art gallery
- clinic
- club
- drive-through facility
- dry-cleaning establishment
- financial institution
- fitness centre
- garden centre
- office
- pet services
- personal service shop
- place of entertainment
- restaurant
- retail store
- veterinarian clinic

24.514.2 Zone Requirements

24.514.2.1 Lot Specifications	
Lot Area (minimum)	28,000.0 square metres
Lot Frontage (minimum)	130.0 metres
24.514.2.2 Siting Specifications	
Front Yard (minimum)	
-Main Building	110.0 metres
-Secondary Building	11.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	

-South property line		17.0 metres
-North property line		8.5 metres
Exterior Side Yard (minimum)		0.0 metres
24.514.2.3 Building Specifications		
Lot Coverage (maximum)		35.0 percent
Height (maximum)		10.0 metres
24.514.2.4 Accessory Buildings/Structures		
An entrance identification tower may be permitted and shall follow the following site specifications and buildings specifications:		
Yonge Street (minimum)		1.0 metres
North Lot Line (minimum)		6.0 metres
Height (maximum)		12.0 metres
Setback of a pad mount transformer from the west lot line (minimum)		1.0 metre
24.514.2.5 Ingress and Egress		
A shared access ramp shall be permitted servicing the subject lands and the lands immediately north and such single direction access ramp shall not be less than the following width at the street line		4.5 metres
24.514.2.6 Access from Residential Zones to Commercial Zones		
The provisions of Section 5.5.5 shall not apply.		
24.514.2.7 Encroachments		
Permitted projection of fire access stairs and landings into the required minimum yard abutting the western boundary (maximum)		1.2 metres
24.514.2.8 Seasonal Outside Storage and Display of Goods and Materials		
Temporary seasonal outdoor storage and display of goods and materials shall be permitted only as an accessory use to a retail use on site.		
24.514.2.9 Parking		
Parking requirement (minimum) shall be calculated on the basis of the following	*Shopping Centre* – GFA less than 28,000 m^2	4.5 spaces per 100 m^2 of GFA
	Shopping Centre – GFA more than 28,000 m^2	5.4 spaces per 100 m^2 of GFA
24.514.2.10 Stacking lane Requirements		
Number of stacking spaces required in a stacking lane (minimum)		10

24.514.2.11 Landscaping Strips
A strip of land shall be provided adjacent to the entire length of the eastern, western and southern lot lines which shall be used for no other purpose than landscaping. For the purposes of this section, such landscaping may include retaining walls and curbs.
The landscaping strip abutting the western lot line may also include a pad mount transformer in accordance with an approved site plan.
The width of the required landscaping strips shall be a minimum of 6 metres abutting Yonge Street and the southern property line and of 3 metres abutting the western property line.
The width of the required landscaping strips shall be a minimum of 6 metres abutting the eastern and southern property lines and of 3 metres abutting the western property line.
24.514.2.12 Buffer Strips
Minimum of 3.0 m for a planting strip along the western property line.
The buffer strip may include a pad mount transformer in accordance with an approved site plan.
Where ingress or egress driveways or walkways extend through the planting strip, it shall be permissible to interrupt the strip within 1.5 m of the edge of such driveway and/or walkway.

Parent Zone: R4 **Exception No.:** (515)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* RU-ORM	By-law: 6203-19
Municipal Address: 14288 Yonge Street			
Legal Description: Part of Lot 74, Concession 1, designated as Parts 1 and 2 on Plan 65R-37835 *(From CityView data, for information purposes only)*			
24.515.1 Uses Permitted			
• One detached dwelling per lot • Home occupation			
24.515.2 Zone Requirements			
24.515.2.1 Siting Specifications			
Lot Area (minimum)	$340\ m^2$		
Lot Frontage (minimum)	12.8 m		
Front Yard (minimum) Building, Covered or Enclosed Porch/Balcony Garage	 4.5 m 6.0 m		
Rear Yard (minimum)	7.5 m		
Interior Side Yard (minimum)	1.2 m		
Exterior Side Yard (minimum)	2.9 m		
24.515.1.2 Building Specifications			
Height (maximum)	11.0 m		
Lot Coverage (maximum)	45%		

24.515.2.3 Yard Exemption and Setback Encroachment Permitted
i) Steps may encroach into the required front yard provided they are not located any closer than 3.0 metres to the lot line. ii) Steps may encroach into the required exterior side yard provided that they are not located any closer than 1.50 metres to the lot line.
24.515.2.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

Parent Zone: R4 **Exception No.:** (516)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* RU-ORM	By-law: 6203-19

Municipal Address: 14288 Yonge Street

Legal Description: Part of Lot 74, Concession 1, designated as Parts 1 and 2 on Plan 65R-37835
(From CityView data, for information purposes only)

24.516.1 Definitions

Corner Lot Frontage
For the purposes of this exception, *Lot* Frontage for corner lots subject to corner rounding's shall be measured on a line perpendicular to the non- rounded side lot line, seven decimal five (7.5) metres from the front lot line.

24.516.2 Uses Permitted

- One detached dwelling per lot
- Home occupation

24.516.3 Zone Requirements

24.516.3.1 Siting Specifications	
Lot Area (minimum)	340 m2
Lot Frontage (minimum)	12.8 m
Front Yard (minimum) Building, Covered or Enclosed Porch/Balcony Garage	 4.5 m 6.0 m
Rear Yard (minimum)	6.0 m
Interior Side Yard (minimum)	1.2 m
Exterior Side Yard (minimum)	2.9 m

24.516.3.2 Building Specifications	
Height (Maximum)	11.0 m
Lot Coverage (Maximum)	50%

24.516.3.3 Yard Exemption and Setback Encroachment Permitted

i) Steps may encroach into the required front yard provided they are not located any closer than 3.0 metres to the lot line.
ii) Steps may encroach into the required exterior side yard provided that they are not located any closer than 1.50 metres to the lot line.

24.516.3.4 Corner Rounding
Notwithstanding any other provisions to the contrary, on a corner lot where a corner rounding has been conveyed, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the corner rounding.

Parent Zone: R3 **Exception No.:** (517)	**Map:** Schedule "A", Map No. 6	*Previous Zone:* RU-ORM	By-law: 6203-19
Municipal Address: 14288 Yonge Street			
Legal Description: Part of Lot 74, Concession 1, designated as Parts 1 and 2 on Plan 65R-37835 *(From CityView data, for information purposes only)*			

24.517.1 Uses Permitted	
• One detached dwelling per lot • Home occupation	
24.517.2 Zone Requirements	
24.517.2.1 Siting Specifications	
Lot Area (minimum)	750 m^2
Lot Frontage (minimum)	23.0 m
Front Yard (minimum) Building Face Garage	 4.5 m 6.0 m
Rear Yard (minimum)	7.0 m
Interior Side Yard (minimum)	1.2 m
24.517.2.2 Building Specifications	
Height (Maximum)	11.0 m
Interior Garage Length (minimum)	6.0 m
Interior Garage Width (minimum)	5.6 m (double car garage)
Lot Coverage (maximum)	45%
Driveway Width (maximum)	6.0 m (1)
24.517.2.3 Yard Exemption and Setback Encroachment Permitted	
i) Steps may encroach into the required front yard provided they are not located any closer than 3.0 metres to the lot line. ii) Steps may encroach into the required exterior side yard provided that they are not located any closer than 1.50 metres to the lot line. iii) Steps may encroach into the required interior side yard provided that they are not located any closer than 0.20 metres to the lot line.	

(1) Where lot frontage exceeds 30m, a maximum driveway width of 9m is permitted.

Parent Zone: O1 **Exception No.** (518)	**Map:** Schedule "A" Map No. 7	*Previous Zone:* ER	By-laws: 6340-21 LPAT Case No. 160781 & 170863
Municipal Address: 13859, 13875 and 13887 Yonge Street			
Legal Description: Part Lot 15, 15 & 16, on Plan 166			

24.518.1 Uses Permitted

Notwithstanding the provisions of Section 13.1 respecting permitted uses, the lands shown zoned "Public Open Space O1(518) Exception Zone" shall not be used except as follows:

- Conservation Uses
- Trail
- Stormwater Management Ponds
- Municipal Servicing Infrastructure
- Natural Vegetation Plantings

24.518.2 Zone Requirements

No buildings or structures except as may be permitted by Section 13.1.1.2 shall be erected in this zone, apart from necessary public works, whether or not accessory or ancillary to the uses permitted

Parent Zone: O2 **Exception No.** (519)	**Map:** Schedule "A" Map No. 7	*Previous Zone:* ER	By-laws: 6340-21 LPAT Case No. 160781 & 170863
Municipal Address: 13859, 13875 and 13887 Yonge Street			
Legal Description: Part Lot 15, 15 & 16, on Plan 166			

24.519.1 Uses Permitted

Notwithstanding the provisions of Section 13.1 respecting permitted uses, the lands shown zoned "Private Open Space O2(519) Exception Zone" shall not be used except as follows:

- Natural Vegetation Plantings
- Retaining Walls

24.519.2 Zone Requirements

Notwithstanding the provisions of Section 13.2 respecting minimum zone requirements, dually zoned lots shall be subject to the minimum zone requirements of the lots zoned Detached Third Density Residential R3(506) Exception Zone and Detached Third Density Residential R3(507) Exception Zone, as applicable.

Parent Zone: R3 **Exception No.:** (520)	**Map:** Schedule "A", Map No. 5	*Previous Zone: R3*	By-law: 6190-19 LPAT Case No. PL190358
Municipal Address: 103, 107 and 111 Metcalfe Street			
Legal Description: PLAN 68 PT LOTS 20, 21, 22;			

24.520.1 Zone Requirements	
24.520.1.1 Building Specifications	
Building Height (maximum)	9.0 metres to the midpoint of the roof.

Parent Zone: RA2 **Exception No.:** (521)	**Map:** Schedule "A", Map No. 4	*Previous Zone: RA2*	By-law: 6478-23 LPAT Case No. PL200238
Municipal Address: 145 & 147 Wellington Street West			
Legal Description: Part of Lot 28, Registered Plan 246			

24.521.1 Uses Permitted	
• Two (2) *Buildings*, *Apartment* (204 dwelling units maximum) • *Dwelling, Stacked Townhouse* (56 dwelling units maximum)	
24.521.2 Zone Requirements	
24.521.2.1 Lot Specifications	
Lot Area (minimum)	19,700.0 square metres
Lot Frontage (minimum)	105.0 metres
24.521.2.2 Siting Specifications	
Apartment Buildings	
Front Yard Setback (minimum)	10.7 metres
Rear Yard Setback (minimum)	19.5 metres
Interior Side Yard Setback (minimum)	26.0 metres
Exterior Side Yard Setback (minimum)	16.0 metres
Stacked Townhouses	
Front Yard Setback (minimum)	2.5 metres
Rear Yard Setback (minimum)	9.0 metres
Interior Side Yard Setback (minimum)	8.0 metres
Exterior Side Yard Setback (minimum)	18.5 metres
Gross Floor Area per Dwelling Unit (minimum)	60 square metres
24.521.2.3 Building Specifications	

Lot Coverage (maximum)	30%
Building Height (maximum) • Building, Apartment • Dwelling, Stacked Townhouse	 7 storeys 13.7 metres
Amenity Area	Notwithstanding Section 7.5.2: • A minimum of 3.75 square metres of private amenity space shall be provided per Stacked Townhouse Dwelling Unit; and, • A minimum of1,250 square metres of outdoor shared amenity space shall be provided at the northwest limits of the property.
24.521.2.4 Parking	
Manoeuvring Spaces (minimum) • 90 degree spaces	 6.4 metres
Parking Standards (minimum)	Notwithstanding Sections 5.4 and 5.8.2, the following parking rates shall apply: • 1.03 resident parking spacesper dwelling unit (269 spaces) • 0.1 visitor parking spaces per dwelling unit (26 spaces) • 6 barrier-free parking spaces

Off-street Parking in Yards	Notwithstanding Section 5.5.3, a Parking Area may be permitted in the Front Yard of a Residential Zone.
Parking Lot Setbacks	Section 5.5.2 shall not apply.
Bicycle Parking Space Standards	Notwithstanding Section 5.7, 0.15 bicycle parking spaces per dwelling unit are required.

Parent Zone: R3 **Exception No.:** (522)	**Map:** Schedule "A", Map No. 10	*Previous Zone: ER*	By-law: 6267-20
Municipal Address: 132, 148, 166, 178, 186, 192 and 198 Old Bloomington Rd.			
Legal Description: PLAN 166, PT LOTS 10, 11 and 13 and LOTS 12 and 14			

24.522.1 Uses Permitted	
• One detached dwelling per lot • Home occupation • Second Suite Dwelling	
24.522.2 Zone Requirements	
24.522.2.1 Siting Specifications	
Lot Area (minimum)	525 square metres
Lot Frontage (minimum)	16.5 metres
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) One-Storey Two-Storey	 1.2 metres 1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.522.2.2 Building Specifications	
Height (maximum)	11.0 metres
Lot Coverage (maximum)	35%

24.522.2.3 Yard Exemption and Setback Encroachment Permitted
Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.
24.522.2.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.
24.522.3 Landscaping Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material.

Parent Zone: R3 **Exception No.:** (523)	**Map:** Schedule "A", Map No. 10	*Previous Zone: ER*	By-law: 6267-20
Municipal Address: 132, 148, 166, 178, 186, 192 and 198 Old Bloomington Rd.			
Legal Description: PLAN 166, PT LOTS 10, 11 and 13 and LOTS 12 and 14			

24.523.1 Uses Permitted	
• One detached dwelling per lot • Home occupation • Second Suite Dwelling	
24.523.2 Zone Requirements	
24.523.2.1 Siting Specifications	
Lot Area (minimum)	775 square metres
Lot Frontage (minimum)	21.0 metres
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) One-Storey Two-Storey	 1.2 metres 1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.523.2.2 Building Specifications	
Height (maximum)	10.0 metres
Lot Coverage (maximum)	35%
24.523.2.3 Yard Exemption and Setback Encroachment Permitted	
Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.	
24.523.2.4 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.	
24.523.3 Landscaping Specifications	
Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material.	

Parent Zone: R3 **Exception No.:** (524)	**Map:** Schedule "A", Map No. 10	*Previous Zone: ER*	By-law: 6267-20
Municipal Address: 132, 148, 166, 178, 186, 192 and 198 Old Bloomington Rd.			
Legal Description: PLAN 166, PT LOTS 10, 11 and 13 and LOTS 12 and 14			

24.524.1 Uses Permitted	
• One detached dwelling per lot • Home occupation • Second Suite Dwelling	
24.524.2 Zone Requirements	
24.524.2.1 Siting Specifications	
Lot Area (minimum)	1,000 square metres
Lot Frontage (minimum)	21.0 metres
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	17.5 metres
Interior Side Yard (minimum) One-Storey Two-Storey	 1.2 metres 1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.524.2.2 Building Specifications	
Height (maximum)	10.0 metres
Lot Coverage (maximum)	35%
Notwithstanding any other provisions to the contrary, dually zoned lots may use the area on the lots zoned O2(527) when calculating lot area, lot frontage, lot coverage or yards required by this By-law.	

