ZONING BY-LAW 177-96



OFFICE CONSOLIDATION

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SECTION 1: ADMINISTRATION

1.1 TITLE

This By-law shall be known as the "New Urban Area By-law".

1.2. ZONING SCHEDULE

The *Zone*s for all lands covered by this By-law are shown on the following Schedules attached to this By-law: A7, B6, C2, C3, C4, D3, D5, D6, E4, F4, F6, F7, G4, G7, H4, H6, H7 J4, J5, J6, J7.

1.3 CONFORMITY AND COMPLIANCE WITH ZONING BY-LAW

No land, *building* or *structure* shall be used and no *building* or *structure* shall be *erect*ed or altered after the passage of this By-law except in conformity and compliance with the provisions of this By-law.

1.4 BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND MUNICIPAL LICENSES

No permit for the use of land or for the erection or use of any *building* or *structure* and no Certificate of Occupancy or approval of any application for a municipal license shall be issued, where the proposed *building*, *structure* or use is in violation of any provision contained in this By-law.

1.5 ENFORCEMENT

Any person convicted of a violation of this By-law is liable, on first conviction to a fine of not more than $25,000.00 and on a subsequent conviction to a fine of not more than $10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

Any corporation convicted of a violation of this By-law is liable, on first conviction to a fine of not more than $50,000.00 and on a subsequent conviction to a fine of not more than $25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

1.6 SEVERABILITY

A decision of a Court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

1.7 EFFECTIVE DATE

This By-law shall come into force the day that it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act, as amended.

1.8 INTERPRETATION

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the City of Markham or any other requirement of the Region of York, the Province of Ontario or the Government of Canada that may affect the use of lands, *buildings* or *structures* in the municipality.

1.9 REPEAL OF FORMER BY-LAWS

The provisions of all By-laws of the City of Markham, and amendments thereto, passed under the Planning Act are hereby repealed insofar as they affect the lands covered by this By-law, with the exception of By-law 28-97 (the Parking Standards By-law) and any Amendment to By-law 177-96**.**

1.10 TECHNICAL REVISIONS TO THE ZONING BY-LAW

Provided that the purpose, effect, intent, meaning and substance of this By- law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;

b) Additions to and revisions of technical information on maps and schedules including, but not limited to infra*structure* and topographic information, notes, legends, shading and title blocks;

c) Alterations of punctuation or language; and

d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

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SECTION 2: ESTABLISHMENT OF ZONES

2.1 ZONES

For the purposes of this By-law, the following *Zone*s are established:

RESIDENTIAL ZONES

Residential One (R1) Zone
Residential Two (R2) Zone Residential Two - Special (R2-S) Zone
Residential Two - Lane Access (R2-LA) Zone
Residential Three (R3) Zone
Residential Four (R4) Zone

RETAIL AND MIXED-USE ZONES

Neighbourhood Commercial One (NC) Zone
Neighbourhood Commercial Two (NC2) Zone
Neighbourhood Commercial Three (NC3) Zone
Community Amenity One (CA1) Zone
Community Amenity Two (CA2) Zone
Community Amenity Three (CA3) Zone
Community Amenity Four (CA4) Zone
Automotive Commercial One (AC1) Zone
Automotive Commercial Two (AC2) Zone
Major Commercial (MJC) Zone

EMPLOYMENT ZONES

Business Park (BP) Zone
Business Corridor (BC) Zone
General Industrial (GI) Zone

OPEN SPACE ZONES

Greenway (G) Zone
Open Space One (OS1) Zone
Open Space Two (OS2) Zone

2.2 LOCATION OF ZONES

The *Zone*s and *Zone* boundaries are shown on the schedules that are attached to and form part of this By-law.

2.3 DETERMINING ZONE BOUNDARIES

(2016-117)

Where the boundary of any *Zone* is shown on the schedules forming part of this By-law, the following provisions shall apply:

a) Where a *Zone* boundary is indicated as approximately following *lot lines* shown on a registered Plan of Subdivision or *lot*s registered in a registry office or land titles office, the boundary shall follow such *lot lines*.

b) Where a *public street*, *private street*, *lane*, public transit right-of-way, railway right-of-way, electrical transmission line right-of-way, or watercourse is shown on the schedules to this By-law and serves as a boundary between two or more different *Zone*s, a line in the middle of such street, *lane*, right-of-way or watercourse shall be the boundary between *Zone*s unless specifically indicated otherwise.

c) Where a *Zone* boundary is indicated as following the limits of the City of Markham, the limits of the City of Markham shall be the boundary.

d) Where none of the above provisions apply, the *Zone* boundary shall be scaled from the attached schedule(s).

2.4 EXCEPTION ZONES

Where a *Zone* symbol on the attached schedule(s) is followed by one or more numbers following the asterisk (*) symbol, such as R2*1 or NC3*7*9, the numbers following the asterisk (*) symbol refer to subsections in Section 7 (Exceptions) of this By-law that apply to the lands noted.

2.5 HOLDING PROVISIONS

Note - Does not form part of By-law: Hold Provisions were no longer incorporated into this Section after By-law 2002-93. See originating by-laws for information on individual Holds, and the conditions for Hold removal.

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter (H), no person shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan, the provisions of this Zoning By-law and any amendment to this By-law, as amended, and the Planning Act as amended.

2.5.1 Holding Provision in the Cornell Community (By-laws 177-96, 135-1999, 273-1999, 74-2000 and 2001-183)

a) The Holding provision (H) applying to all lands shown on Schedules "G1" and "G2" to this By-law, with the exception of Block 73, shall not be lifted until Subdivision Agreement has been executed.

b) The Holding provision (H) applying to Block 73 shall not be lifted until the Town of Markham is satisfied that development on that block will not have an impact on the operations of the heliport on the Markham-Stouffville Hospital property to the south and a Subdivision Agreement applying to the lands is executed.

c) The Holding provision (H) applying to the lands at the south-east corner of Bur Oak Avenue and White's Hill Avenue shall not be lifted until the Town of Markham is satisfied that sufficient sanitary sewage capacity is available to allow development of the lands.

d) The Holding provision (H) applying to lands municipally known as 8961 9th Line shall not be lifted until a Site Plan Agreement has been executed.

e) The Holding provision (H) applying to lands on the west side of Bur Oak Avenue between Riverlands Avenue and White's Hill Avenue shall not be lifted until a Site Plan Agreement has been executed.

f) The Holding provision (H) applying to lands fronting on Bur Oak Avenue between Riverlands Avenue and Donald Sim Avenue shall not be lifted until a Subdivision Agreement has been executed.