24.524.2.3 Yard Exemption and Setback Encroachment Permitted
Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.
24.524.3 Landscaping Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material.
Notwithstanding any other provisions to the contrary, dually zoned lots are required to have a 10.0 metre landscape buffer from the northern property line, in accordance with the O2(527) Exception Zone.

Parent Zone: R3 **Exception No.:** (525)	**Map:** Schedule "A", Map No. 10	*Previous Zone: ER*	By-law: 6267-20
Municipal Address: 132, 148, 166, 178, 186, 192 and 198 Old Bloomington Rd.			
Legal Description: PLAN 166, PT LOTS 10, 11 and 13 and LOTS 12 and 14			

24.525.1 Uses Permitted	
• One detached dwelling per lot • Home occupation • Second Suite Dwelling	
24.525.2 Zone Requirements	
24.525.2.1 Siting Specifications	
Lot Area (minimum)	1,600 square metres
Lot Frontage (minimum)	21.0 metres
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) One-Storey Two-Storey	 1.2 metres 1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.525.2.2 Building Specifications	
Height (maximum)	11.0 metres
Lot Coverage (maximum)	35%

24.525.2.3 Yard Exemption and Setback Encroachment Permitted
Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.
24.525.2.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.
24.525.3 Landscaping Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material."

Parent Zone: R3 **Exception No.:** (526)	**Map:** Schedule "A", Map No. 10	*Previous Zone: ER*	By-law: 6267-20
Municipal Address: 132, 148, 166, 178, 186, 192 and 198 Old Bloomington Rd.			
Legal Description: PLAN 166, PT LOTS 10, 11 and 13 and LOTS 12 and 14			

24.526.1 Uses Permitted	
• One detached dwelling per lot • Home occupation • Second Suite Dwelling	
24.526.2 Zone Requirements	
24.526.2.1 Siting Specifications	
Lot Area (minimum)	700 square metres
Lot Frontage (minimum)	21.0 metres
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum) One-Storey Two-Storey	 1.2 metres 1.5 metres
Exterior Side Yard (minimum)	4.5 metres
24.526.2.2 Building Specifications	
Height (maximum)	10.0 metres
Lot Coverage (maximum) One-Storey Two-Storey	 40% 35%

24.526.2.3 Yard Exemption and Setback Encroachment Permitted
Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.
24.526.2.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.526.3 Landscaping Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material.

Parent Zone: O2 **Exception No.:** (527)	**Map:** Schedule "A", Map No. 10	*Previous Zone: ER*	By-law: 6267-20
Municipal Address: 132, 148, 166, 178, 186, 192 and 198 Old Bloomington Rd.			
Legal Description: PLAN 166, PT LOTS 10, 11 and 13 and LOTS 12 and 14			

24.527.2 Zone Requirements
24.527.2.1 Permitted Uses
Notwithstanding Section 13.2, lands zoned O2(527) shall only be used for Natural Vegetation Plantings for purposes of establishing a 10.0 metre landscaped buffer from the northern property line.
24.527.2 Zone Requirements
Notwithstanding the provisions of Section 13.2 respecting minimum zone requirements, dually zoned lots shall be subject to the minimum zone requirements of the lots zoned Detached Third Density Residential R3(524) Exception Zone, as applicable.

Parent Zone: R3 **Exception No.:** (529)	**Map:** Schedule "A", Map No. 1	*Previous Zone:* RU-ORM	By-law: 6280-20
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

24.529.1 Permitted Uses
• Dwelling, Detached • Dwelling, Second Suite (1) • Home Occupation (2)

24.529.2 Zone Requirements	
24.529.2.1 Siting Specifications	
Minimum Lot Area	460 m^2
Minimum Lot Frontage	15 m (3)
Minimum Front Yard • To Main Building • To Garage Face	 4.5 m 6.0 m
Minimum Rear Yard	7.5 m
Minimum Interior Side Yard	1.5 m
Minimum Exterior Side Yard	3.0 m
24.529.2.2 Building Specifications	
Maximum Building Coverage	45%
Maximum Building Height	11.0 m (4)

24.529.2.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.529.2.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

(1) A maximum of one (1) second suite dwelling unit shall be permitted per lot and shall be in accordance with Section 7.5.4 of this by-law.

(2) Subject to Section 4.6 of this by-law.

(3) All lots abutting the landscape buffer along St. John's Sideroad shall have a minimum lot frontage of 20.0 m with the exception of the lots located to the east in between the open space block zoned "Private Open Space (O2(530)" and the SWM block zoned "Private Open Space (O2(530)". For lots that front onto the private road that abuts the landscape buffer adjacent to St. John's Sideroad, a minimum lot frontage of 17.0 m shall be provided, with the exception of the lots located to the east in between the open space block zoned "Private Open Space (O2(530)" and the SWM block zoned "Private Open Space (O2(530)".

(4) On lots with walk-out basements, the maximum height shall be 12 m provided the total number of lots with walk-out basements does not exceed more than 32 within the "Detached Third Density Residential (R3(529) Zone".

Parent Zone: O2 **Exception No.:** (530)	**Map:** Schedule "A", Map No. 1	*Previous Zone:* RU-ORM	By-law: 6280-20
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

24.530.1 Permitted Uses
• Private Park • Stormwater Management Pond • Conservation Uses • Woodlands

24.530.2 Zone Requirements	
Minimum Lot Area	n/a
Minimum Lot Frontage	n/a
Minimum Front Yard	n/a
Minimum Rear Yard	n/a
Minimum Side Yard	n/a
Maximum Building Height	n/a
Maximum Building Coverage	n/a

Parent Zone: E-BP **Exception No.:** (531)	**Map:** Schedule "A" Map No. 1	Previous Zone: E-BP. E-BP(398), (H) E-BP(398)	By-law: 6295-20
Municipal Address: 1623 Wellington St E			
Legal Description: Part of Lot 20, Concession 3			

24.531.1 Permitted Uses

The following uses are permitted:

- All the uses permitted in Section 10.1

24.531.2 Definitions

Floor Area, Gross Leasable:

Means the gross floor area measured between interior faces of any exterior or interior walls of the building or structure, exclusive of the following areas:

i) any service room, or enclosed area that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment, or maintenance facilities that services the building or structure.

Developed Business Park:

Refers to the lands outlined in Schedule 'A' to this By-law zoned "Business Park [E-BP(531)]" and means buildings or structures used as a principle employment use as permitted in the E-BP Zone in the Table in Section 10.1 as well as commercial self-storage and motor vehicle sales establishment uses, as defined in Section 3.

24.531.3 Gross Leasable Floor Area (maximum)

The maximum gross leasable floor area for all retail and commercial uses permitted on the lands zoned E-BP(532) shall not exceed 18,120 square metres.

a) Any retail and commercial gross leasable floor area beyond 11,100 square metres shall only be permitted as follows:

For each 1.5-square metres of "Developed Business Park" uses built on the lands zoned E-BP(531), one (1) square metre of gross leasable floor area of retail and commercial uses shall be permitted.

24.531.4 Zone Requirements

Section 10.2 shall apply except as follows:

24.531.4.1 Lot Specifications

Despite any existing or future conveyance, consent, severance, partition or division of the lot, the provisions of the E-BP(531) Zone, shall apply to the lands shown on Schedule 'A' as if no conveyance, consent, severance, partition, or division occurred with the exception of parking and lot coverage which shall be required and calculated based on the lands east of Goulding Avenue being deemed as one lot and the lands west of Goulding Avenue being deemed as one lot.

24.531.4.2. Siting Specifications

The minimum yards shall be as follows:

i) From Wellington Street West -	9.0 m
ii) From Goulding Avenue -	6.0 m
iii) From Highway 404 (including the on-ramp)	14.0 m
iv) From the South or West Property lines (not including property line next to Goulding Avenue)	3.0 m

The minimum landscaping provisions shall be as follows (except for driveway entrances from Goulding Avenue):

i)	Adjacent to Wellington Street -	6.0 m
ii)	Adjacent to Goulding Avenue -	6.0 m
iii)	Adjacent to the South or West Property lines	3.0 m

A landscape strip (except from driveway entrances from the east-west driveway) shall be provided along the first east-west driveway south of Wellington Street and east of Goulding Avenue. The landscape strip may be divided north and south of the east-west driveway, provided the total width of the landscape strip is a minimum of 5 metres.

24.531.4.3. Minimum Distance Between Buildings

Notwithstanding Section 10.2, the minimum distance between two buildings on the same lot shall be 12 metres.

24.531.4.5 Ingress and Egress

Notwithstanding the provisions of Section 5.5.4, the maximum width of joint ingress and egress driveways measured along the Goulding Avenue street line shall be 23.0 metres."

Parent Zone: E-BP **Exception No.:** (532)	**Map:** Schedule "A" Map No. 1	Previous Zone: E-BP. E-BP(398), (H) E-BP(398)	By-law: 6295-20
Municipal Address: 1623 Wellington St E			
Legal Description: Part of Lot 20, Concession 3			

All of the requirements set out in Section 24.531 shall apply in addition to the following:

24.532.1 Permitted Uses

The following additional retail and commercial uses as principle uses are permitted:

- Dry cleaning distribution depot
- Personal service shop
- Private club
- Financial institution
- Drive Through Facility
- Restaurants
- Service Shop
- Pet Services
- Retail Stores
- Motor vehicle sales establishment[1]

[1] Maximum total of 2 Motor Vehicle Establishments permitted on lands zoned E-BP 532 OR one (1) on lands zoned E-BP-532 and one (1) on lands zoned E-BP-533

24.532.2 Gross Leasable Floor Area (maximum)

In addition to the Gross Leasable Floor Area requirements of E-BP(531), the following also applies:

For a motor vehicle sales establishment use in the 24.532 exception zone, a maximum of 30% of the gross leasable floor area shall be counted towards the overall maximum gross leasable floor area cap for all retail and commercial uses on the lands zoned E-BP (531) (24.531).

24.532.3 Loading Space

Notwithstanding the provisions of Section 10.3.5, loading spaces shall not be required for a Motor Vehicle Sales Establishment use."

Parent Zone: E-BP **Exception No.:** (533)	**Map:** Schedule "A" Map No. 1	Previous Zone: E-BP. E-BP(398), (H) E-BP(398)	By-law: 6295-20
Municipal Address: 1623 Wellington St E			
Legal Description: Part of Lot 20, Concession 3			

All of the requirements set out in Section 24.531 shall apply in addition to the following:

24.533.1 Permitted Uses

The following additional employment uses as principle use are permitted:

- Motor Vehicle Sales Establishment[1]

[1] Maximum of 1 Motor Vehicle Establishment provided only one (1) Motor Vehicle Sales Establishment exists on lands zoned E-BP (532)

24.533.2 Gross Leasable Floor Area (maximum)

In addition to the Gross Leasable Floor Area requirements of E-BP(531), the following also applies:

For a motor vehicle sales establishment use, the gross leasable floor area of such use shall be excluded from the overall maximum gross leasable floor area cap for the E-BP (531) zone.

24.533.3 Loading Space

Notwithstanding the provisions of Section 10.3.5, loading spaces shall not be required for a Motor Vehicle Sales Establishment use."

Parent Zone: E-BP **Exception No.:** (534)	**Map:** Schedule "A" Map No. 1	Previous Zone: E-BP. E-BP(398), (H) E-BP(398)	By-law: 6295-20
Municipal Address: 1623 Wellington St E			
Legal Description: Part of Lot 20, Concession 3			

All of the requirements set out in Section 24.531 shall apply in addition to the following:

24.534.1 Permitted Uses
The following additional use is permitted as a principle use:
• Commercial self-storage facility

24.534.2 Building Specifications
24.534.2.1 Height
Notwithstanding the provisions of Section 10.2, the maximum height shall be 17.5 metres.

24.534.3 Loading Space
Notwithstanding the provisions of Section 10.3.5, one (1) loading space is required for a Commercial Self Storage Facility.

24.534.4 Parking
Notwithstanding the provision of Section 5.4 Parking Standards,1 space per 1,000 sq m of gross floor area shall be required for a Commercial Self Storage Facility."

Parent Zone: RA2 **Exception No.:** (535)	**Map:** Schedule "A" Map No. 8	Previous Zone: RU	By-law:
Municipal Address: 15286 and 15306 Leslie Street			
Legal Description: Part of Lot 21, Concession 2			

24.535.1 Uses Permitted	
Notwithstanding Section 7.3, the following uses are permitted: • Two (2) apartment buildings with a maximum of 230 units.	
24.535.2.1 Siting Specifications	
Lot area (minimum) per dwelling:	60.0m2
Front Yard (minimum):	9.0 m
Interior Side Yard (minimum):	5.5 m
Rear Yard (minimum)	15.0 m
Building Height (maximum)	28m or 7 storeys, whichever is less. For purposes of this by-law, mechanical penthouse and amenity room floor space above the 7th storey shall be permitted and shall not constitute a storey provided the total GFA for the amenity room does not exceed 450 m2.
24.535.2.2 Parking Standards	
Parking Spaces (Minimum)	1.0 spaces/ dwelling unit
Visitor Parking Spaces (Minimum)	0.25 spaces/ dwelling unit
24.535.2.3 Ingress and Egress	
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress), the following standards shall apply:	
The maximum width of any joint ingress or egress Driveway measured along the Street Line shall be 23.0 metres.	

24.535.2.4 Amenity Area
Notwithstanding the provisions of Section 7.5.2.2 (Amenity Area), the following standards shall apply:
A minimum of 35% of the required Amenity Area is provided as interior amenity space.
24.535.3 Height and Density Bonusing
In exchange for additional height and density, the applicant shall be required to enter into a Section 37 Agreement to secure provision of affordable housing, or another community facility or service, prior to the execution of the Site Plan Agreement.

Parent Zone: RA2 **Exception No.:** (536)	**Map:** Schedule "A" Map No. 8	Previous Zone: RU	By-law:
Municipal Address: 15286 and 15306 Leslie Street			
Legal Description: Part of Lot 21, Concession 2			

24.536.1 Uses Permitted	
Notwithstanding Section 7.3, the following uses are permitted: • One (1) apartment building with a maximum of 115 units	
24.536.2.1 Siting Specifications	
All siting specifications to be followed in accordance with RA2(535) Zone, with the exception of the following:	
Lot area (minimum) per dwelling:	60.0m2
Building Height (maximum)	28m or 7 storeys, whichever is less. For purposes of this by-law, mechanical penthouse and amenity room floor space above the 7th storey shall be permitted and shall not constitute a storey provided the total GFA for the amenity room does not exceed 450 m2.
24.536.2.2 Parking Standards	
Parking Spaces (Minimum)	1.0 spaces/ dwelling unit
Visitor Parking Spaces (Minimum)	0.25 spaces/ dwelling unit
24.536.2.3 Ingress and Egress	
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress), the following standards shall apply:	
The maximum width of any joint ingress or egress Driveway measured along the Street Line shall be 23.0 metres.	
24.536.2.4 Amenity Area	

Notwithstanding the provisions of Section 7.5.2.2 (Amenity Area), the following standards shall apply:
A minimum of 35% of the required Amenity Area is provided as interior amenity space.
24.536.3 Height and Density Bonusing
In exchange for additional height and density, the applicant shall be required to enter into a Section 37 Agreement to secure provision of affordable housing, or another community facility or service, prior to the execution of the Site Plan Agreement.

Parent Zone: RA2 **Exception No.:** (537)	**Map:** Schedule "A" Map No. 8	Previous Zone: E2	By-laws: 6384-21 LPAT Case No. PL190473
Municipal Address: 180. 190 and 220 Wellington Street East			
Legal Description: Part Lot 106, Plan 246			

24.537.1 Permitted Uses
• Apartment Building

24.537.2 Zone Requirements	
24.537.1 Density	
Maximum of 223 units in total	
24.537.3 Lot Area	
Lot Area (minimum)	10,264.0 square metres
24.537.4 Lot Frontage	
Lot Frontage (minimum)	30.0 metres
24.537.5 Siting Specifications	
Minimum Setback Provisions:	
North Property Boundary Main Building Wall	15.0 metres
South Property Boundary Main Building Wall	3.0 metres
East Property Boundary Main Building Wall	3.0 metres
East Property Boundary Main Building Wall	3.0 metres
24.537.6 Building Specifications	
Lot Coverage	(minimum) 50 percent
Height (maximum)	8 storeys
Parapet shall be excluded in the measurement of *Building Height*.	
24.537.7 Amenity Space	
Notwithstanding Section 7.5.2 a minimum indoor and outdoor amenity space shall be provided as follows:	
Common Outdoor Amenity Space	1126.0 square metres
Private Outdoor Amenity Space	1560.0 square metres
Common Indoor Amenity Space	1346.0 square metres

24.537.8 Ingress and Egress	
Notwithstanding Section 5.5.4 the maximum *Driveway* width measured along the *Street Line* shall be:	
South driveway	25.0 metres
North driveway	15.0 metres
24.537.3 Landscaping	
A minimum landscape strip of 3.0 metres shall be located along the North Property Boundary.	
A maximum 1.8 metre solid wood privacy fence shall be provided along the East Property Boundary	
A 1.8 metre solid privacy wood fence shall be provided along the North Property Boundary.	
24.537.4 General	
The minimum setback for all parking spaces and/or driveway manoeuvring areas abutting the main building shall be nil.	
Uncovered terraces, patios or decks may be permitted to encroach into any required front or exterior side yard.	
Stairs may be permitted to encroach into any required front or exterior yard.	
For the additional building height on the Lands, the execution and registration of an agreement, pursuant to Section 37 of the Planning Act and in accordance with the Town's Official Plan policies, between the Town and the Owner for the following (the "Agreement"):	
i) the provision of 14 affordable rental housing units for a period of 15 years, comprised of 8 one-bedroom units and 6 two-bedroom units, which will be secured through a Rent Subsidy Agreement between the Owner and The Regional Municipality of York.	

Parent Zone: R4 **Exception No.:** (538)	**Map:** Schedule "A" Map No. 8	Previous Zone: E-BP(313), (H)E-BP(313)	By-laws: 6374-21
Municipal Address: 20 and 25 Mavrinac Boulevard			
Legal Description: Blocks 1, 2 and 6 on Plan 65M-3852, and Part of Lot 21, Concession 2, designated as Part 1 on Plan 65R-39363			

24.538.1 Zone Requirements	
For the purpose of measuring front and exterior side yard setbacks on corner lots with rounding's and daylighting triangles, the property line shall be deemed to be the extension of the front and exterior side yard lot lines to the point of intersection	
24.538.1.1 Lot Specifications	
Lot Area (minimum)	310.0 square metres
24.538.1.2 Siting Specifications	
Rear Yard (minimum)	7.0 metres
Exterior Side Yard (minimum)	3 metres (to the main building) 5 metres (to the Garage accessed over an exterior lot line) • Notwithstanding the above, for units with an exterior yard flanking a private road, the minimum exterior side yard shall be 2 metres
24.538.1.3 Building Specifications	
Lot Coverage (maximum)	55%
Interior Garage Width – double	5.4 metres (minimum) 6.2 metres (maximum)
Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.	

24.538.2 Encroachments		
Structure or Feature	**Applicable Yard**	**Maximum Encroachment into a Minimum Yard**
Bay, bow or box window with or without foundations up to 4.5 metres in width	Front, Rear and Exterior Side Yards	1.0 metre
	Interior Side Yards	0.33 metres
Steps, Landings	All Yards	0.3 metre setback from lot line

24.538.3 Parking	
Driveway Width – double (maximum)	6.0 metres

Parent Zone: R8 **Exception No.:** (539)	**Map:** Schedule "A" Map No. 8	Previous Zone: E-BP(313), (H)E-BP(313)	By-laws: 6374-21
Municipal Address: 20 and 25 Mavrinac Boulevard			
Legal Description: Blocks 1, 2 and 6 on Plan 65M-3852, and Part of Lot 21, Concession 2, designated as Part 1 on Plan 65R-39363			

24.539.1 Permitted Uses

Only the following uses are permitted:

- Dwelling, Detached
- Dwelling, Back to Back Townhouse, which shall include a unit vertically divided by a common rear and interior wall and has an independent entrance to the Dwelling Unit from the outside, which is accessed through the front or exterior side yard
- Dwelling, Townhouse
- Home Occupation
- Private Park
- Stormwater Management

24.539.1.1 Maximum Number of Units:

Dwelling, Detached	• One (1) on the lands zoned R8(539) on the west side of Mavrinac Boulevard only
Dwelling, Back-to-Back Townhouse	• 66 on the lands zoned R8(539) on the west side of Mavrinac Boulevard • 22 on the lands zoned R8(539) on the east side of Mavrinac Boulevard
Dwelling, Townhouse	• 63 on the lands zoned R8(539) on the west side of Mavrinac Boulevard • 59 on the lands zoned R8(539) on the east side of Mavrinac Boulevard

24.539.1.2 Maximum Number of Attached Dwelling Units:

Notwithstanding Section 7.5.6.1, a maximum of nine (9) units of townhouse housing may be attached in a continuous row on the west side of Mavrinac Boulevard adjacent to Wellington Street East.

24.539.2 Zone Requirements

Notwithstanding, the definition of Lot in Section 3 of this By-law, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 and the yard requirements and other provisions of the by-law shall be applied to each unit situated on each individual lot.

In addition to the definition of a Street or Road, Public, for the purposes of this zone category a public street or road shall also include a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998. For the purpose of this zone category the Lot Line along a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 is deemed to be the Lot Frontage. For the purpose of measuring front and exterior side yard setbacks on corner lots with rounding's and daylighting triangles, the property line shall be deemed to be the extension of the front and exterior side yard lot lines to the point of intersection.	
24.539.2.1 Lot Specifications	
Lot Area (minimum):	
Dwelling, Detached	370 square metres
Dwelling, Back-to-Back Townhouse	75 square metres
Dwelling, Townhouse	175 square metres, except that the minimum lot area of townhouse dwellings abutting Wellington Street East or Mavrinac Boulevard is 125 square metres
Lot Frontage (minimum):	
Dwelling, Detached	8.5 metres
Dwelling, Back-to-Back Townhouse	6.1 metres
Dwelling, Townhouse	6.4 metres
24.539.2.2 Siting Specifications	
Front Yard (minimum)	3.0 metres (to main building) 5.5 metres (to garage) • Notwithstanding the above, for townhouse dwelling units with Rear Yards abutting Wellington Street East or Mavrinac Boulevard, 1.0 metres to the main building, and 5.3 metres to the garage
Interior Side Yard (minimum)	1.2 metres, except that: • Back-to-Back Townhouse and Townhouse units are permitted to have a minimum interior side yard of 0.0 metres along a shared common wall
Exterior Side Yard – Main Building (minimum)	2.0 metres, except that: • the minimum exterior side yard for a Detached Dwelling to Wellington Street East is 7.0 metres • the minimum exterior side yard for Back-to-Back Townhouse is 1.2 metres to a private road
Rear Yard (minimum)	7.0 metres, except that: • the minimum rear yards for units abutting Wellington Street East is 6.0 metres

	• the minimum rear yards for units abutting Mavrinac Boulevard is 3.0 metres • the minimum rear yard for back-to-back townhouses is 0.0 metres along a shared common wall
24.539.2.3 Building Specifications	
Lot Coverage (maximum)	• 40% for a Detached Dwelling • Not applicable to Townhouse or Back-to-Back Townhouse Units
Height (maximum)	11 metres, except that: • The maximum building height for townhouse dwellings abutting Wellington Street East or Mavrinac Boulevard, and Back-to-Back Townhouses is 12 metres
Interior Garage Width of a Detached Dwelling – double	5.4 metres (minimum) 6.2 metres (maximum)
24.539.2.4 Amenity Area	
Notwithstanding the provisions of Section 7.5.2, a minimum of 5.0 square metres of amenity area shall be provided per dwelling unit	

24.539.2.5 Encroachments		
Structure or Feature	**Applicable Yard**	**Maximum Encroachment into a Minimum Yard**
Bay, bow or box window with or without foundations up to 4.5 metres in width	Front, Rear and Exterior Side Yards	1.0 metre
	Interior Side Yards	0.33 metres
Steps, Landings	All yards	In no case shall be closer than 0.3 metres from the lot line
Open-sided Roofed Porches, Covered and Uncovered Terraces, Patios, Decks (up to and including the second storey)	Front Yard	2.0 metres, except that: • Shall be no closer than 1.0 metre to the property line for townhouse dwelling units with Rear Yards abutting Wellington Street East and Mavrinac Boulevard
	Exterior Side Yard	In no case shall be closer than 1.0 metre from the exterior side lot line except for: • Single detached dwelling unit, maximum encroachment is 2.5 metres
	Rear Yard	3.7 metres, except that: • For townhouse dwelling units with Rear Yards

		abutting Mavrinac Boulevard, maximum encroachment is 2.0 metres but shall be no closer than 1.0 metres to the property line.
Balconies	Front Yard	2.0 metres into the Front Yard, and in no case shall be closer than 1.0 metre to the property line
	Exterior Side Yard	2.0 metres into the Exterior Side Yard except that • Back-to-Back units shall have a maximum encroachment of 0.6 metres into an Exterior Side Yard and in no case shall they be closer than 0.6 metres to the property line • In no case shall townhouse dwelling units be closer than 1.0 metre to the property line
	Interior Side Yard	0.0 metre setback from the interior lot line, provided it is a shared common lot line between attached units.
	Rear Yard	2.5 metres into the Rear Yard except that For units with Rear Yards abutting Mavrinac Boulevard, in no case shall they be closer than 1.0 metre to the property line

24.539.2.6 Central Air Conditioners and Heat Pumps
Notwithstanding Section 4.1.5 (a), Central air conditioners and/or heat pumps shall only be permitted in front and side yards for units adjacent to Wellington Street East and Mavrinac Boulevard.

24.539.2.7 Parking	
Driveway Width – double (maximum)	6.0 metres

Parent Zone: RA2 **Exception No.:** (540)	**Map:** Schedule "A" Map No. 8	Previous Zone: E-BP(313)	By-laws: 6374-21; 6752-25
Municipal Address: 20 and 25 Mavrinac Boulevard			
Legal Description:	Blocks 1, 2 and 6 on Plan 65M-3852, and Part of Lot 21, Concession 2, designated as Part 1 on Plan 65R-39363		

24.540.1 Permitted Uses
Only the following uses are permitted: • Apartment Dwelling Units • Retirement Home

24.540.2 Zone Requirements	
Apartment Units (maximum) - 135	
24.540.2.1 Lot Specifications	
Lot Area (minimum)	0.75 hectares
24.540.2.2 Siting Specifications	
Wellington Street East or a reserve abutting Wellington Street East, shall be deemed to be the front lot line	
Mavrinac Boulevard or a reserve abutting Mavrinac Boulevard, shall be deemed to be the exterior lot line.	
Front Yard – Main Building (minimum)	6.0 metres
Exterior Side Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	6.0 metres
24.540.2.3 Building Specifications	
Lot Coverage (maximum)	45%
Height (maximum)	28 metres (7 storeys)
24.540.2.4 Amenity Area	
Notwithstanding the definition of "Floor Area, Gross" contained within Section 3, the following definition shall apply: • Enclosed rooftop amenity space of up to 100 square metres in area will not be considered Floor Area, Gross.	
Notwithstanding the provisions of Section 7.5.2, a minimum of 18 square metres per Apartment Dwelling Unit of amenity area shall be provided through a combination of shared indoor building amenities and/or private balconies.	
24.540.2.5 Landscaping Strip	
A landscaping strip of 1.0 metres in width containing an opaque fence with a minimum height of 1.5 metres is required for any lot on lands zoned Multiple Residential adjacent to any Residential Zone.	
24.540.2.7 Parking	
Dwelling Unit – Apartment Building (minimum)	1 parking space per dwelling unit plus 0.15 visitors parking spaces per dwelling unit
Retirement Home (minimum)	0.2 parking spaces per suite
Bicycle Parking (minimum)	17 spaces

Parent Zone: R8 **Exception No.: (**541)	**Map:** 4	*Previous Zone*: E2 and EP	By-laws: 6446-22
Municipal Address: 45 Tyler Street			
Legal Description: Lot 26 and Part of Lots 24, 25 and 27, Registered Plan 9			
24.541.1 Permitted Uses			
Only the following uses are permitted: • Dwelling, Townhouse • Dwelling, Second Suite • Home Occupation			

24.541.2 Zone Requirements

Notwithstanding, the definition of Lot in Section 3 of this By-law, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 and the yard requirements and other provisions of the by-law shall be applied to each unit situated on each individual lot.

In addition to the definition of a Street or Road, Public, for the purposes of this zone category a public street or road shall also include a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998.

For the purpose of this zone category the Lot Line along a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 is deemed to be the Lot Frontage.

For the purpose of measuring front and exterior side yard setbacks on corner lots with rounding's and daylighting triangles, the property line shall be deemed to be the extension of the front and exterior side yard lot lines to the point of intersection.

24.541.2.1 Lot Specifications	
Lot Area (minimum)	137.5 square metres
Lot Frontage (minimum)	• 5.5 metres (interior units) • 7.0 metres (end units)
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	6.4 metres
Exterior Side Yard	1. 5 metres
24.541.2.2 Building Specifications	
Height (maximum)	11.5 metres

Parent Zone: PD1 **Exception No.:** (542)	**Map:** Schedule "A" Map No. 2	Previous Zone: PD1	By-law: 6428-22
Municipal Address: 15296, 15306 and 15314 Yonge Street			
Legal Description:	Lots B and C and Part of Lot D, Plan 36 and Part of Lots 15 and 16, Plan 246		

24.542.1 Permitted Uses	
• Notwithstanding Section 8.1, Dwelling units are permitted on the *First Storey* and Below Grade • All other uses permitted in the PD1 Zone	
24.542.2 Maximum Number of Units	
• 136 Apartment Dwelling Units	
24.542.3 Zone Requirements	
Number of Storeys (Maximum)	• 6 storeys along Yonge Street • 8 storeys at building rear (west side)
Building Height (Maximum)	24.0 metres
Rear Yard Setback (Minimum)	1.5 metres
Notwithstanding Section 8.2, a *Parking Area* is permitted in a Rear or Side Yard, located behind a building.	
24.542.4 Amenity Area	
Notwithstanding Section 7.5.2, the Minimum amount of *Amenity Area* is as follows: • 1380.0 m^2 as Outdoor *Amenity Area*, including common areas and private balconies, terraces, and patios. • 270 m^2 as Indoor *Amenity Area*	
24.542.5 Section 37 Provisions	
a) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of the development (as shown on Schedule 'B') which forms part of this By-law) is permitted beyond that otherwise permitted on the lands shown on Schedule A in return for the owner's payment of $243,162.90.	
b) The issuance of a building permit which includes the extra height and density referred to above shall be dependent on the payment of the $243,162.90 and the entering into of a Section 37 Agreement, which will be registered on title.	