2.5.2 Holding Provisions in the South Unionville, OPA 22 Area (Bylaws 2001-106 and 2001-268)

a) The Holding provision (H) applying to lands outlined on Schedules 'J1', 'J2', and 'J3' to this By-law shall not be lifted until:

   i) Subdivision Agreement(s) applying to the lands have been executed; and,
   ii) The Town is satisfied with respect to arrangements for funding by the landowner(s) of the capital costs of hard and soft services in accordance with Town specifications.

b) The Holding provision (H) applying to lands outlined on Schedule 'J4' to this By-law shall not be lifted until:

   i) Site Plan Agreement(s) applying to the lands, including site plan and elevation plans consistent with the urban design policies of the Town of Markham Official Plan has been executed; and,
   ii) The Town is satisfied with respect to arrangements for the provision of a stormwater management facility and related *infrastructure,* which serves the drainage area of the lands.

c) The Owners of the lands shown shaded on Schedule 'J1' to this By-law shall, in addition to conditions a) and b) above, ensure the preparation of final municipal servicing and storm water management plans for the plan of subdivision, to the satisfaction of the Town.

2.5.3 Holding Provision in the Leitchcroft Planning District (OPA 41) (By-laws 306-96, 2001-289 and 2003-69)

The Holding provision (H) applying to those lands within the Leitchcroft Planning District, as outlined on Schedule N1, N2 and N3 to this By-law, shall not be lifted until the following conditions have been met:

a) i) A plan of subdivision has been draft approved and a related subdivision agreement between the landowner(s) and the Town has been executed; or,
ii) A consent has been granted by the Committee of Adjustment and a Development Agreement between the landowner(s) and the town has been executed; and,

b) A Site Plan Agreement has been executed; and,

c) The Town is satisfied that adequate water and sanitary sewer facilities and stormwater management facilities are available to service the subject lands, pursuant to the Development Staging Strategy for lands in the Future Urban Area and to Town approval of a Development Phasing Plan for the planning district; and,

d) The Town in consultation with other approval agencies is satisfied that the lands proposed to be released for development can be adequately served by the existing and committed transportation network without adverse impact on the road system or to other committed development; and,

e) A Development Charges By-law applicable to the lands in the Planning District has been adopted, or the Town Solicitor has confirmed a satisfactory arrangement for the payment to the Town by the landowner(s), without recourse, of an amount equal to the applicable development charges has been made; and,

f) In addition to the provisions set out above, for lands located within Blocks 41, 42, 43, 44 of Registered Plan 65M-3226, an amendment to remove the (H) holding *zone* provisions shall not be passed prior to:

i) Submission of a Development Phasing Plan, to the satisfaction of the Commissioner of Development Services;
ii) Execution of a Development Phasing Agreement with the Town;
iii) Submission of a Community Urban Design Plan to the satisfaction of the Commissioner of Development Services;

iv) Execution of a cash-in-lieu of parkland agreement with the Town;
v) Completion of a noise study to the satisfaction of the Director of Engineering.

g) In addition to the provisions set out above, for lands located within Blocks 41, 42 and 43 of Registered Plan 65M-3226, lifting of the (H) provision to permit *residential* development shall not occur until a site plan agreement has been executed to permit development of an *office building* on Block 44 Registered Plan 65M-3226, in accordance with the approved Development Phasing Plan and agreement.

2.5.4 Holding Provisions in the Berczy Village Planning District (By-laws 80-97, 119-97, 191-97, 193-97, 195-97, 8-1999, 79-1999 and 127-1999)

The Holding provision (H) applying to those lands within the Berczy Village Planning District as outlined on Schedules "D1", "D2", "D3". "D4" and "D5" to this By-law shall not be lifted until:

a) The Subdivision Agreement applying to the lands has been executed; and,
b) The Town is satisfied with respect to arrangements for funding by the landowner(s) of the capital costs of hard and soft services in accordance with Town specifications; and,
c) In addition to the provisions of Section (a) and (b) of this Section, the removal of the Holding provision on those lands comprising part of the east half of *Lot* 20, Concession 6 within Draft Plan 19T-98014 (Everyvale Holdings Inc.) shall be only occur in accordance with the Town approved Development Phasing Plan for the Berczy Village community and associated legal agreements between the owner and the Town. Confirmation will also be required that an adequate water supply is available to service the proposed development; and,
d) In addition to the provisions of Section (a) and (b) of this Section, the removal of the Holding provision on those lands comprising part of the west half of *Lot* 19, Concession 6 within Draft Plan 19T-95073 (Markham Trails Inc.) and part of the east half of *Lot* 18, Concession 6 within Draft Plan 19T-99002 (Emery Investments - Williamstown) shall be only occur in accordance with the Town approved Development Phasing Plan for the Berczy Village community and associated legal agreements between the owner and the Town. Confirmation will also be required that an adequate water supply is available to service the proposed development.

2.5.5 Holding Provisions in Woodbine North Planning District (By-law 167-97)

The Holding provision (H) applying to those lands within the Woodbine North Planning District as outlined on Schedule "A1" to this By-law shall not be lifted until a Subdivision Agreement applying to the lands has been executed.

2.5.6 Holding Provisions in Planning District 1-13 (South of Rouge Street) (By-law 73-97)

The Holding provision (H) applying to those lands within Planning District 1-13 as outlined on Schedule "H4" to this By-law shall not be lifted until:

a) A Development Agreement applying to the lands has been executed; and
b) The Town is satisfied with respect to arrangements for funding by the landowner(s) of the capital costs of hard and soft services in accordance with Town specifications.

2.5.7 Holding Provisions in the Swan Lake Planning District (By-law 24-1999)

The Holding provision (H) applying to those lands within the Swan Lake Planning District as outlined on Schedule "F1" to this By-law shall not be lifted, in whole or in part, until the owner has satisfied the Town that water and sanitary sewer services are available for the land, and any development agreements required by the Town have been executed.

2.5.8 Holding Provisions in Planning District 26-1 (Wismer Commons) (By-law 36-1999)

The Holding provision (H) applying to those lands within Planning District 26-1 shall not be lifted until:

a) A Subdivision Agreement applying to the lands has been executed;
b) The Town is satisfied with respect to arrangements for funding by the landowner(s) of the capital costs of hard and soft services in accordance with Town specifications;
c) The Town is satisfied with respect to arrangements for implementing the findings and recommendations of the Markham Transportation Planning Study update on a phased basis; and
d) Sufficient sanitary sewer capacity and an associated allocation by the Town on a phased basis has occurred.

2.5.9 Holding Provisions in Planning District PD3-1 (Thornhill Planning District) (By-laws 84-1999 and 98-2000)

The Holding provision (H) applying to those lands within Planning District PD3-1 as outlined on Schedule "O1" to this By-law shall not be lifted until any/all necessary agreements applying to the lands have been executed.

2.5.10 Holding Provision for Tenstone Condominium *Townhouse* Development - Town Centre Boulevard at Cox Boulevard (By-law 167-1999)

The Holding provision (H) on the lands outlined on Schedule "B1" to this By-law shall not be lifted until a subdivision agreement or a site plan agreement between the landowner and the Town has been executed.