Parent Zone: R3 **Exception No.:** (543)	**Map:** Schedule "A" Map No. 2	Previous Zone: RU & I	By-laws: 6493-23
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

24.543.1 Permitted Uses	
• Dwelling, Detached • Dwelling, Second Suite (1) • Home Occupation (2)	
24.543.1.1 Notes	
(1) A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.	
(2) Subject to Section 4.6 of this By-law	
24.543.2 Zone Requirements	
Minimum Lot Area	430m^2
Minimum Lot Frontage	15m
Minimum Front Yard • To Main Building • To Garage Face	 4.5m 6.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m(3) 0.6m(4)
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11.0m
Maximum Building Coverage	n/a
24.543.2.1 Notes	
(3) One side	
(4) Other side	

24.543.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)

Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.543.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

Parent Zone: R4 **Exception No.:** (544)	**Map:** Schedule "A" Map No. 2	Previous Zone: RU & I	By-laws: 6493-23
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

24.544.1 Permitted Uses
• Dwelling, Detached • Dwelling, Second Suite (1) • Home Occupation (2)
24.544.1.1 Notes
(1) A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.
(2) Subject to Section 4.6 of this By-law

24.544.2 Zone Requirements	
Minimum Lot Area	340m^2
Minimum Lot Frontage	11m
Minimum Front Yard • To Main Building • To Garage Face	 3.0m 6.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m(3) 0.6m(4)
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11.0m
Maximum Building Coverage	n/a
24.544.2.1 Notes	
(3) One side	
(4) Other side	

24.544.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)

Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.544.4 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

Parent Zone: R8 **Exception No.:** (545)	**Map:** Schedule "A" Map No. 2	Previous Zone: I	By-laws: 6493-23
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

24.545.1 Permitted Uses
• Dwelling, Townhouse • Dwelling, Second Suite (1) • Home Occupation (2) • Back-to-back, Townhouse • Stacked, Townhouse • Dwelling, Quadruplex (2) • Dwelling, Link
24.545.1.1 Notes
A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.
Subject to Section 4.6 of this By-law

24.545.2 Zone Requirements	
Minimum Lot Area	160m^2
Minimum Lot Frontage	6m
Minimum Front Yard • To Main Building	3.0m
• To Garage Face	6.0m
Minimum Rear Yard	7.0m
Minimum Interior Side Yard	0.0m (1) 1.5m (end unit)
Minimum Exterior Side Yard	2.4m
Maximum Building Coverage	n/a
Maximum Building Height	13.0m
Interior Garage Length/Width	n/a
24.545.2.1 Notes	
(1) For a common lot line	

24.545.3 Parking Requirements
Notwithstanding the parking standards in Section 5.4, the parking standards for townhouse dwellings is 1.5 spaces per dwelling unit.

24.545.4 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.545.5 Daylighting Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

Parent Zone: R3 **Exception No.:** (546)	**Map:** Schedule "A", Map No. 5	*Previous Zone*: ER	*By-law*: 6501-23
Municipal Address: 5-70 Archerhill Court			
Legal Description: All of Lots 1 to 14, both inclusive, all of Blocks 15, 16, and 19, all of Archerhill Court, Plan 65M-2494			

24.546.1 Permitted Uses	
In accordance with the permitted uses listed under the Detached Third Density Residential zoning of Section 7.1 of Comprehensive Zoning By-law 6000-17.	
24.546.2 Zone Requirements	
In accordance with the zone requirements of the Detached Third Density Residential zoning of Section 7.2 of Comprehensive Zoning By-law 6000-17, except for the following listed under Section 24.546.2.1.	
24.546.2.1 Siting Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Minimum Front Yard (to main building)	4.5 metres
Minimum Front Yard (to garage)	5.5 metres
Minimum Rear Yard	7.0 metres
Minimum Interior Side Yard	1.2 metres
Maximum Driveway Width (including at the street line)	9.0 metres
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.546.2.2 Building Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Maximum Lot Coverage	50%
Maximum Height	12 metres
Maximum Height of an open porch or deck (measured from the *average finished grade* to the porch slab or deck floor level)	3.2 metres
For the purposes of this By-law, and, notwithstanding the definition of *Average Finished Grade*, where a lot abuts an Environmental Protection (EP) zone, and the average level of the finished ground adjoining the rear of the building is lower than the finished ground adjoining the front of the building, the *average finished grade* shall mean the average elevation of the finished ground adjoining a *building or structure* measured at the two points where the front yard meets adjacent side lot lines.	

24.546.3 General Provisions
The provisions of Section 4.1.5 a) of Comprehensive Zoning By-law 6000-17 being to only permit central air conditioners and/or heat pumps to the rear and side yards shall also similarly apply to generators and any other home mechanical systems.

Parent Zone: R4 **Exception No.:** (547)	**Map:** Schedule "A", Map No. 5	*Previous Zone*: ER	By-law: 6501-23
Municipal Address: 5-70 Archerhill Court			
Legal Description: All of Lots 1 to 14, both inclusive, all of Blocks 15, 16, and 19, all of Archerhill Court, Plan 65M-2494			

24.547.1 Permitted Uses	
In accordance with the permitted uses listed under the Detached Fourth Density Residential zoning of Section 7.1 of Comprehensive Zoning By-law 6000-17.	
24.547.2 Zone Requirements	
In accordance with the zone requirements of the Detached Fourth Density Residential zoning of Section 7.2 of Comprehensive Zoning By-law 6000-17, except for the following listed under Section 24.547.2.1.	
24.547.2.1 Siting and Lot Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Minimum Front Yard (to main building)	4.5 metres
Minimum Rear Yard	6.5 metres
Minimum Lot Area	345.0 square metres
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.547.2.2 Building Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Maximum Lot Coverage	55%
Maximum Height of an open porch or deck (measured from the *average finished grade* to the porch slab or deck floor level)	3.2 metres
For the purposes of this By-law, and, notwithstanding the definition of *Average Finished Grade*, where a lot abuts an Environmental Protection (EP) zone, and the average level of the finished ground adjoining the rear of the building is lower than the finished ground adjoining the front of the building, the *average finished grade* shall mean the average elevation of the finished	

ground adjoining a *building or structure* measured at the two points where the front yard meets adjacent side lot lines.
24.547.3 General Provisions
The provisions of Section 4.1.5 a) of Comprehensive Zoning By-law 6000-17 being to only permit central air conditioners and/or heat pumps to the rear and side yards shall also similarly apply to generators and any other home mechanical systems.

Parent Zone: R4 **Exception No.:** (548)	**Map:** Schedule "A", Map No. 5	*Previous Zone*: ER	By-law: 6501-23
Municipal Address: 5-70 Archerhill Court			
Legal Description: All of Lots 1 to 14, both inclusive, all of Blocks 15, 16, and 19, all of Archerhill Court, Plan 65M-2494			

24.548.1 Permitted Uses	
In accordance with the permitted uses listed under the Detached Fourth Density Residential zoning of Section 7.1 of Comprehensive Zoning By-law 6000-17.	
24.548.2 Zone Requirements	
In accordance with the zone requirements of the Detached Fourth Density Residential zoning of Section 7.2 of Comprehensive Zoning By-law 6000-17, except for the following listed under Section 24.548.2.1.	
24.548.2.1 Siting and Lot Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Minimum Front Yard (to main building)	4.5 metres
Minimum Rear Yard	6.5 metres
Minimum Exterior Side Yard (to main building)	2.4 metres
Minimum Lot Area	345.0 square metres
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	
Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.	
24.548.2.2 Building Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Maximum Height of an open porch or deck (measured from the *average finished grade* to the porch slab or deck floor level)	3.2 metres
24.548.3 General Provisions	

The provisions of Section 4.1.5 a) of Comprehensive Zoning By-law 6000-17 being to only permit central air conditioners and/or heat pumps to the rear and side yards shall also similarly apply to generators and any other home mechanical systems.

Parent Zone: RA2 **Exception No.:** (550)	**Map:** 8	**Previous Zone:** C6(421)	By-law: 6538-23 OLT Case No. OLT-22-001975
Municipal Address: 271 Holladay Drive			
Legal Description: Block 140, Registered Plan 65M-4519			

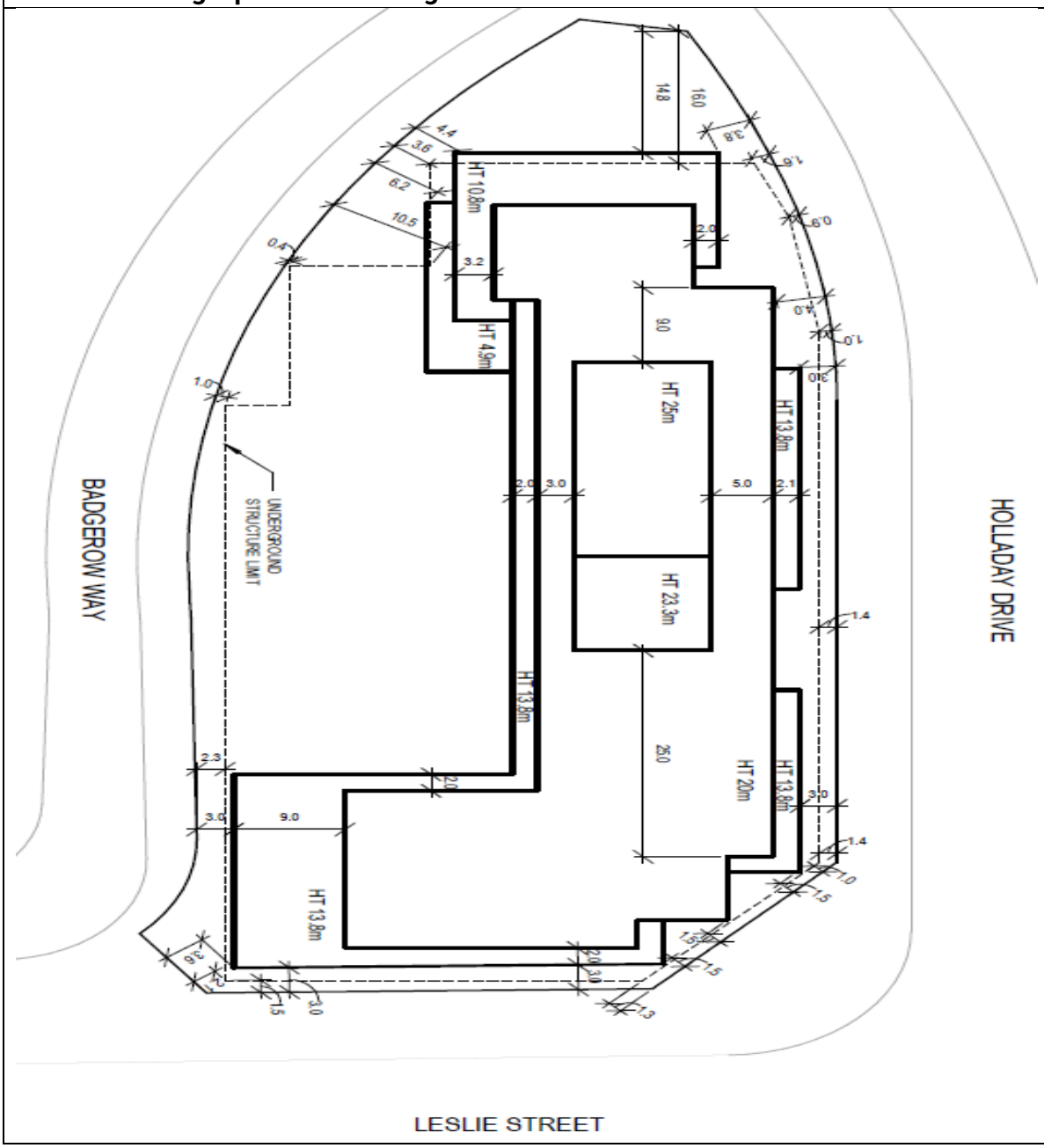
24.550.1 Permitted Uses	
Notwithstanding Section 7.3 of Comprehensive Zoning By-law 6000-17, the following uses are permitted: • One apartment building with a maximum of 147 units.	
24.550.2 Zone Requirements	
24.550.2.1 Lot Specifications	
Lot area (minimum) per dwelling:	35.0 square metres
24.550.2.2 Siting Specifications	
Leslie Street, or a reserve abutting Leslie Street, shall be deemed the front lot line. Holladay Drive and Badgerow Way, or a reserve abutting these streets, shall be deemed exterior side lot lines. The intersecting portion of Holladay Drive and Badgerow Way, as the western extent of the lot, or a reserve abutting these streets, shall be deemed the rear lot line.	
Reference to the Siting Specification Figure under Section 24.550.3 of this By-law shall be used to determine all appropriate site specifications and setbacks including but not limited to the following:	
Front Yard (minimum – Leslie Street)	3.0 metres
Exterior Side Yard (minimum – Holladay Drive and Badgerow Way)	3.0 metres
Rear Yard (minimum)	14.8 metres
Setbacks to the Daylight Triangle of Leslie Street and Holladay Drive (minimum)	1.5 metres
Yard Setbacks for Below Grade Structures (minimum)	0.4 metres
24.550.2.3 Building Specifications	
Lot Coverage (maximum)	47%

Gross Floor Area (maximum)	13,000 square metres
Building Height (maximum)	6 storeys (maximum 25.0 metres). For the purposes of this By-law, mechanical penthouse and amenity room floor space above the 6th storey shall be permitted and shall not constitute a storey provided the total GFA for the amenity room does not exceed 61 square metres.
24.550.2.4 Parking Standards	
Total Resident and Visitor Parking Spaces (Minimum)	1.3 spaces per dwelling unit
Of which, Resident Parking Spaces (Minimum)	1.0 space per dwelling unit
Of which, Visitor Parking Spaces (Minimum)	0.3 spaces per dwelling unit
24.550.2.5 Amenity Area	
Notwithstanding the provisions of Section 7.5.2.2 (Amenity Area) of Comprehensive Zoning By-law 6000-17, the following standards shall apply: • A minimum of 23% of the required Amenity Area is to be provided as interior amenity space.	
24.550.2.6 Landscaping Strip	
Notwithstanding Section 4.8.1 of Comprehensive Zoning By-law 6000-17, the minimum landscape strip shall be 3 metres provided between the building's exterior walls and the rear (west) and exterior side yard (south and west) except as required for vehicular driveways and turning movement areas, and may include private amenity space such as walkways and gated / fenced in terraces and hydro transformers.	
24.550.2.7 Encroachments	
The following additional encroachments into a required yard are permitted:	

Structure or Feature	**Applicable Yard**	**Maximum Encroachment into a Minimum Yard**

Terraces	Exterior Side Yards Front Yards	2.5 metres 1.0 metre
Steps, Landings	Front Yards	Steps, Landings shall not encroach into the minimum Front Yard no closer than 2 metres from the Front Lot Line

24.550.3 Siting Specifications Figure



Parent Zone: R8 **Exception No.:** (551)	**Map:** 8	**Previous Zone:** C6 (464)	By-law: 6550-23
Municipal Address: 1452 & 1460 Wellington Street East			
Legal Description: Lots 3 and 4 Registered Plan 525, Town of Aurora			

24.551.1 Permitted Uses:

Only the following uses are permitted:

- Dwelling, Townhouse

24.551.2 Zone Requirements

Notwithstanding the definition of Lot in Section 3 of this By-law, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 and the yard requirements and other provisions of the by-law shall be applied to each unit situated on each individual lot.

In addition to the definition of a Street, or Road, Public, for the purposes of this zone category a public street or road shall also include a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998.

For the purpose of this zone category the Lot Line along a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 is deemed to be the Lot Frontage.

For the purpose of measuring front and exterior side yard setbacks on corner lots with rounding's and daylight triangles, the property line shall be deemed to be the extension of the front and exterior side yard lot lines to the point of intersection.

24.551.2.1 Lot Specifications	
Lot Area (minimum)	112.5 square metres
Lot Frontage (minimum)	5.7 metres per lot
Front Yard (minimum)	1.05 metres
Rear Yard (minimum)	0 metres-for those units located within the central and southerly development blocks 7 metres – for those units located within the northerly development block
Interior Side Yard (minimum)	1.22 metres along the east lot line 1.22 metres along the west lot line
Aisle Width (minimum)	6.0 metres
24.551.2.2 Building Specifications	
Height (maximum)	14.05 metres
24.551.3 Landscape Buffers	
Minimum Landscape Buffer	1.22 metres along east lot line 0.4 metres along west lot line

24.551.4 Parking	
Minimum Parking	2 spaces/unit visitor spaces

Parent Zone: C6 **Exception No.:** (552)	**Map:** 3	**Previous Zone:** C4(427)	By-law: 6554-23 OLT Case No. OLT-22-002950
Municipal Address: Northeast corner of John West Way and Wellington Street East			
Legal Description: Concession 1E Part Lot 81			

24.552.1 Permitted Uses
The uses permitted in accordance with Section 9.1 of Zoning By-law No. 6000-17, plus the following uses: • Dwelling units within the first storey • Personal Service Shop

24.552.2 Zone Requirements	
Notwithstanding the provisions of Section 9.2 of Zoning By-law No. 6000-17, the following standards shall apply:	
Minimum Floor Area, Commercial	70 square metres
Minimum Rear Yard	16.0 metres to the building 7.5 metres to the parking structure
Maximum Height	23 metres and in no case greater than 6 storeys
24.552.3 Amenity Area	
A minimum amenity area of 13.5 square metres per dwelling unit shall be provided. The required amenity area can be provided interior and exterior to the building.	
24.552.4 Parking Standards	
Notwithstanding the provisions of Section 5.4 of Zoning By-law No. 6000-17, parking shall be provided at a rate of 1.2 spaces per dwelling unit. A minimum of 20% of spaces provided are required for visitor and commercial parking.	
24.552.5 Yard Encroachments	
Notwithstanding the provisions of Section 4.20 of Zoning By-law No. 6000-17, a decorative canopy connecting to the Urban Square may encroach up to 0 metres from any lot line.	

Parent Zone: R3 **Exception No.:** 553	**Map:** 6	**Previous Zone:** R2(437)	**Previous By-laws:** 6000-17
Municipal Address: 15 Glensteeple Trail			
Legal Description: Lot 29 on Plan 65M-4614			

24.553.1 Permitted Uses

Only the following uses are permitted:

- One (1) detached dwelling per lot
- A home occupation

24.553.2 Zone Requirements

Notwithstanding any other provisions to the contrary, the lot line which abuts Ridge Road shall be deemed the front lot line

24.553.2.2 Siting Specifications	
Front Yard (minimum)	4.4 metres
Interior Side Yard (minimum)	0.8 metres
24.553.2.3 Building Specifications	
Lot Coverage (maximum)	45%
Height (maximum)	10 metres

Parent Zone: C6 **Exception No.:** 554	**Map:** 4	**Previous Zones:** C4 (221) C4 (514)	**Previous By-laws:** 6175-19

Municipal Address:

14700 Yonge Street (Phase 1, Southern Site)

Legal Description:

Part Lots 76 & 77 Concession 1 WYS, Part 3 65R-18443

24.554.1 Permitted Uses

In addition to the permitted uses listed under the Mixed Residential Commercial C6 zone in Section 9.1 of Comprehensive Zoning By-law 6000-17, the following uses are also permitted:

- Animal hospital;
- Apartment dwelling units at grade and above;
- Commercial school;
- Communal housing;
- Dry-cleaning establishment;
- Garden centre;
- Hotel;
- Institutional uses;
- Live-work units;
- Parks;
- Parking facilities at grade and/or in structure associated with a permitted use;
- Personal service shop;
- Place of entertainment;
- Place of worship;
- Public and private utilities;
- Public authority;
- Temporary Sales Trailer and / or Office;
- Tourist information centre;
- Townhouse dwelling units at grade and above;
- Urban squares.

Notwithstanding the above, prior to a building permit being issued for a building(s) containing Apartment dwelling units or Townhouse dwelling units, the permissions of the C4 (514) zone shall continue to apply, as existed on the date of passing.	
24.554.2 Zone Requirements	
24.554.2.1 Lot Specifications	
The front lot line shall be Yonge Street.	
Despite any existing or future conveyance, consent, severance, partition or division of the lot, the provisions of this C6(554) Zone shall apply to the lands shown hatched on Schedule 'A' as if no conveyance, consent, severance, partition, or division occurred.	
24.554.2.2 Siting Specifications	
Minimum Side Yard (north):	27.0 m
Minimum Rear Yard (west):	7.0 m
Minimum Front Yard (Yonge Street):	5.0 m
Minimum Side Yard (south):	7.0 m
24.554.2.3 Building Specifications	
Maximum Unit Total:	480
Maximum Retail GFA:	900 square metres
Maximum Lot Coverage:	50%
Minimum Lot Coverage:	40%
Maximum Building Height:	Refer to the Height Figure included under Section 24.554.8 For Part A: 6 storeys or 23 metres, whichever is less measured from Average Finished Grade, excluding mechanical penthouse, equipment, parapets and other building appurtenances.

	For Part B: 7 storeys or 28 metres, whichever is less measured from Average Finished Grade, excluding mechanical penthouse, equipment, parapets and other building appurtenances. For purposes of this by-law, mechanical penthouse and amenity room floor space above the 7th storey shall be permitted and shall not constitute a storey provided the total GFA for the amenity room does not exceed 450 sq m.
The above maximum height permissions are only permitted if the following requirements can be met: i) A minimum building stepback of 1.5 metres shall be provided for the main front wall and exterior side wall at or below the fourth storey from the front yard and exterior side yard respectively; ii) A building greater than four storeys must be located within a 45 degree angular plane measured from the western property line of the lot;	
24.554.3 Parking Standards	
Minimum Non-Residential Spaces:	3.5 spaces per 100 sq m
Minimum Resident Spaces:	0.8 spaces per dwelling unit
Minimum Visitors Spaces:	0.2 spaces per dwelling unit
Required Non-Residential and Visitor Parking Spaces may be shared to meet the above requirements.	
Notwithstanding Section 5.2 of Comprehensive Zoning By-law 6000-17 the minimum parking space sizes shall be: i) 2.6 m x 5.6 m for single and tandem parking spaces; and ii) 2.6 m x 6.5m for parallel parking spaces.	
24.554.4 Ingress and Egress	
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress) of	

Comprehensive Zoning By-law 6000-17, the following standards shall apply:

- The minimum width of the private streets and drive aisles leading to parallel and 90 degree parking spaces shall be 6.0 metres.
- A maximum of two entrance and exit ramps for automobile traffic shall be permitted (four over the total of 14700 Yonge Street and 14720 and 14760 Yonge Street) provided that each dual direction access ramp shall have a minimum width of 6.0 metres and a maximum width of 7.5 metres, at the street line.

24.554.5 Access to Commercial and Employment Zones from Residential Zones

Section 5.5.5 of Comprehensive Zoning By-law 6000-17 shall not apply.

24.554.6 Amenity Area

The minimum amenity space provision shall be 18 sq m per dwelling unit combined for indoor and outdoor amenity space.

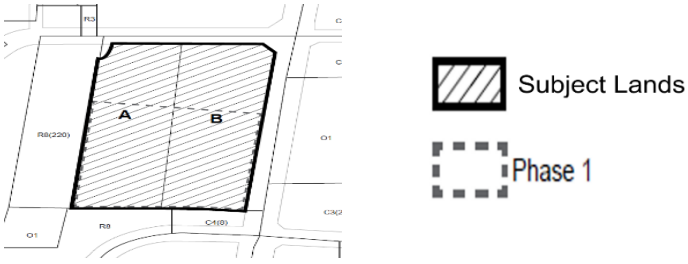
24.554.7 Landscaping and Buffer Strips

A strip of land shall be provided adjacent to the entire length of the western and southern lot lines which shall be used for no other purpose than landscaping. For the purposes of this section, such landscaping may include retaining walls and curbs and can be located within the rear yards of townhouse buildings.

The width of the landscaping strips shall be a minimum of 3.0 metres abutting the southern and western property lines except when adjacent to a driveway, in which it may be reduced to 1.0 m and may be crossed by a perpendicular driveway**.**

Notwithstanding the provisions of Section 4.8 of Comprehensive Zoning By-law 6000-17, a planting strip with a minimum width of 3 metres shall be provided along the entire length of the western property line and can be located within the rear yards of townhouse buildings.

24.554.8 Height and Phasing Figure



Parent Zone: (H)C6 **Exception No.:** 555	**Map:** 4	**Previous Zones:** C4 (221)	**Previous By-laws:** 3726-96.D, 3828-97.D

Municipal Address:

14720-14760 Yonge Street (Phase 2, Northern Site)

Legal Description:

Concession 1 WYS, Part 3 65R-18443

24.555.1 Permitted Uses

In addition to the permitted uses listed under the Mixed Residential Commercial C6 zone in Section 9.1 of Comprehensive Zoning By-law 6000-17, the following uses are also permitted:

- Animal hospital;
- Apartment dwelling units at grade and above;
- Commercial school;
- Communal housing;
- Dry-cleaning establishment;
- Garden centre;
- Hotel;
- Institutional uses;
- Live-work units;
- Parks;
- Parking facilities at grade and/or in structure associated with a permitted use;
- Personal service shop;
- Place of entertainment;
- Place of worship;
- Public and private utilities;
- Public authority;

- Temporary Sales Trailer and / or Office; - Tourist information centre; - Townhouse dwelling units at grade and above; - Urban squares.	
24.555.2 Zone Requirements	
24.555.2.1 Lot Specifications	
The front lot line shall be Murray Drive, and the exterior side lot line shall be Yonge Street.	
Despite any existing or future conveyance, consent, severance, partition or division of the lot, the provisions of this (H)C6(555) Zone shall apply to the lands shown hatched on Schedule "A" as if no conveyance, consent, severance, partition, or division occurred.	
24.555.2.2 Siting Specifications	
Minimum Front Yard (Murray Drive):	5.0 m
Minimum Interior Side Yard (west):	7.0 m
Minimum Exterior Side Yard (Yonge Street):	5.0 m
Minimum Exterior Side Yard Daylight Triangle Setback:	3.0 m
Minimum Rear Yard (southern property boundary):	12.0 m
24.555.2.3 Building Specifications	
Maximum Unit Total:	420
Maximum Retail GFA:	1,800 square metres
Maximum Lot Coverage:	60%

Minimum Lot Coverage:	40%
Maximum Building Height:	Refer to the Height Figure included under Section 24.555.8 For Part A: 6 storeys or 23 metres, whichever is less measured from Average Finished Grade, excluding mechanical penthouse, equipment, parapets and other building appurtenances. For Part B: 7 storeys or 28 metres, whichever is less measured from Average Finished Grade, excluding mechanical penthouse, equipment, parapets and other building appurtenances. For purposes of this by-law, mechanical penthouse and amenity room floor space above the 7th storey shall be permitted and shall not constitute a storey provided the total GFA for the amenity room does not exceed 450 sq m.
The above maximum height permissions are only permitted if the following requirements can be met: i) A minimum building stepback of 1.5 metres shall be provided for the main front wall and exterior side wall at or below the fourth storey from the front yard and exterior side yard respectively; ii) A building greater than four storeys must be located within a 45 degree angular plane measured from the western property line of the lot;	
24.555.3 Parking Standards	
Minimum Non-Residential Spaces:	3.5 spaces per 100 sq m
Minimum Resident Spaces:	0.8 spaces per dwelling unit
Minimum Visitors Spaces:	0.2 spaces per dwelling unit
Required Non-Residential and Visitor Parking Spaces may be shared to meet the	

above requirements.
Notwithstanding Section 5.2 of Comprehensive Zoning By-law 6000-17, the minimum parking space sizes shall be: i) 2.6 m x 5.6 m for single and tandem parking spaces; and ii) 2.6 m x 6.5m for parallel parking spaces.
24.555.4 Ingress and Egress
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress) of Comprehensive Zoning By-law 6000-17, the following standards shall apply: • The minimum width of the private streets and drive aisles leading to parallel and 90 degree parking spaces shall be 6.0 metres. • A maximum of two entrance and exit ramps for automobile traffic shall be permitted (four over the total of 14700 Yonge Street and 14720 and 14760 Yonge Street) provided that each dual direction access ramp shall have a minimum width of 6.0 metres and a maximum width of 7.5 metres, at the street line.
24.555.5 Access to Commercial and Employment Zones from Residential Zones
Section 5.5.5 of Comprehensive Zoning By-law 6000-17 shall not apply.
24.555.6 Amenity Area
The minimum amenity space provision shall be 18 sq m per dwelling unit combined for indoor and outdoor amenity space.
24.555.7 Landscaping and Buffer Strips
A strip of land shall be provided adjacent to the entire length of the western lot lines which shall be used for no other purpose than landscaping. For the purposes of this section, such landscaping may include retaining walls and curbs and can be located within the rear yards of townhouse buildings.
The width of the landscaping strips shall be a minimum of 3.0 metres abutting the western property lines except when adjacent to a driveway, in which it may be reduced to 1.0 m and may be crossed by a perpendicular driveway**.**
Notwithstanding the provisions of Section 4.8 of Comprehensive Zoning By-law 6000-17, a planting strip with a minimum width of 3 metres shall be provided along the

entire length of the western property line and can be located within the rear yards of townhouse buildings.

24.555.8 Figure

24.555.9 Holding Symbol

Notwithstanding the provisions of Section 24.555, while the "(H)" Holding symbol is in place for the subject lands, no person shall within the lands zoned (H)C6(555) on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses permitted by the C4(221) Zone, which existed on the date of Passing.