2.5.11 Holding Provisions in Planning District 26-1 (Wismer Commons) (By-laws 169-1999 and 98-2000)

The Holding provision (H) applying to those lands within Planning District 26-1 as outlined on Schedule "E1" to this By-law, and known municipally as 9982 Highway 48 shall not be lifted until:

a) A site plan agreement between the landowner(s) and the Town has been executed; and,
b) Confirmation that sufficient sanitary sewer capacity water supply has been allocated by the Town has been obtained.

2.5.12 Holding Provisions in Berczy Village Planning District (OPA 36) (By-laws 2002-54 and 2002-78)

The Holding provision (H) applying to those lands *zone*d CA1*152, CA1*154 and R3*154 as outlined on Schedule "A" shall not be lifted until:

a) Confirmation that adequate water supply has been allocated by the Town and the Trustee of the Berczy Village Developers Group has been obtained; and
b) A site plan agreement between the landowner and the Town has been executed.

2.5.13 Holding Provisions in Markham Centre – Highway 7 @ South Town Centre Boulevard (By-law 2001-5)

The Holding provision (H) applying to those lands located at the southwest corner of Highway 7 and South Town Centre Boulevard as shown on Schedule L1 shall not be lifted until the Region of York’s Highway 404 Trunk sanitary Sewer has been constructed across these lands to provide sanitary servicing capacity.

2.5.14 Holding Provisions in the Cathedral Community (By-law 2002-93)

The Holding provision (H) applying to those lands within the Cathedral Community shown on Schedule A2 shall not be lifted until the following conditions have been met:

a) A subdivision agreement or a site plan agreement between the landowner and the Town has been executed
b) The Town has been satisfied that adequate water and sanitary sewer facilities and stormwater management facilities are available to service the subject lands, pursuant to a *Council* approved Development Phasing Plan;
c) A Development Phasing Agreement between the Cathedral Landowners Group and the Town has been executed; and,
d) A Development Charges By-law has been adopted for the Cathedral Community.

2.6 DEFINITIONS

For the convenience of the reader, all terms that are *italicized* in this By-law are defined in Section 3.0 of this By-law.

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SECTION 3: DEFINITIONS

3.1 ACCESSORY USE

"*Accessory Use*" means a use, customarily and normally subordinate to, incidental to and exclusively devoted to a *main* use of land or *building* and located on the same *lot*.

3.2 ADULT ENTERTAINMENT PARLOUR

"*Adult Entertainment Parlour*" means any *premises* or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations; which services include activities, facilities, performances, exhibitions, viewings and encounters, a principal feature or characteristic of which is the nudity or partial nudity of any person, or in respect of which the word 'nude', 'naked', 'topless', 'bottomless', 'sexy' or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

3.3 ADULT GOODS

"*Adult Goods*" means slides, films, videotape, pre-recorded magnetic tape and computerized or electronically generated images, the container or contents of which are designed or held out as designed to appeal to erotic or sexual appetites or inclinations through the pictorial, photographic or other graphic depiction of subject matter distinguished or characterized by the portrayal of one or more persons involved or engaging in actual or simulated sexual intercourse, ejaculation, sodomy, including anal intercourse, oral sexual intercourse or direct physical stimulation of unc*lot*hed genital organs or through depiction of the anus or the genitals.

3.4 ADULT VIDEO OUTLET

"*Adult Video Outlet*" means any *premises* in which the principal business is the sale or rental of *adult* goods or in respect of which the advertisements refer to "adult", "X-rated", "XXX" or similar description in reference to the goods offered or provided in the *premise*, but shall not include any screening or viewing facilities, incidental or otherwise, for the *adult goods* within the *premises*. Without limiting the generality of the foregoing, the provision of *adult goods* shall not be *accessory* to any other business except in circumstances where *adult goods* are provided, or the total area occupied by *adult goods* does not exceed 17 square metres.

3.5 ALTERATION

"*Alteration*" means any modification to the structural component of a *building* that results in a change of use, or any increase or decrease in the volume or *floor area* of a *building* or *structure*.

3.6 ART GALLERY

"*Art Gallery*" means a *premises* used for the preservation, exhibition and/or sale of paintings or other works of art.

3.7 ASSEMBLY HALL

"*Assembly Hall*" means a *building* or *structure* used for the gathering together of a number of persons for charitable, civic, cultural, educational, fraternal, political, recreational, social or like purposes, and may include facilities for the consumption of food or drink, but not for any commercial purpose.

3.8 BALCONY

"*Balcony*" means a partially enclosed platform attached to or extended horizontally from one or more *main walls* of a *building* and which is not accessed by stairs from the outside.

3.9 BANQUET HALL

"*Banquet Hall*" means a *building* or part of a *building* used for the purpose of catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served.

3.10 BASEMENT

"*Basement*" means that portion of a *building* below the *first storey*.

3.11 BUILDING

"*Building*" means a *structure* occupying an area greater than 10 square metres consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures, and service systems.

3.12 BUILDING, ACCESSORY

"*Building, Accessory*" means a separate *building* or *structure*, the use of which is customarily incidental, subordinate, and exclusively devoted to a *main* use or *main building* located on the same *lot*.

3.13 BUILDING, MAIN

"*Building, Main*" means a *building* in which is carried on the principal purpose for which the *lot* is used.

3.14 BUSINESS OFFICE

"*Business Office*" means a *premises* used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods.

3.15 CARPORT

"*Carport*" means a *building* or *structure* which is not wholly enclosed and is used for the parking or storage of one or more *motor vehicles*.

3.16 CAR WASH

"*Car Wash*" means a *premises* in which the mechanical or hand washing of *motor vehicles* is carried out.

3.17 CEMETERY

"Cemetery" means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium or other *structure* intended for the interment of human remains.

3.18 CENTRELINE

"*Centreline*" means with reference to a *public street*, a line drawn parallel to and equidistant from the limits of the *public street* and with reference to a *private street*, a line drawn parallel to and equidistant from the edges of the paved surface of the *private street*.

3.18.1 CHILD CARE CENTRE

(2016-125)

"Child Care Centre" means an establishment operated by a person who is licensed in accordance with the Child Care and Early Years Act, 2014, as amended.

3.19 CLUB PRIVATE

"*Club, Private*" means a *building* or part of a *building* used as a meeting place by members and guests of members of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise.

3.20 COLLEGE

"*College*" means a publicly funded or publicly assisted college that receives ongoing operating funding and/or grants from the Province of Ontario and including any accessory and/or ancillary uses thereto.

3.21 COMMERCIAL FITNESS CENTRE

"*Commercial Fitness Centre*" means a *premises* in which facilities are provided for recreational or athletic activities such as bodybuilding and exercise classes and may include associated facilities such as a sauna, a *swimming pool*, a cafeteria and *accessory* retail uses.

3.22 COMMERCIAL SELF-STORAGE FACILTY

"*Commercial Self-Storage Facility*" means a *premises* used for the temporary storage of household items and secured storage areas or lockers which are generally accessible by means of individual loading doors.

3.23 COMMUNITY CENTRE

"*Community Centre*" means a *building* or part of a *building* which is owned and/or operated by a *public authority* and used for community activities.