24.555.10 Removal of Holding Symbol

Prior to the passing of a by-law to remove the "(H)" Holding symbol from the lands zoned (H)C6(555) or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall have been complied with:

a) The Town of Aurora has approved a transfer of servicing allocation to this Phase 2 development that is not dependent upon the completion of infrastructure; or York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration; or the Regional Commissioner of Environmental Services has confirmed servicing allocation for this development by a suitable alternative method and the Town of Aurora has allocated capacity to this development."

Parent Zone: RA2 **Exception Zone:** (556)	**Map:** Schedule 'A', Map No. 3	**Previous Zone:** (E1(9))	**Previous By-laws:** 6000-17
Municipal Address: 180 and 182 Centre Crescent			
Legal Description: Part of Block 105, Plan 246. Parts 1 – 4, Plan 65R-39267			
24.542.1 Permitted Uses			
No more than One Apartment Building per Lot			
24.542.2 Zone Requirements			
24.542.2.1 Lot Specifications			
Lot Area		$39m^2$ per dwelling unit	
Lot Frontage		30m	
24.542.2.2 Siting Specifications			
Front Yard		3.0m	
Rear Yard		5.35m	
Interior Side Yard		4.25m	
Exterior Side Yard		½ the height of the Main Building and in no case less than 9m.	
24.542.2.3 Building Specifications			
Lot Coverage (Maximum)		40%	
Building Height (Maximum)		26m	
24.542.2.4 Amenity Area:			
Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains Apartment Dwelling Units, or any Multi-Unit Development shall provide a minimum Amenity Area of Seventeen and one half (17.5) square metres per dwelling			

unit, provided a minimum of 15% of the required Amenity Area is provided as interior amenity space.
24.542.2.5 Dwelling Adjacent to an Employment Zone:
Notwithstanding any other provisions of this By-law where a Residential Zone is adjacent to an Employment Zone, the minimum required yard abutting the Employment Zone shall be 3.0m metres.
24.542.2.6 Yard Encroachments Permitted
The structures listed below shall be permitted to project into the minimum yards indicated for the distances specified: • Open porches: Interior Side Yards – 2.5m. In no case shall be closer than 2m from the Interior Side Yard.
24.542.2.7 Required Manoeuvring Space
All single and parallel spaces shall have adequate provisions for Manoeuvring Space or Driveway purposes as follows: 90-degree spaces - 6.80m
24.542.2.8 Parking Standards

Apartment Building	As per Bill 185, there shall be no minimum parking requirements

24.542.2.9 Setbacks
Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, there shall be no minimum setback to a wall of a building from a parking space, manoeuvring area or driveway that serves under ground parking.

Parent Zone: PSD4 **Exception No.:** 557	**Map 5**	*Previous Zone:* E2 and R7-SN (497)	*Previous By-laws:*
Municipal Address: 101-103 Mosley Street & 120 Metcalfe Street			
Legal Description: Lot 23 (south side of Mosley Street); Lots 11, 12, 13, 14, 15, 16 (west side of Berczy Street); Part of Lots 17, 18, and 19 (west side of Berczy Street); Part of Lot 17 (north side of Metcalfe Street); Part of Lot 11 (east side of Larmont Street); Registered Plan 68 Town of Aurora, Regional Municipality of York			
24.557.1 Uses Permitted			
In addition to the uses permitted in the PDS4 Zone in Section 8.1, all of the uses permitted in the PDS1 zone are also permitted and may be constructed in phases.			
24.557.2 Site Specifications			
For the purposes of By-law 6000-17, the lot line abutting Berczy Street shall be deemed to be the Front Lot Line for the purposes of determining zone standards.			
Notwithstanding any other provisions to the contrary, the following shall apply:			
Minimum Front Yard	1.2 metres		
Minimum Exterior Side Yard (north)	0.8 metres		
Minimum Exterior Side Yard (south)	1.0 metres		
Minimum Interior Side Yard (south)	8.5 metres		
Minimum Rear Yard	9.0 metres		
Notwithstanding any other provisions to the contrary, balconies, steps and canopies may project into the required yards by: • Front Yard: 1.2 metres • Exterior Side Yard (north): 0.8 metres • Exterior Side Yard (south): 1.0 metres			

• Rear Yard: 1.0 metres • No projections are permitted into the Town's right-of-way.	
24.557.3 Building Specifications	
Notwithstanding any other provisions to the contrary, the following shall apply:	
Building Height (Maximum)	32 metres or 9 storeys, whichever is less. For the purpose of this by-law, a roof parapet, mechanical penthouse and associated features are not counted towards building height.
Maximum Lot Coverage	65%
Maximum Number of Dwelling Units	600
24.557.5 Landscaping	
Notwithstanding the provisions of Section 4.8, no minimum landscaping strip is required in the front yard.	
24.557.6 Parking Standards	
Notwithstanding any other provision to the contrary, a tandem parking space is permitted and shall be considered as required parking.	
Notwithstanding any other provision to the contrary, compliance with the Parking Standards included herein, shall be required upon completion of all phases and not for an individual phase.	
Parking Spaces (Minimum)	395 spaces
Residential Spaces (Minimum)	324 spaces
Visitor (Minimum)	60 spaces
Non-residential (Minimum)	11 spaces

24.557.7 Amenity Area
Notwithstanding the provisions of Section 7.5.2.2 the following standards shall apply:
A minimum of 10 square metres of Amenity Area shall be provided per dwelling unit.
A minimum of 1,200 square metres of the required Amenity Area is provided as indoor amenity space.
Notwithstanding any other provision to the contrary, compliance with the Amenity Area standards included herein, shall be required upon completion of all phases and not for an individual phase.”

Parent Zone: R8 **Exception No.:** 558	**Map:** 9	*Previous Zone*: RU / RU-ORM	*By-laws*: 6000-17
Municipal Address: 1289 Wellington Street East			
Legal Description: Part of Lot 20, Concession 2 (AW), designated as Part 10, Plan 65R-36523, Town of Aurora			

24.558.1 Permitted Uses

- Home occupation (1)
  - (1) Subject to Section 4.6 of Zoning By-law 6000-17
- Dwelling, Townhouse
- Back-to-back, Townhouse

24.558.2 Property Specification

Notwithstanding any definitions in Section 3 of By-law 6000-17, for the purpose of this zone category Total Property Coverage is calculated based on the entire property area of 1289 Wellington St E delineated on Schedule A, with an approximate property area of 14.5 acres, and is the percentage covered by all buildings but excludes decks attached to buildings, balconies, open porches and decks, bay windows, fireplaces, landings and steps, Pools including perimeter decking which forms part of an above ground Pool, and any part of a building which is completely below grade.

Total Property Coverage (maximum)	45%

24.558.3 Lot Specification

Notwithstanding the provisions of By-law 6000-17, for the purpose of this zone category below grade structures shall have a minimum setback of 1.5 metres from a Public Highway or Street or Road, Public.

Notwithstanding, the definition of Lot in Section 3 of By-law 6000-17, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private

right-of-way, and the yard requirements and other provisions of the by-law shall be applied to each unit situated on each individual lot. Notwithstanding the definition of Yard in Section 3 of By-law 6000-17, for the purpose of this zone category a Yard means an open, uncovered space on a Lot between the nearest above grade wall of the Main Building and a Lot Line. Notwithstanding the provisions of By-law 6000-17, for the purpose of this zone category parking spaces located in driveways of a dwelling unit shall be included toward the minimum resident and visitor parking requirement. Notwithstanding the provisions of Section 5.3.1 of By-law 6000-17, for the purpose of this zone category Tandem Parking spaces may include a combination of a parking space internal of a garage and external on a driveway.

24.558.4 Site Specifications	
Lot Area (minimum)	125 m^2
Lot Frontage (minimum)	18 metres (5.5 metres per unit)
Front Yard (minimum)	4.0 metres
Rear Yard (minimum)	3.5 metres
Interior and Exterior Side Yard (minimum)	0 metres
Lot Coverage (maximum)	70%
24.558.5 Parking Standards	
Minimum Parking Requirement	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking
24.558.6 Yard Encroachments Permitted	
Open porches, uncovered terraces and decks (3.2m in height or less)	Front Yard - 4.0 metres

Steps, Landings	2.8 metres In no case shall be closer than 2.5 metres from the Front Lot Line
24.558.7 Building Specifications	
Height (maximum)	11.0 metres”

Parent Zone: RA2 **Exception No.:** 559	**Map:** 9	*Previous Zone*: RU / RU-ORM	*By-laws*:
Municipal Address: 1289 Wellington Street East			
Legal Description: Part of Lot 20, Concession 2 (AW), designated as Part 10, Plan 65R-36523, Town of Aurora			
24.559.1 Permitted Uses			
• No more than Four Apartment Buildings per Lot			
24.559.2 Property Specification			
Notwithstanding any definitions in Section 3 of By-law 6000-17, for the purpose of this zone category Total Property Coverage is calculated based on the entire property area of 1289 Wellington St E delineated on Schedule A, with an approximate property area of 14.5 acres, and is the percentage covered by all buildings but excludes decks attached to buildings, balconies, open porches and decks, bay windows, fireplaces, landings and steps, Pools including perimeter decking which forms part of an above ground Pool, and any part of a building which is completely below grade.			
Total Property Coverage (Maximum)	45 %		
24.559.3 Lot Specifications			
Notwithstanding the provisions of By-law 6000-17, for the purpose of this zone below grade structures shall have a minimum setback of 1.5 metres from a Public Highway or Street or Road, Public. Notwithstanding, the definition of Lot in Section 3 of By-law 6000-17, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way. Notwithstanding the definition of Yard in Section 3 of By-law 6000-17, for the purpose of this zone category a Yard means an open, uncovered space on a Lot between the			

nearest above grade wall of the Main Building and a Lot Line.

Notwithstanding the definitions in Section 3 of By-law 6000-17, for the purpose of this zone structures shall have a minimum setback of 1.5 metres from a Public Highway or Street or Road, Public.

Notwithstanding, the definition of Lot in Section 3 of By-law 6000-17, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way.

Notwithstanding the definition of Yard in Section 3 of By-law 6000-17, for the purpose of this zone category a Yard means an open, uncovered space on a Lot between the nearest above grade wall of the Main Building and a Lot Line.

Notwithstanding the definitions in Section 3 of By-law 6000-17, for the purpose of this zone category the Lot Line, Front, means the lot line as the curb of a private right-of-way.

Notwithstanding the definitions in Section 3 of By-law 6000-17, for the purpose of this zone category the Lot Line along a private right-of-way is deemed to be the Lot Frontage

For the purpose of measuring rear and interior/exterior side yard setbacks on lots with roundings, daylighting triangles or irregular lot lines, the lot line shall be deemed to be the extension of the rear and side yard lot lines to the point of intersection.

Notwithstanding the requirements of Section 7.4 of By-law 6000-17, for the purpose of this zone category *Lot Coverage (*maximum) and *Lot Area (*minimum*)* shall not apply.

Notwithstanding the definitions in Section 3 of By-law 6000-17, for the purpose of this zone category in calculating the height of a Building, any construction used as an ornament, amenity, or for the mechanical operation of the Building including but not limited to chimney, tower, elevator shaft, cupola or steeple shall not be included.

24.559.3 Site Specifications

Front Yard (minimum)	2.0 metres
Rear Yard (minimum)	1.5 metres
Interior Side Yard (minimum)	2.5 metres
Exterior Side Yard (minimum)	2.0 metres

Landscaping Strip	Notwithstanding Section 4.8 of By-law 6000-17, only a minimum 1.5 metre wide continuous landscaping strip is required fronting a Public Right-of-Way. Access ramps or Driveways shall be permitted to cross such landscaping strips.
24.559.4 Building Specifications	
Height (maximum)	28.0 metres or 7 storeys, whichever is less
Building Step-Backs (See Schedule B)	**Building A and D:** Subject to side yard building step-backs at the 5th, 6th and 7th Storeys as shown on Schedule B, with a minimum depth of 3.0 metres. **Building B and C:** Subject to side yard building step-backs at the 5th, 6th and 7th Storeys on one side as shown on Schedule B, with a minimum depth of 3.0 metres; and Subject to side yard building step-back at the 7th Storey on the other side as shown on Schedule B, with a minimum depth of 2.0 metres.
24.559.5 Parking Standards	
Minimum Parking Requirement	1.0 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking.”

Parent Zone: R5 **Exception No.:** 560	**Map:** 9	*Previous Zone*: RU / RU-ORM	*By-laws*:
Municipal Address: 1289 Wellington Street East			
Legal Description: Part of 20, Concession 2 (AW), designated as Part 10, Plan 65R-36523, Town of Aurora			
24.560.1 Permitted Uses			
• Dwelling, Detached • Home Occupation (1) - (1) Subject to Section 4.6 of Zoning By-law 6000-17			
24.560.2 Property Specification			
Notwithstanding any definitions in Section 3 of By-law 6000-17, for the purpose of this zone category Total Property Coverage is calculated based on the entire property area of 1289 Wellington St E delineated on Schedule A, with an approximate property area of 14.5 acres, and is the percentage covered by all buildings but excludes decks attached to buildings, balconies, open porches and decks, bay windows, fireplaces, landings and steps, Pools including perimeter decking which forms part of an above ground Pool, and any part of a building which is completely below grade.			
Total Property Coverage (Maximum)	45 %		
24.560.2 Lot Specifications			
Notwithstanding the provisions of By-law 6000-17, for the purpose of this zone category parking spaces located in driveways of a dwelling unit shall be included toward the minimum resident and visitor parking requirement. Notwithstanding, the definition of Lot in Section 3 of By-law 6000-17, for the purposes			

of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way, and the yard requirements and other provisions of the by-law shall be applied to each unit situated on each individual lot. For the purpose of measuring rear and interior/exterior side yard setbacks on lots with roundings, daylighting triangles or irregular lot lines, the lot line shall be deemed to be the extension of the rear and side yard lot lines to the point of intersection. Notwithstanding the provisions of Section 5.3.1 of By-law 6000-17, for the purpose of this zone category Tandem Parking spaces may include a combination of a parking space internal of a garage and external on a driveway. Notwithstanding the requirements of Section 7.5 of By-law 6000-17, for the purpose of this zone category *Amenity Area* minimum requirements shall not apply.	
24.560.3 Lot Specifications	
Lot Area (minimum)	250 m^2
Front Yard (minimum)	6.0 metres
Rear Yard (minimum)	7.0 metres
Side Yard (minimum)	1.0 metres
Lot Coverage (maximum)	50 %
24.560.4 Building Specifications	
Height (maximum)	12.5 metres
24.560.4 Parking Standards	
Minimum Parking Requirement	2.0 spaces per unit”

Parent Zone: O2 **Exception Zone:** (561)	**Map:** Schedule 'A', Map No. 8	**Previous Zone:** (RU)	**Previous By-laws:** 6000-17
Municipal Address: 1001 St. John's Sideroad			
Legal Description: CON 2 PT LOT 25 (From CityView data, for information purposes only)			
24.561.2 Zone Requirements			
24.561.2.1 Lot Specifications			
Lot Area (minimum)		40 square metres	
Lot Frontage (minimum)		20.0 metres"	

Parent Zone: R8 **Exception No.:** (562)	**Map:** 3	**Previous Zone**: EP & R3(50)
Municipal Address: 55 & 65 St. John's Sideroad East		
Legal Description: Part Lot 85, Concession 1, Whitchurch, Part 1 on Plan 65R-1582, Town of Aurora, Regional Municipality of York		
24.562.1 Permitted Uses		
The following uses are permitted:		
24.562.1.1 Lot Specifications		
Lot Area per unit (minimum)		$150m^2$
Lot Frontage per unit (minimum)		5.5m
Front Yard (minimum)		4.5m
Interior Side Yard (minimum)		0.0m – 1.2m for end units
Side Yard to Private Road (minimum)		2.0m
Rear Yard (minimum)		7.5m
Lot Coverage (maximum)		52%
Height		12.0m
24.562.1.2 Landscaping		
The provisions of Section 4.8 Landscaping Strip shall not apply.		
24.562.1.3 Parking		
A minimum of 13 visitor parking spaces shall be provided.		
24.562.1.4 Yard Encroachments Permitted		
Notwithstanding the provisions of Section 4.20 (Yard Encroachments Permitted), the following standards shall apply:		

Open porches, uncovered terraces and decks	Front and exterior side yard	3.0m In no case shall be closer than 3.0m from the Front Lot Line Steps associated may encroach but in no case shall be closer than 1.5m from the Front Lot Line
24.562.1.5 Ingress and Egress		
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress), the following standard shall apply:		
The maximum width of any joint ingress or egress *Driveway* measured along the *Street Line* shall be nine (9.0) metres"		

Parent Zone: O1 **Exception No.:** (563)	**Map:** 3	**Previous Zone**: EP & R3(50)
Municipal Address: 55 & 65 St. John's Sideroad East		
Legal Description: Part Lot 85, Concession 1, Whitchurch, Part 1 on Plan 65R-1582, Town of Aurora, Regional Municipality of York		
24.563.1 Permitted Uses		
The lands may also be used for:		
• Public Parks		
• Public Trails		
• Garden Features including a Gazebo and associated landscaping"		

Parent Zone: O2 **Exception No.:** (564)	**Map:** 3	**Previous Zone**: EP & R3(50)
Municipal Address: 55 & 65 St. John's Sideroad East		
Legal Description: Part Lot 85, Concession 1, Whitchurch, Part 1 on Plan 65R-1582, Town of Aurora, Regional Municipality of York		
24.564.1 Permitted Uses		
The lands may also be used for:		
• Private Road		
• Private Emergency Access Road		
• Public Parking		

Parent Zone: R8 **Exception No.:** (565)	**Map:** Schedule "A", Map No. 4	*Previous Zone*: I	*Previous By-laws*: By-law 6000-17
Municipal Address: 7 Lacey Court			
Legal Description: Part of Block 12 on Plan 65M2583, in the Municipality of Aurora, Regional Municipality of York, Ontario, being further defined as Lot 0017 on R-Plan 65R11281			
24.565.1 Zoning Requirements			
24.565.1.1 Siting Specifications			
Lot Area (minimum)	140.0 square metres		
Lot Frontage (minimum)	5.5 metres		
Front Yard (minimum)	5.3 metres		
Interior Side Yard (minimum)	0.0 metres for interior units 1.1 metres for end units		
Side Yard to Private Road (minimum)	2.0 metres		
Rear Yard (minimum)	6.0 metres (Blocks 6 and 7) 7.5 metres		
Lot Coverage (maximum) measured on the whole of the Lot	35%		
Height (maximum)	11 metres		
24.565.1.2 Parking			
Townhouse Parking (minimum)	2 spaces per unit		

Visitor Parking (minimum)	7 spaces

24.565.1.3 Yard Encroachments

Notwithstanding the provisions of Section 4.20 (Yard Encroachments Permitted), the following standards shall apply:

Structure of Feature	**Applicable Yard**	**Maximum Encroachment into a Minimum Yard**
Open porches, uncovered terraces and decks (3.2 metres high or less)	Front Yards	3.0 metres In no case shall be closer than 3.0 metres from the Front Lot Line
	Rear Yards	2.0 metres
Steps, Landings	Front Yards	1.5 metres Steps associated may encroach but in no case shall be closer than 1.5 metres
	Side Yard to Private Road	1.0 metres

24.565.1.4 Landscaping

The provisions of Section 4.8 Landscaping Strip shall not apply.

24.565.1.5 Ingress and Egress

Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress), the following standard shall apply:

The maximum width of any joint ingress or egress *Driveway* measured along the *Street Line* shall be 9.4 metres."

Parent Zone: RA2 **Exception No.:** 566	**Map:** Schedule "A" Map No. 3	*Previous Zone*: RA2 (537)	*Previous By-laws*: 6384-21

Municipal Address: 180 Wellington Street East

Note: "H" was removed from property via by-law 6765-26 dated February 24, 2026.

Legal Description: Part of Lot 106, Registered Plan 246, being Parts 1, 2 and 3 on Reference Plan 65R-39371, Town of Aurora

24.566.1 Permitted Uses

Notwithstanding the Second Density Apartment Residential (RA2) Zone permitted uses, the following additional use is permitted:

- Multi-Unit Development

24.566.2 Accessory Uses

Notwithstanding the permitted uses as outlined in 24.566.2, the following additional uses are permitted, which are subordinate and exclusively devoted to a Principal Use which is located on the same Lot:

- Art Gallery;
- Club;
- Dry Cleaning Distribution Station or Depot;
- Fitness Centre;
- Pet Services;
- Retail Stores;
- Restaurant; and,
- Studios

24.566.3 General

Notwithstanding Section 3, a Mult-Unit Development shall mean a building containing four (4) or more dwellings, which are connected by a common corridor or vestibule and have a common entrance at-grade and/or at street level. A Multi-Unit Development may also contain non-residential uses as an Accessory Use.

Notwithstanding Section 4.4.2, a *Dwelling Unit(s)* may be permitted on the first storey of a building.

Notwithstanding Section 7.3, more than one (1) *Apartment Building* may be permitted per *Lot*.

Notwithstanding Section 7.5.3, where a Residential *Zone* is adjacent to an Employment *Zone*, the minimum required yard abutting the Employment *Zone* shall be 3.0 metres.

24.566.4 Building Standards

Minimum Lot Area	10,265 square metres
Minimum Lot Frontage (South)	30.0 metres
Minimum Front Yard (South)	1.9 metres
Rear Yard (North)	6.0 metres
Minimum Interior Side Yard (East)	3.0 metres
Minimum Exterior Side Yard (West)	2.8 metres
Minimum Required Yard Abutting an Employment Zone (East)	3.0 metres
Maximum Lot Coverage	59%
Maximum Number of Dwelling Units	948
Maximum Building Height	43 metres or 12-storeys, whichever is less. For the purpose of this by-law, a roof parapet, mechanical penthouse and associated features are not counted towards building height.
24.566.5 Landscaping	
Notwithstanding Section 4.8, a minimum Landscaping Strip shall not be required on a *Lot Line*.	
A 1.8 metre solid wood privacy fence shall be provided along the Northern and Easterly Property Boundary	
24.566.6 Yard Encroachments	
Notwithstanding Section 4.20, canopies are permitted to encroach a maximum of 1.0 metre into a Minimum Yard, except where there is a daylight triangle, in which case there is no maximum encroachment. Notwithstanding Section 4.20, open porches, uncovered terraces and decks (3.2m in height or less) and balconies are permitted to encroach a maximum of of 1.0 metre into the required Minimum front yard, 2.5 metres into the required Minimum interior and Minimum exterior side yard, and 5.5 metres into the required Minimum rear yard, and except where there is a daylight triangle in which case there is no maximum encroachment.	
24.566.7 Amenity Area	
Notwithstanding Section 7.5.2.2, any *Multi-Unit Development* shall provide a minimum *Amenity Area* of 6.5 square metres per *dwelling unit* and shall not require a minimum proportion of the *Amenity Area* be provided as interior amenity space.”	

Parent Zone: (H) R8 **Exception No.:** 567	**Map:** Schedule "A" Map No. 8	*Previous Zone*: RU	*Previous By-laws*: 6000-17
Municipal Address: 15385 and 15395 Bayview Avenue			
Legal Description: Part Lot 21, Concession 2			
24.567.1 Holding Prefix			
Notwithstanding the provisions of Section 24.567, while the "(H)" Holding prefix is in place, no person shall within the lands zoned (H)(R8)(567) on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses which existed on the date of passing of this by-law, unless an amendment to this by-law is approved by the Council of The Corporation of the Town of Aurora and comes into full force and effect.			
24.567.2 Removal of Holding Prefix			
Prior to the passing of a by-law to remove the "(H)" Holding prefix from the lands zoned (H) R8(567), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with: a) The Town of Aurora approved a servicing allocation to this development that is not dependent upon the completion of any new infrastructure; or, b) York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration; or, c) The Regional Commissioner of Public Works confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development. Upon removal of the "(H)" Holding prefix from the lands zoned (H) R8(567), pursuant to Section 36 of the Planning Act or any successor thereto, the provisions applicable to the said lands shall be as set out in Sections 24.567.3, 24.567.4, 24.567.5 and 24.567.6.			
24.567.3 Permitted Uses			
15 townhouse dwelling units			
24.567.4 Building Standards			
For the purposes of this By-law, the westerly property boundary along Bayview Avenue is the Front Lot Line for Block 1, and the private road is the Front Lot Line for Block 2.			
Minimum lot area	141 square metres – Block 1 145 square metres – Block 2		

Minimum lot frontage	5.7 metres – Block 1 5.9 metres – Block 2
Minimum front yard to dwelling unit	3.6 metres – Block 1 3.8 metres – Block 2
Minimum front yard to attached garage	5.6 metres
Minimum rear yard	3.5 metres – Block 1 6.0 metres – Block 2
Minimum interior side yard	0.0 metres – Along a Common Lot Line 1.3 metres – End Unit within Block 1 1.2 metres – End Unit within Block 2
Minimum distance from building to private road	1.7 metres
Maximum lot coverage	60%
Maximum building height	12.2 metres
Minimum width of a private road	6 metres

24.567.5 Yard Encroachments

Structure of Feature	**Applicable Yard**	**Maximum permitted encroachment into the applicable yard**
Window bays, with or without foundation (up to 5 metres in width)	Interior side yard	0.4 metres – Block 1
Open porches and uncovered terraces (3.2 metres or less in height)	Front yard	1.0 metres – Block 1 1.7 metres – Block 2
Decks (3.2 metres or less in height)	Rear yard	3.2 metres
Balconies	Rear yard	3.2 metres – Block 1 1.85 metres – Block 2
Steps and Landings	Front yard	2.95 metres – Block 1

		3.95 metres – Block 2
24.567.6 Parking		
Required maneuvering space	6 metres	
Setbacks	Where a Parking Lot or Parking Area having capacity for five or more cars serving a Townhouse Residential use, no Parking Space manoeuvring area and/or Driveway within a Side Yard shall be closer to any wall of a building than 1.2 metres.	
Ingress and egress	Driveways shall have 2 lanes, each lane having a minimum width of 3.0 metres”	

Parent Zone: PD1 **Exception No.: 568**	**Map: 5**	*Previous Zone*: E1 (10)	*Previous By-laws*: 6000-17
Municipal Address: 26, 30, 32, 34-38 Berczy Street			
Legal Description: Lots 4, 5, 6, 7, 8, 9 and 10, Plan 68, W/S Berczy Street, save and except Part 1 on Plan 65R-34291, Town of Aurora, Regional Municipality of York			

24.568.1 Zone Requirements	
24.568.1.1 Lot Specifications	
Lot Area (minimum)	835.0 square metres
Lot Frontage (minimum)	22.0 metres
Maximum Lot Coverage	100%

24.568.2 Permitted Uses

Notwithstanding the Promenade Downtown (PD1) Zone permitted uses, the following additional uses are permitted:

- Apartment Building;
- Adult Day Centre;
- Group Home;
- Multi-Unit Development;
- Long Term Care Facility;
- Nursing Home;
- Retirement Home;
- Supportive Housing;
- Private Home Daycare;
- Private School; and
- Accessory uses to the above.

Notwithstanding Section 4.4.2, a *Dwelling Unit* may be permitted on the first storey of a building.

24.568.3 Building Standards	
Standard	**Promenade Downtown (PD1) Exception Zone (568)**
Minimum Rear Yard	5.5 m
Minimum Interior Side Yard at Ground Level to Fourth Storey	7.5 m
Minimum Interior Side Yard at Fourth Storey	7.5 m
Minimum Interior Side Yard at Fifth Storey to Eighth Storey	9.0 m
Minimum Interior Side Yard at Ninth Storey	25.0 m
Minimum Interior Side Yard to Mechanical	38.0 m
Minimum Indoor Amenity	1.9 m^2 per unit
Minimum Outdoor Amenity	13.0 m^2 per unit
Maximum Height	30.0 metres or 9 storeys, whichever is less. For the purpose of this by-law, a mechanical penthouse and associated features are not counted towards building height.
Maximum Coverage	65%
Maximum Number of Dwelling Units	550
Open Porches, Uncovered Terraces and Decks within Front and Rear Yard	Permitted within 4.5 m of front and rear yard

24.568.4 Parking Standards	
Standard	**Promenade Downtown (PD1) Exception Zone (568)**
Residential Parking Ratio	0 spaces/unit
Visitor/Non-Residential Parking Ratio	0 spaces/unit
Parking Spaces (Minimum)	0 spaces
Residential Spaces (Minimum)	0 spaces
Visitor and Non-Residential (Minimum)	0 spaces

Parent Zone: E2 **Exception No.:** (569)	**Map:** Schedule A Map No. 5	*Previous Zone*: E2	*Previous By-laws*: 6000-17
Municipal Address: 240 Industrial Parkway South			
Legal Description: Part 1, Lot 57, Plan 10328			

24.569.1 Permitted Uses

The following uses are permitted:

- All uses permitted in the E2 zone
- Private School

24.569.2 Holding Prefix

Notwithstanding any provision to the contrary, while the "(H)" Holding prefix is in place:

- The following uses shall only be permitted:
  - Private School, which must be set back a minimum of 30 metres from the rail corridor (measured from the Metrolinx property line to the building façade).
  - Offices, in accordance with Section 10.1 of the Town of Aurora Zoning By-law 6000-17, as amended, for the E2 zone
  - Fitness centre, in accordance with Section 10.1 of the Town of Aurora Zoning By-law 6000-17, as amended, for the E2 zone
  - Recreation Centre, in accordance with Section 10.1 of the Town of Aurora Zoning By-law 6000-17, as amended, for the E2 zone

24.569.3 Removal of the Holding Prefix

Prior to the removal of the "(H)" Holding prefix from the lands zoned (H)E2-(569) on Schedule "A", or any part thereof, the Town of Aurora shall be satisfied that:

- Metrolinx shall advise the Town in writing of their satisfaction with any and all rail safety measures that allow for a Private School use. The Private School building shall be located a minimum of 30 metres from the Metrolinx property line. No portion of the school building or amenities/school uses shall be situated within this 30-metre setback.
- The Town of Aurora is satisfied that the removal of the "(H)" represents a logical and orderly progression of development.