3.24 CORPORATION
"*Corporation*" means the *Corporation* of the City of Markham.

3.25 COUNCIL
"*Council*" means the *Council* of the *Corporation*.

3.26 DELETED

3.27 DECK
"*Deck*" means an uncovered and un*enclosed structure* that is *accessory* to a residential use and used as an outdoor living area, with a foundation holding it *erect* and a floor which is above finished *grade* and shall not include a landing or a stair.

3.28 DRIVE-THROUGH SERVICE FACILTY
"*Drive-Through Service Facility*" means a *building* or *structure* or part thereof where goods and/or services are offered to the public within a parked or stationery vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. Kiosks within a *parking garage* or associated with a surface *parking area* are not considered to be drive-through service facilities.

3.29 DRIVEWAY
"*Driveway*" means a defined area providing access for *motor vehicles* from a public or *private street* or a *lane* to a *parking area*, *parking garage,* parking *lot*, *loading space*, *private garage* or carport.

3.30 DWELLING, APARTMENT
"*Dwelling, Apartment*" means a *dwelling unit* in a *building* containing three or more *dwelling* units that share a common external access to the outside through a common vestibule and a common corridor system. A *dwelling* in any other type of *building* is not an apartment dwelling.

3.31 DWELLING, DUPLEX
"*Dwelling, Duplex*" means a *dwelling unit* in a *building* that is divided horizontally into two *dwelling unit*s, each of which has an independent entrance either directly to the outside or through a common vestibule or a combination of both. A *dwelling* in any other type of *building* is not a duplex dwelling.

3.32 DWELLING, FOURPLEX
"*Dwelling, Fourplex*" means a *dwelling unit* in a *building* that is divided horizontally or a combination of vertically and horizontally into four *dwelling uni*ts, each of which has an independent entrance either directly to the outside or through a common vestibule or a combination of both. A *dwelling* in any other type of *building* is not a fourplex dwelling.

3.33 DWELLING, MULTIPLE

"*Dwelling, Multiple*" means a *dwelling unit* in a *building* containing three or more *dwelling unit*s that would not be considered any other type of dwelling unit as defined by this By-law.

3.34 DWELLING, SEMI-DETACHED

"*Dwelling, Semi-Detached*" means a *dwelling unit* in a *building* that is divided vertically into two *dwelling unit*s that share a common wall above *grade.* A *dwelling* in any other type of *building* is not a semi-detached dwelling.

3.35 DWELLING, SINGLE DETACHED

***"Dwelling, Single Detached*"** means a *dwelling unit* in a *building* containing only one *dwelling unit*.

3.36 DWELLING, TOWNHOUSE

"*Dwelling, Townhouse*" means a *dwelling unit* in a *building* that is vertically divided into a minimum of three *dwelling units,* each of which has an independent entrance at *grade* to the front and rear of the *building.*

3.37 DWELLING, TRIPLEX

"*Dwelling, Triplex*" means a *dwelling unit* in a *building* that is divided horizontally or is divided horizontally and vertically into three *dwelling unit*s, each of which has an independent entrance to the outside or through a common vestibule or a combination of both. A *dwelling* in any other type of *building* is not a triplex dwelling.

3.38 DWELLING UNIT

(By-law 2018-56)

"Dwelling Unit" means a unit consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities and is not a *rooming house*.

3.39 EASEMENT PUBLIC

"Easement, Public" means an instrument that is registered on title which provides for the use of land subject to the *easement* for sewer, water, drainage, or utility purposes and which may include a right-of-way in favour of a *public authority.*

3.40 ENCLOSED, UNENCLOSED AND ROOFED WALKWAY

"*Enclosed, Unenclosed And Roofed Walkway*" means a structure with no *basement* that connects a detached accessory *building* and the *main building* on the *lot,* and which is designed and used as a walkway between *building*s and not used for any other purpose.

3.41 ERECT

"*Erect*" means any act or action involving a *building* or *structure* that requires the approval of a *building* permit in accordance with the City's *Building* Permit By-law.

3.42 FINANCIAL INSTITUTION

"*Financial Institution*" means 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.

3.43 FIRST STOREY

"*First Storey*" means the *storey* with its floor closest to *established grade* and having its ceiling more than 1.8 metres above *grade.*

3.44 FLOOR AREA, GROSS

"*Floor Area, Gross*" means the aggregate of the areas of each floor of a *building* or *structure* above or below *established grade*, measured between the exterior faces of the exterior walls of the *building* or *structure,* or where there are common walls between uses or *buildings* or *structures;* measured to the centre-line of a common wall, excluding the sum of the areas of each floor used, or designed or intended for the parking of *motor vehicles*, unless the parking of *motor vehicles* is the principle use of the *building* or *structure*.

3.45 FLOOR AREA, GROSS LEASABLE

"*Floor Area, Gross Leasable*" means the aggregate of the *floor area*s of a *building* containing a number of retail and similar uses that are leased to tenants for their exclusive use, above or below *established grade*. For the purposes of this definition, common areas that are not designed nor leased for the exclusive use of a tenant are not included in the calculation of gross leasable floor area.

3.46 FLOOR AREA, NET

(2016-118)

"*Floor Area, Net*" means the aggregate of the *gross floor area*s of a *building* above or below *established grade*, but excluding:

a) *motor vehicle parking areas* within the *building*;
b) stairways;
c) elevator shafts and other service and mechanical shafts;
d) service/mechanical rooms and penthouses;
e) washrooms;
f) waste/recycling rooms;
g) staff locker and lunch rooms;
h) loading areas;
i) any space with a floor to ceiling *height* of less than 1.8 metres; and,
j) any part of a *basement* that is unfinished, is used solely for storage purposes and is not accessible to the public.

3.47 FLOOR SPACE INDEX

"*Floor Space Index (FSI)*" means the *gross floor area* of all *building*s on a *lot* divided by the *lot area*.

3.48 FUNERAL HOME

"Funeral Home" means a funeral home, funeral parlour, undertaking establishment, funeral establishment, or similar use used for furnishing funeral supplies and services to the public and including facilities intended for the care and preparation of the human body for internment or cremation and facilities for the coordination of rites and ceremonies with respect to internment or cremation.

3.49 GARAGE, PRIVATE

"*Garage, Private*" means an *enclosed building*, or part thereof, designed and used for the storage of one or more *motor vehicles*.

3.50 GARAGE WIDTH

"*Garage Width*" means the width of a *private garage* measured between the interior faces of the walls of the *private garage*.

3.51 GAS BAR

"Gas Bar" means a *premise* used only for the sale of *motor vehicle* fuels and *motor vehicle* accessories and may also include accessory retail sales of convenience foods and beverages and *car washes* but shall not include the performance of repairs to a motor vehicle.

3.52 GOLF COURSE

"*Golf Course*" means an outdoor public or private area operated for the purpose of playing golf and includes a par three *golf course*, a miniature *golf course* and putting greens.