Parent Zone: R5 **Exception No.:** (570)	**Map:** Schedule A Map No. 7	*Previous Zone*: ER	*Previous By-laws*: 6000-17
Municipal Address: 326 Old Bloomington Road			
Legal Description: Lot 3 Registered Plan 166, Town of Aurora, Regional Municipality of York			

24.570.1 Permitted Uses
The following uses are permitted:
• All uses permitted in the R5 zone

24.570.2 Zone Requirements	
24.570.2.1 Building Specifications	
Rear Yard (Minimum)	6.0 m
Lot Coverage (Maximum)	55%

24.570.3 Daylight Triangle
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and the Front Lot line to a point of intersection, for the purposes of calculating the required minimum Front Yard and the required minimum Exterior Side Yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.570.4 Landscaping Specifications
Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material.

24.570.5 Encroachments
Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.

Parent Zone: PD1 **Exception No.: 571**	**Map: Schedule "A.1"**	*Previous Zone*: *PD1-59*	*Previous By-laws*: *2866-66*
Municipal Address: 14 and 18 Wellington Street East			
Legal Description: Lot 130, 131, Part Lot 128, Registered Plan 246			
24.571.1 Permitted Uses			
The following uses are permitted:			
• In accordance with PD1 uses.			
24.571.2 Zone Requirements			
24.571.2.1 Residential Requirements			
Number of Residential Units (maximum)		33	
Location of Residential Units		A maximum of two (2) residential units are permitted on the ground floor of 18 Wellington Street East (Lot 131, Registered Plan 246); and, no residential unit on the ground floor of 18 Wellington Street East (Lot 131, Registered Plan 246) shall be abut the front yard.	
24.571.2.2 Lot Specifications			
Lot Area (minimum)		2,610 square metres	
Lot Frontage (minimum)		61 metres (Centre Street) 30 metres (Wellington Street East)	
24.571.2.3 Siting Specifications			
Front & Rear Lot Line		The Lot Line abutting Wellington Street East shall be designated the Front Lot Line, and the Lot Line abutting Centre Street shall be designated the Rear Lot Line.	
Through Lot		The Setback and Front Yard requirements shall only apply to Wellington Street East.	

Rear Yard – Centre Street (minimum)	2.0 metres
24.571.4 Building Specifications	
Height (Maximum)	16 metres
Total Amenity Area (Minimum)	34 square metres
	Amenity Area is not required to be provided indoors, or on a per Dwelling Unit basis.
24.571.5 Loading	
Length of required loading spaces (minimum)	8.0 metres
24.571.6 Parking Requirement	
Location of Parking	All Parking Areas shall be in the Rear Yard or Interior Side Yard of the Lot.
Parking Area setback	Parking Area abutting the north-westerly interior lot line shall be nil.
Driveway/Manoeuvring Space Setback	The distance between the driveway/manoeuvring space and the building wall within the rear yard on Lot 131, Registered Plan 246 (18 Wellington Street East) shall be nil.
Required Maneuvering Space (Minimum)	90-degree spaces: 6.83 metres on Lot 130, Registered Plan 246 (14 Wellington Street East). 90-degree spaces: 5.77 metres on Lot 131, Registered Plan 246 (18 Wellington Street East).
Parking Requirement (minimum)	30 Spaces

Parent Zone: R8 **Exception Zone:** (572)	**Map:** Schedule 'A', Map No. 5	**Previous Zone:** R7	**Previous By-laws:** 6000-17
Municipal Address: 8 Kennedy Street East			
Legal Description: PLAN 246 PT LOT 162 (From CityView data, for information purposes only)			
24.572.1 Permitted Uses			
In accordance with the permitted uses listed under Townhouse Dwelling Residential zoning of Section 7.1 of Comprehensive Zoning By-law 6000-17.			
24.572.2 Zone Requirements			
24.572.2.1 Lot Specifications			
Lot Frontage (minimum)		24 m (6 m per unit)	
24.572.3 Parking Standards			
A minimum of two (2) parking spaces shall be provided for each townhouse unit, parking spaces are permitted to be a combination of a parking space internal of a garage and external on a driveway.			
Parking space width (Minimum)		2.4 metres	
24.572.4 Ingress and Egress			
Notwithstanding the provisions of Section 5.6.1, the driveway width (minimum)		2.4 metres	

Parent Zone: (H)RA1 **Exception No.:** 573	**Map:** Schedule "A" Map No. 4	*Previous Zone*: RA1 (151) & RA1 (449)	*Previous By-laws*: 3441-93 & 5712-15
Municipal Address: 25 George Street and 29 George Street			
Legal Description: Part Lot 27, Plan 246			
24.573.1 Permitted Uses			
The following uses are permitted: • Apartment building			
24.573.2 Zone Requirements			
24.573.2.1 Residential Requirements			
Number of Residential Units (maximum)	33		
24.573.2.2 Lot Specifications			
Minimum Lot Area per Dwelling Unit	60 square metres		
24.573.2.3 Siting Specifications			
Front Yard (Minimum)	3.0 metres		
Rear Yard (Minimum)	7.5 metres		
Interior Side Yard (Minimum)	2.5 metres		
Lot Coverage (Maximum)	48%		
Height (Maximum)	14 metres (4 storeys)		
24.573.2.4 Amenity Area			
Amenity Area per Unit (minimum)	16.0 square metres per *dwelling unit* and a minimum of 45% of the required *Amenity Area* shall be provided as interior amenity space.		
24.573.2.5 Landscaping			

Notwithstanding any provisions to the contrary, Steps, landings or driveways shall be permitted to encroach into the required landscaping strip.	
The width of the required landscape strip abutting the front lot line (minimum)	1.8 metres
The width of the required landscape strip abutting the south lot line (minimum)	2.4 metres
The width of the required landscape strip abutting the north lot line (minimum)	0.0 metres
24.573.2.6 Yard Encroachment	
Access walkways and stairs for pedestrian circulation are permitted to encroach (maximum)	3.0 metres into the front yard
Terraces and patios are permitted to encroach (maximum)	1.0 metre into the side yard
Terraces, patios and balconies are permitted to encroach (maximum)	2.0 metres into the rear yard
24.573.2.7 Parking Standards	
Parking Requirements (Minimum)	41 parking spaces (5 of the required parking spaces must be designated as visitor parking)
24.573.2.8 Required Manoeuvring Space	
Manoeuvring space (minimum) - 90 degree spaces	6.5 metres
24.573.2.9 Holding Prefix	
Notwithstanding the provisions of Section 24.573, while the "(H)" Holding Prefix is in place, no person shall within the lands zoned (H) (RA1) (573) on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses which existed on the date of passing of this by-law, unless an amendment to this by-law is approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.	

24.573.2.10 Removal of Holding Prefix

Prior to the passing of a by-law to remove the "(H)" Holding prefix from the lands zoned (H) RA1 (573), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with

i) the Town of Aurora has confirmed there is adequate servicing capacity to allocate to this development.

Upon removal of the "(H)" Holding prefix from the lands zoned (H) RA1 (573), pursuant to Section 36 of the Planning Act, or any successor thereto, the provisions applicable to the said lands shall be as set out in Sections 24.573.

Parent Zone: R3 **Exception No.:** 574	**Map:** 7	***Previous Zone*:** ER	***Previous By-laws*:** 6000-17
Municipal Address: 252, 260, and 272 Old Bloomington Road			
Legal Description: Lot 6 and Part of Lot 7, Registered Plan 166			
24.574.3 Zoning Requirements			
24.574.3.1 Permitted Uses			
In accordance with Section 7.1.1 of Zoning By-law 6000-17			
24.574.3.2 Building Standards			
Notwithstanding the provisions of Section 7.2, the following standards shall apply:			

Front Yard (minimum)	4.5 metres to the Main Building 6.0 metres to the Garage
Interior Side Yard (minimum)	1.2 metres
Exterior Yard (minimum)	3.0 metres
Height (maximum)	12.0 metres
Lot Coverage (maximum)	40%

24.574.3.3 Yard Encroachments Permitted

Notwithstanding the provisions of Section 4.20, the structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified:

Structure or Feature	Applicable Yard	Maximum Encroachment into a Minimum Yard
Covered or uncovered Porches and Terraces	Front Yard	3.0 metres
	Exterior Side Yard	2.5 metres
Covered or uncovered porches, uncovered terraces and decks (3.5 m in height or less,	Rear Yard	3.7 metres In no case shall be less than

measured from grade to the platform, and exclusive of any roof or railings)		3.0 metres from the rear lot line
Steps, Landings	All Yards	2.0 metres beyond any structures referred to above

24.574.3.4 Daylighting or Site Triangles

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to the Municipality, the Exterior Side Lot Line and the Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and the Front Lot Line to a point of intersection, for the purposes of calculating the required minimum Front Yard and the required minimum Exterior Side Yard requirements.

Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.574.3.5 Landscaping Requirements

Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures, swimming pools or any other covered area with impervious material, but shall include decks, porches, terraces, or patios regardless of material.

24.574.3.6 Swimming Pools

Notwithstanding the provisions of Section 4.12. a swimming pool may be located in any yard, provided it is set back a minimum of 1.2 metres from any *Lot Line*. A deck for an above ground pool shall be set back a minimum of 0.6 metres from any *Lot Line*."

Parent Zone: R3 **Exception No.:** 575	**Map:** 7	***Previous Zone*:** ER	***Previous By-laws*:** 6000-17
Municipal Address: 252, 260, and 272 Old Bloomington Road			
Legal Description: Lot 6 and Part of Lot 7, Registered Plan 166			
24.575.3 Zoning Requirements			
24.575.3.1 Permitted Uses			
In accordance with Section 7.1.1 of Zoning By-law 6000-17			
24.575.3.2 Building Standards			
Notwithstanding the provisions of Section 7.2, the following standards shall apply:			
Front Yard (minimum)		5.0 metres	
Interior Side Yard (minimum)		1.2 metres	
Rear Yard (minimum)		1.2 metres	
Exterior Yard (minimum)		3.0 metres	
Height (maximum)		12.0 metres	
Lot Coverage (maximum)		40%	
24.575.3.3 Yard Encroachments Permitted			
Notwithstanding the provisions of Section 4.20, the structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified:			
Structure or Feature	**Applicable Yard**	**Maximum Encroachment into a Minimum Yard**	
Covered or uncovered Porches and Terraces	Front Yard	3.0 metres	
	Side Yard	Not less than 1.0 metres from a side lot line	
Covered or uncovered porches, uncovered terraces and decks	Interior Side Yard	3.7 metres	

(3.5 m in height or less, measured from grade to the platform, and exclusive of any roof or railings)		In no case shall be less than 1.2 metres from the rear lot line
Steps, Landings	All Yards except the Rear Yard	2.0 metres beyond any structures referred to above

24.575.3.4 Daylighting or Site Triangles

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to the Municipality, the Exterior Side Lot Line and the Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and the Front Lot Line to a point of intersection, for the purposes of calculating the required minimum Front Yard and the required minimum Exterior Side Yard requirements.

Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.575.3.5 Landscaping Requirements

Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures, swimming pools or any other covered area with impervious material, but shall include decks, porches, terraces, or patios regardless of material."

Parent Zone: (H)R8 **Exception No.:** 576	**Map:** Schedule "A" Map No. 6	*Previous Zone*: (H) I (391)	*Previous By-laws*: OMB File No. PL090286
Municipal Address: 14070 Yonge Street			
Legal Description: Part Blocks A, B and G, Plan M42, Part 3, 65R-5870 and Parts 3, 6, 7 and 8, 65R-33710			
24.576.1 Zone Requirements			
24.576.1.1 Lot Specifications			
Lot Area (minimum)		80.0 square metres	
Lot Frontage (minimum)		5.5 metres	
24.576.1.2 Siting Specifications			
Front Yard (Minimum)		5.0 metres	
Rear Yard (Minimum)		5.0 metres	
Exterior Side Yard (Minimum)		3.0 metres	
Height (Maximum)		13.0 metres	
24.576.1.3 Holding Prefix			
Notwithstanding the provisions of Section 24.576, while the "(H)" Holding Prefix is in place, no person shall within the lands zoned (H) R8 (576) on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses which existed on the date of passing of this by-law, unless an amendment to this by-law is approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.			
24.576.1.4 Removal of Holding Prefix			
Prior to the passing of a by-law to remove the "(H)" Holding prefix from the lands zoned (H) R8 (576), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with i) the Town of Aurora has confirmed there is adequate servicing capacity to allocate to this development. Upon removal of the "(H)" Holding prefix from the lands zoned (H) R8 (576), pursuant to Section 36 of the Planning Act, or any successor thereto, the provisions applicable to the said lands shall be as set out in Sections 24.576.			

Parent Zone: R3 **Exception No.:** 578	**Map:** 4	*Previous Zone*: I / EP	*Previous By-laws*: 6000-17
Municipal Address: 115 George Street			
Legal Description: Part of Lots 1 and 2, Registered Plan 38, Aurora			
24.578.1 Permitted Uses			
The following uses are permitted:			
• In accordance with R3 uses			
24.578.2 Zone Requirements			
Lot Area (minimum)		1350 square metres	
Lot Frontage (minimum)		21 metres	
Front Yard Setback		9.0 metres	
Interior Side Yard		1.5 metres	
Lot Coverage (Maximum)		40%	
Height (Maximum)		11 metres	
24.578.3 Yard Encroachments			
Open porches, uncovered terraces and decks (3.2 m in height or less)		In no case shall be 6m from the Front Lot Line	
Steps, Landings		In no case shall be closer than 6 m from the Front Lot Line. In no case shall be closer than 0.3 m from the Interior Side Lot Line.	

Parent Zone: R8 **Exception No.: 579**	**Map: 4**	*Previous Zone*: ER-14	*Previous By-laws*: 2589-83 & 6359-21
Municipal Address: 511, 521, 531 and 543 Wellington Street West			
Legal Description: Part of Lot 1 and Part of the 40 Acre Reserve Registered Plan 102, Town of Aurora, Regional Municipality of York			
24.579.1 Zone Requirements			
24.579.1.1 Siting Specifications			
Lot Area – total parcel (minimum)		0.8 hectares	
Lot Frontage – total parcel (minimum)		115 metres	
Front Yard – Wellington Street (minimum)		2.2 metres, except that a terrace or balcony may encroach up to 2 metres	
Interior Side Yard (East and West Lot lines) (minimum)		0.7 metres	
Required setback from a building to the Private Road (minimum)		0.2 metres	
Rear Yard (minimum)		1.2 metres	
Height (maximum)		14.5 metres	
Setback to Underground Parking Structure		0 metres	
24.579.1.2 Parking Standards			
Resident Parking Spaces (minimum)		1.5 spaces per dwellings	
Visitor Parking Spaces (minimum)		14% of the provided parking spaces	
24.579.1.3 Amenity Area			
Notwithstanding the provisions of Section 7.5.2.1 (Amenity Area), the following standards shall apply: • A minimum of 250 square metres shall be required for the purposes of outdoor Amenity Area.			

24.579.1.4 Landscape Strip	
The width of the required landscape strip along the interior side lot lines (minimum)	0 metres