3.53 GOLF DRIVING RANGE

"*Golf Driving Range*" means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees.

3.54 GRADE, ESTABLISHED

"*Grade, Established*" means the average surface elevation at the outside walls of any *building* or *structure*, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of *grade* at the outside walls of the *building* or *structure*.

3.55 HEIGHT

"*Height*" means with reference to a *building* or *structure*, the vertical distance measured from the *established grade* of such *building* or *structure* to:

a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
b) the deckline of a mansard roof;
c) the mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
d) in case of a *structure* with no roof, the highest point of the said *structure*.

Notwithstanding the above, any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of *height*. Mechanical features, such as *structure*s containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*.

3.56 HERITAGE BUILDING

"*Heritage Building*" means a *building* that has been deemed by the *Council* of the *Corporation* of the City of Markham to be of architectural and/or historic interest.

3.56.1 HOME CHILD CARE

(2016-125)

"Home Child Care" means the caring of children in a dwelling unit in accordance with the Child Care and Early Years Act, 2014, as amended and which is not a *Child Care Centre*.

3.57 HOME OCCUPATION

"*Home Occupation*" means a business conducted for gain in a *dwelling unit* or a detached *accessory building*.

3.58 HOSPITAL

"Hospital, Public" means any institution, *building* or other *premises* or place established for the purpose of the treatment of persons, and that is approved under the Public Hospitals Act, R.S.O. 1990, Chapter P40, as amended, as a *public hospital*.

3.59 HOTEL

"*Hotel*" means a *premises* that contains rooms with or without private cooking facilities that are rented on a temporary basis to the public or *dwelling unit*s, or a combination of both, equipped to be occupied as temporary accommodation for the public, and which contains a public dining area, and which also may contain meeting rooms and *accessory* banquet facilities.

3.60 INDUSTRIAL USE

"*Industrial Use*" means a *premises* used for the warehousing of goods and materials, the assembly of manufactured goods, the manufacturing of goods, the repair and servicing of goods and similar uses, but does not include a *motor vehicle repair garage*, a *motor vehicle body shop* or a *motor vehicle service station*. For the purposes of this definition, research laboratories and printing establishments are considered to be *industrial uses*.

3.61 INFRASTRUCTURE

"*Infrastructure"* means a physical *structure* (facilities and corridors) that form the foundation for development. *Infrastructure* includes sewage and water systems, septage treatment systems, waste management systems, electric power transmission facilities, communication/telecommunications facilities, transit

and transportation corridors and facilities, oil and gas pipelines and associated facilities.

3.62 INSTITUTIONAL USE

"*Institutional Use*" means a *building* or part of a *building* containing uses such as *places of worship*, *community centres*, *libraries or government offices*.

3.63 KENNEL

"*Kennel*" means a *premises* where dogs and other domestic pets are boarded for more than 24 hours and/or are kept for the purposes of breeding.

3.64 KENNEL, DAY

"Kennel, Day" means a *premises* where dogs are boarded for a continuous period not exceeding twenty-four hours.

3.65 LANDSCAPING

(2016-114)

"Landscaping" means trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and shall not include *parking areas, driveways or* ramps and shall not be used for the parking of *motor vehicles* and may include walkways, driveways and ramps that provide access onto the *lot* from the street.

3.66 LANDSCAPED OPEN SPACE

"*Landscaped Open Space*" means that space on a *lot* which is not covered by *building*s or *structure*s and is used exclusively for *landscaping*.

3.67 LANE

"*Lane*" means a right of way owned by the *Corporation* that is not intended for general traffic circulation, and which provides *motor vehicle* access to an abutting property.

3.68 LIBRARY

"*Library*" means an institutional use in a *building* or part of a *building* containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

3.69 LOADING SPACE

"*Loading Space*" means an unobstructed area of land which is used for the temporary parking of one or more *commercial motor vehicles* while merchandise or materials are being loaded or unloaded from such vehicle.

3.69.1 LODGING ROOM

"Lodging Room" means one or more rooms within a *Building* used for sleeping accommodations. *Lodging Rooms* may contain cooking or washroom facilities, but not both. ***(By-law 2018-53)***

3.70 LONG TERM CARE FACILITY

"Long Term Care Facility" means a use in a *building* or part of a *building* that is licensed pursuant to Provincial legislation, where a broad range of personal care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting, and may include one or more *accessory use*s, such as common dining, lounging, kitchen, recreational or *medical offices*, but shall not include a *retirement home.*

3.71 LOT

"*Lot*" means a parcel of land that is registered as a legally conveyable parcel of land in the Registry Office.

3.72 LOT AREA

"*Lot Area*" means the total horizontal area within the *lot lines* of a *lot*.

3.73 LOT CORNER

"*Lot, Corner*" means a *lot* at the intersection of two or more *public street*s or upon two parts of the same *public street* with such street or streets containing an angle of not more than 135 degrees or a *lot* upon which the tangents at the street extremities of the *interior side lot lines* contain an angle of not more than 135 degrees. The corner of a *lot* on a curved corner shall be that point on the *streetline* nearest the point of intersection of the said tangents.

3.74 LOT COVERAGE

"*Lot Coverage*" means that percentage of the *lot* covered by all *building*s and shall not include that portion of such *lot area* which is occupied by a *building* or portion thereof which is completely below *grade*. *Lot coverage* in each *zone* shall be deemed to apply only to that portion of such *lot* which is located within said *zone*.

3.75 LOT DEPTH

"*Lot Depth*" means the horizontal distance between the mid-point of the *front lot line* and the mid-point of the *rear lot line*.

3.76 LOT FRONTAGE

"*Lot Frontage*" means the horizontal distance between the *interior side lot lines* and/or *exterior side lot lines*, with such distance being measured perpendicularly to the line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line* at a point on that line that is 8.0 metres from the *front lot line*.

In the case of a *lot* with no *rear lot line*, the point where two side *lot lines* intersect shall be the point from which a line is drawn to the mid-point of the *front lot line*. In the case of a *corner lot* with a daylighting triangle, the *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *front lot line* for the purposes of calculating *lot frontage*.

3.77 LOT, INTERIOR
"*Lot, Interior*" means a *lot* situated between adjacent *lot*s and having access to one *public street*.

3.78 LOT LINE, INTERIOR SIDE
"*Lot Line, Interior Side*" means a *lot line*, other than a *rear lot line* that does not abut a *public street*.

3.79 LOT LINE
"*Lot Line*" means a line delineating any boundary of a *lot.*

3.80 LOT LINE, EXTERIOR SIDE
"*Lot Line, Exterior Side*" means the *lot line* of a *corner lot*, other than the *front lot line*, which divides the *lot* from a *public street*.

3.81 LOT LINE, FRONT
"*Lot Line, Front*" means the *lot line* which divides the *lot* from the *public street*, but, in the case of:

a) a *corner lot*, the shortest of the *lot lines* that divides the *lot* from the *public street* shall be deemed to be the *front lot line*;

b) a *corner lot* where such *lot lines* are of equal length and where one *lot line* abuts a Regional road or Provincial highway, the *front lot line* shall be deemed to be that line which abuts the Regional road or Provincial highway;

c) a *corner lot* where such *lot lines* are of equal length and where both *lot lines* abut a *public street* under the same jurisdiction, the *Corporation* may designate either *streetline* as the *front lot line*;

d) a *lot* that is separated from a *public street* by a *public park* and provided the *lot* is accessed by a *lane,* the shortest *lot line* that abuts the *public park* shall be deemed to be the *front lot line;* and,

e) a *through lot*, the longest of the *lot lines*, which divides the *lot* from the *public street*s, shall be deemed to be the *front lot line*. If both such *lot lines* are of equal length, the *Corporation* may designate either *streetline* as the *front lot line*.

3.82 LOT LINE, REAR
"*Lot Line, Rear*" means the *lot line* opposite to, and most distant from, the *front lot line*.

3.83 LOT, THROUGH
"*Lot, Through*" means a *lot* bounded on opposite sides by a *public street*. However, if the *lot* qualifies as being both a *corner lot* and a *through lot*, such *lot* is deemed to be a *corner lot* for the purposes of this By-law.

3.84 MAIN WALL
"*Main Wall*" means the exterior front, side and/or rear wall of a *building* and all structural components essential to the support of a fully enclosed space.

3.85 MEDICAL OFFICE
"*Medical Office*" means a *premises* used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and/or variety of medical professionals but does not include a public or private hospital.

3.86 MOTEL
"*Motel*" means a *premises* that contains rooms with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed from the outside.

3.87 MOTOR VEHICLE
"*Motor Vehicle*" means an automobile, motorcycle, motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act, as amended, and any other vehicle propelled or driven otherwise than by muscular power.

3.88 MOTOR VEHICLE, COMMERCIAL
"*Motor Vehicle, Commercial*" means a *motor vehicle* which is designed for the transport of goods, and which is used for business, employment or commercial purposes.

3.89 MOTOR VEHICLE SERVICE STATION
"*Motor Vehicle Service Station*" means a *premises* used for the sale of *motor vehicle* fuels and which may include one or more of the following *accessory uses*: the sale of *motor vehicle* parts and accessories, *motor vehicle* rental, the servicing and repairing of *motor vehicles* and *car washe*s.

3.90 MOTOR VEHICLE BODY SHOP
"*Motor Vehicle Body Shop*" means a *premises* used for the painting and/or repairing of the exterior and/or the undercarriage of *motor vehicle* bodies.

3.91 MOTOR VEHICLE SALE ESTABLISHMENT
"*Motor Vehicle Sales Establishment*" means a *premises* used for the sale or rental of *motor vehicles*.

3.92 MOTOR VEHICLE REPAIR GARAGE
"Motor Vehicle Repair Garage" means a *premises* where the services performed or executed on *motor vehicles* for compensation shall include the installation of exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use.

3.93 MUSEUM

"*Museum*" means a *premises* used for the preservation of a collection of paintings and/or other works of art and/or objects of natural history and/or mechanical scientific and/or philosophical inventions, instruments, models and/or designs and which may also include *libraries*, reading rooms, laboratories and *accessory* offices.

3.94 NIGHTCLUB

"*Nightclub*" means a *premises* whose primary function is the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such pre-recorded music or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose *accessory* function is the sale and consumption on the *premises* of food and alcoholic beverages but does not include a *restaurant* or an *adult entertainment parlour*.

3.95 NON COMPLYING

"*Non Complying*" means a *building*, *structure* or *lot* that does not comply with the regulation(s) of this By-Law.

3.96 NON CONFORMING USE

"*Non Conforming Use*" means a *use* which is not a permitted use in the *zone* in which the said use is situated.

3.97 NON PROFIT FITNESS CENTRE

"*Non-profit Fitness Centre*" means a *premises* operated by a *non-profit organization* in which facilities are provided for recreational or athletic activities, such as bodybuilding and exercise classes, and may include, but not be limited to, associated facilities such as a *day nursery*, a sauna, a *swimming pool*, a *solarium*, a cafeteria and *accessory* retail uses.

3.98 NON PROFIT ORGANIZATION

"*Non-profit Organization*" means an incorporated organization that is established and which is operated in a manner that does not result in the generation of profits.

3.99 NURSING HOME

"*Nursing Home*" means a *building* or part of a *building* used as a *nursing home* within the meaning of the Nursing Home Act of Ontario, as amended.

3.100 OBNOXIOUS USE

"*Obnoxious Use*" means a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission` of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the use,

and without limiting the generality of the foregoing, shall include any uses which may be declared to be a noxious or offensive trade or business.

3.101 OFFICE BUILDING

"*Office Building*" means a *building* primarily containing offices, *such as business offices* and *medical offices.*

3.102 OUTDOOR AMENITY SPACE

"*Outdoor Amenity Space*" means an outdoor space, unobstructed by *building*s or *structure*s and which cannot be travelled upon by *motor vehicles*.

3.103 OUTDOOR DISPLAY AND SALES AREA

"*Outdoor Display and Sales Area*" means outdoor open space area where produce or merchandise is displayed and/or sold and/or where services are provided in conjunction with a business located within a *building* or *structure* on the same *lot.*

3.104 OUTDOOR STORAGE

"*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.

3.105 OUTDOOR STORAGE USE

"*Outdoor Storage Use*" means an *outdoor storage* area forming the *main* use of a *lot,* such as a *motor vehicle* wrecking *yard*, a *motor vehicle* storage compound or a construction equipment and/or materials *yard*.

3.106 PARK, PUBLIC

"*Park, Public*" means any area of land under the jurisdiction of a *public authority* that is designed and/or maintained for recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, *golf courses*, *swimming pool*s, tennis courts, bowling greens, arenas, boating facilities and sports fields and ancillary retail uses.

3.107 PARK, PRIVATE

"*Park, Private*" means an open space or recreational area other than a *public park*, operated on a commercial and/or private member basis, and which includes one or more of the following facilities or activities:

a) Areas for walking, horse-riding and cross-country skiing;

b) Recreational or playground areas such as picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields and *accessory building*s which may include change rooms, meeting rooms and washrooms.

For the purposes of this definition, a *commercial fitness centre* is not permitted in

conjunction with a private park.

3.108 PARKING AREA

"*Parking Area*" means an open area of land not located within a *public street*, *private street* or *lane* which is used for the parking of four or more *motor vehicles* but shall not include any area where *motor vehicles* for sale, rent or repair are kept or stored.

3.109 PARKING GARAGE

"*Parking Garage*" means a *building*, or part thereof, used for the storage or parking of *motor vehicles*.

3.110 PARKING LOT, COMMERCIAL

"*Parking Lot, Commercial*" means an area of land used for the parking of *motor vehicles* for a fee.

3.111 PARKING LOT, MUNICIPAL

"*Parking Lot, Municipal*" means an area of land used for the parking of *motor vehicles* that is owned and/or controlled by a *public authority*.

3.112 PARKING PAD

"Parking Pad" means an open area of land*,* other than a *driveway*, that provides access to *motor vehicles* from a *public street* and that is paved or treated with a stable surface that is used for the parking of *motor vehicles.*

3.113 PARKING SPACE

"*Parking Space*" means an unobstructed space for the parking of a *motor vehicle*.

3.114 PERSONAL SERVICE SHOP

"*Personal Service Shop*" means a *premises* in which services involving the care of persons or their apparel are offered and includes a barber shop, a hair dressing shop, a beauty shop, a shoe repair establishment, a dry cleaning depot, a dry cleaning establishment or similar service establishments.

3.115 PLACE OF AMUSEMENT

"*Place of Amusement*" means a *premises* that contains facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, virtual reality games, video games, computer games, laser games and similar types of uses, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video *lot*tery and gaming machines or any other similar type of gambling use.

3.116 PLACE OF ENTERTAINMENT

"*Place of Entertainment*" means a motion picture or live *theatre*, arena, auditorium, p*lane*tarium, concert hall and other similar uses but shall not include an *adult entertainment parlour*, any use entailing the outdoor operation or racing

of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video *lot*tery or gaming machines, or any other similar type of gambling use.

3.117 PLACES OF WORSHIP

"Place of Worship" means a *building* or part of a *building* used by a charitable religious group(s) for the practice of religious rites.

3.118 PORCH

"Porch" means a *structure* with a roof and at least two sides that are open and unenclosed, is accessed by stairs from *grade* and which provides access to the *first storey* of a *dwelling unit.* In the case of townhouse dwelling unit, at least one side is open and unenclosed. The requirement for two sides to be open does not apply to lands zoned in accordance with By-law 177-96 prior to the effective date of By-law *2013-108.*

3.119 PREMISES

"Premises" means the area of *building*(s) or part thereof occupied or used by an individual business or enterprise.

3.120 DELETED

3.121 PUBLIC AUTHORITY

(2016-119)

"Public Authority" means any commission, board, or authority or any quasi-public body that is controlled by the Federal and/or Provincial governments and/or any commission, board, or authority or any quasi-public body controlled by the Region of York and/or City of Markham, provided it is owned or operated by or for, or under the authority of, the Region of York or the City of Markham.

3.122 PUBLIC USE

"*Public Use"* means any use of land, *buildings* or *structures* by or on behalf of a *public authority.*

3.123 RECREATIONAL ESTABLISHMENT

"*Recreational Establishment*" means a use of land, *building* or *structure* that has been designed and equipped for the conduct of sports and leisure time activities such as a public hall, billiard or pool room, bowling alley, ice/curling or roller skating rink, miniature golf or driving range, an establishment offering three or more electronic video games for public use and other similar uses, but shall not include a *commercial fitness centre*, *adult entertainment parlour*, any use entailing the outdoor operation or racing of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video *lot*tery or gaming machines, or any other similar type of gambling use, or any other sports or leisure time use otherwise defined in this By-law.

3.124 REPAIR SHOP

"*Repair Shop*" means a *premises* used primarily for the repair of household articles but shall not include shops for the repair of internal combustion engines, *motor vehicles* or other similar uses.

3.125 RESERVE

"*Reserve*" means a strip of land abutting a *public street* and owned by the authority having jurisdiction over such a *public street*.

3.126 RESTAURANT

"*Restaurant*" means a *premises* in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *building* and which may include the preparation of food in a ready-to-consume state for consumption off the *premises*.

3.127 RESTAURANT, TAKE OUT

"*Restaurant*, *Take-Out*" means a *premises* designed and used for the sale of food or refreshments to the public for consumption off the *premises* and may include, as an *accessory use*, a seating area for up to twelve patrons.

3.128 RETAIL STORE

"*Retail Store*" means a *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the general public.

3.129 RETIREMENT HOME

"*Retirement Home*" means a *building* or part of a *building* that is designed and used to provide accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.

3.129.1 ROOMING HOUSE

(By-law 2018-53)

"Rooming House" means a *building* where 3 or more *lodging rooms* are provided in return for remuneration or services (or both) and where *lodging rooms* do not contain both bathroom and cooking facilities for the exclusive use of individual occupants but does not include a residential use with support services, or a *Short-term rental accommodation.*

3.130 SCHOOL, COMMERCIAL

"*School, Commercial*" means a *premises* used as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school, school of calisthenics, business or trade school and any other such specialized school.

3.131 SCHOOL PORTABLE

*"**School, Portable"*** means a temporary *building* or *structure* designed to serve as a classroom on a *lot* that is also the site of a *public school.*

3.132 SCHOOL, PRIVATE

"*School, Private*" means a *building* or part of a *building* used as an academic school that follows the Ministry of Education's curriculum for elementary and/or secondary schools, and which secures the major part of its funding from private sources.

3.133 SCHOOL, PUBLIC

"School, Public" means a *building* or part of a *building* used as an academic school under the jurisdiction of the York Region Board of Education, a school under the jurisdiction of the York Region Roman Catholic Separate School Board, or other similar provincially approved educational institution or parochial school operated on a non-profit basis.

3.133.1 SHORT-TERM RENTAL ACCOMMODATION

(By-law 2018-56)

"Short-term Rental Accommodation" means an establishment that operates as or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement, or similar commercial arrangement for overnight accommodation, for one or more periods of less than 30 consecutive days, and shall not include a bed and breakfast establishment.

3.134 SIDEWALK

"Sidewalk" means a hard-surfaced area within the municipal right-of-way that is designed for use by pedestrians.

3.135 SPECIAL POLICY AREA

"*Special Policy Area*" means an area within a community that has historically existed in the flood plain and where site specific policies are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning development.

3.136 STOREY

"*Storey*" means that portion of a *building* between the surface of a floor and the floor, ceiling, or roof immediately above. Any portion of a *building* partly below *grade* level shall be deemed a *storey* where it's ceiling is at least 1.8 metres above *established grade*. Any portion of a *storey* exceeding 4.2 metres in *height* shall be deemed to be an additional *storey*.

3.137 STREET, PRIVATE

"*Street, Private*" means a private right-of-way that is used by *motor vehicles* but is not owned by the *Corporation* or any other *public authority*.

3.138 STREET, PUBLIC

"*Street, Public*" means a roadway owned and maintained by a *public authority* and for the purposes of this By-law does not include a *lane* or any *private street*.

3.139 STREETLINE

"*Streetline*" means the boundary between a *public street* and a *lot*.

3.140 STRUCTURE

"*Structure*" means anything that is *erect*ed, built, or constructed of parts joined together and attached or fixed permanently to the ground or any other *structure*. For the purpose of this By-law, a fence that has a height of 1.8 metres or less, a light standard, transformers, an antenna and a sign shall be deemed not to be *structure*s. For the purpose of setback calculations, natural gas or electricity metres and air conditioning units, dog houses, freestanding mailboxes, driveway entrance pillars, statues, storage lockers under 1m high, pool pumps and filters not inside accessory *building*s, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, and barbeques are not considered *structure*s for the determination of setbacks.

3.141 SUPERMARKET

"*Supermarket*" means a *building*, or part thereof, containing a departmentalized food store.

3.142 SWIMMING POOL

"*Swimming Pool*" means any body of water contained by artificial means located outdoors on privately owned property in which the depth of the water at any point can exceed 0.6 metres and shall include any *Accessory deck* or support *structure*.

3.143 THEATRE

"*Theatre*" means a *premises* that is used for the showing of motion pictures or for dramatic, musical or live performances. For the purposes of this definition, an *adult entertainment parlour* is not considered to be a *theatre*.

3.144 TRADE AND CONVENTION CENTRE

"*Trade and Convention Centre*" means a *building* or part of a *building* where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

3.145 TRANSPORT TERMINAL

"*Transport Terminal*" means the use of land for the purpose of storing, servicing, washing, repairing or loading of trucks and/or transport trailers with materials or goods which are not manufactured, assembled, warehoused, or processed on the same *lot*.

3.146 UNIVERSITY

"*University*" means a publicly funded or publicly assisted university that receives ongoing operating funding and/or grants from the Province of Ontario and including any accessory and/or ancillary uses thereto.

3.147 VETERINARY CLINIC

"*Veterinary Clinic*" means a *premises* where a veterinary surgeon treats domestic animals, birds or other livestock and in which such animals may be boarded as required as part of their treatment but does not include a *kennel*.

3.148 WASTE STORAGE AREA

"Waste Storage Area" means a space allocated either within a *main building* or in an accessory *building* or *structure* where garbage, refuse or recycling materials are temporarily stored while awaiting disposal but does not include any storage for hazardous waste or materials.

3.149 WIDE SHALLOW LOT

"Wide Shallow Lot" means a residential *lot* with a *lot depth* of 26 metres or greater and less than 30 metres. There is no minimum *lot depth* required for a *wide shallow lot* on lands that were zoned in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

3.150 YARD

"*Yard*" means an open, uncovered space on a *lot* appurtenant to a *building* and unoccupied by *building*s or *structure*s except as specifically permitted in this By-law.

3.151 YARD, EXTERIOR SIDE

"*Yard*, *Exterior Side*" means the *yard* of a *corner lot* extending from the *front yard* to the *rear yard* between the *exterior side lot line* and the nearest *main walls* of the *main building* or *structure* on the *lot*.

3.152 YARD, FRONT

"*Yard*, *Front*" means a *yard* extending across the full width of the *lot* between the *front lot line* and the nearest *main walls* of the *main building* or *structure* on the *lot*.

3.153 YARD, INTERIOR SIDE

"*Yard*, *Interior Side*" means a *yard* other than an *exterior side yard* which extends from the *front yard* to the *rear yard* between the *interior side lot line* and the nearest *main walls* of the *main building* or *structure* on the *lot*.

3.154 YARD, MAXIMUM

"*Yard*, *Maximum*" means the maximum distance of a *yard* from a *lot line*. In calculating the *maximum yard*, the minimum horizontal distance from the respective *lot line* shall be used.

3.155 YARD, MINIMUM REQUIRED

"*Yard*, Minimum required" means the minimum distance of a *yard* required from a *lot line*. No part of a required minimum *yard* for a *building* or *structure* shall be included as part of a required minimum *yard* for another *building* or *structure*. In calculating Minimum required *yard*s, the minimum horizontal distance from the respective *lot lines* shall be used.

3.156 YARD, REAR

"*Yard, Rear*" means a *yard* extending across the full width of the *lot* between the *rear lot line* and the nearest *main walls* of the *main building* or *structure* on the *lot*.

3.157 ZONE

"*Zone*" means a designated area of land use shown on the Zoning Schedules of this By-law.

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SECTION 4: PERMITTED USES

4.1 ZONES

Uses which are permitted in the following *Zone*s are identified on the following Permitted Use Tables:

ZONE	TABLE
Residential Zones	Table A1
Retail and Mixed-Use Zones	Table A2
Open Space Zones	Table A3
Employment Zones	Table A4

Permitted uses in a *Zone* are noted by the letter 'X' in the column for that *Zone* corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or *Zone*. Special provisions are listed at the end of each table. General Provisions contained within Section 6.0 of this By-law may also apply to any of the uses permitted within the Tables contained within this Section of the By-law.

TABLE A1 - RESIDENTIAL ZONES
PERMITTED USES

USE		R1	R2	R2-S	R2-LA	R3	R4
A	*Single Detached Dwellings*	X	X	X	X (2)		
B	*Semi-Detached Dwellings*		X	X	X (2)	X	
C	*Duplex Dwellings*		X	X	X (2)	X	
D	*Triplex Dwellings*		X	X	X (2)	X	
E	*Fourplex Dwellings*		X	X	X (2)	X	
F	*Townhouse Dwellings*		X	X	X (2)	X (2)	
G	*Multiple Dwellings*					X	X
H	*Apartment Dwellings*					X	X
I	*Home Occupations*	X	X	X	X	X	X
J	*Retail Stores*						X (1)
K	*Personal Service Shops*						X (1)
L	*Home Child Care (2016-125)*	X	X	X	X	X	X

SPECIAL PROVISIONS FOR THE RESIDENTIAL ZONES	
(1)	Permitted only in the *first storey* of a *building* containing *apartment dwellings.*
(2)	*Driveway*s that cross either the *front lot line* or the *exterior side lot line* to access the *dwelling unit* are not permitted.

TABLE A2 – RETAIL AND MIXED USE ZONES
PERMITTED USES

USE		NC1	NC2	NC3	CA1	CA2	CA3	CA4	AC1	AC2	MJC
A	*Apartment Dwellings*		X	X	X	X	X				
B	*Art Galleries*	X	X	X (6)	X (3)	X (3)	X	X			X
C	*Business Offices*	X	X	X (6)	X (3)	X (3)	X	X			X
D	*Community Centres*	X	X		X (1)	X (1)		X			X
E	*Commercial Fitness Centres*				X (3)	X (3)		X			X
F	*Commercial Parking Lots*	X	X		X	X	X	X			X
G	*Day Nurseries*	X	X		X (8)	X (8)		X (8)			X (8)
H	*Duplex Dwellings*			X							
I	*Financial Institutions*	X (9)	X (9)		X (3)	X (3)		X			X
J	*Fourplex Dwellings*			X							
K	*Gas Bars*								X (4)	X (4)	X
L	*Home Occupations*				X	X	X				
M	*Hotels*							X			X
N	*Libraries*	X	X		X (1)	X (1)	X	X			X
O	*Medical Offices*	X	X		X (3)	X (3)		X			X
P	*Motor Vehicle Service Stations*									X	
Q	*Multiple Dwellings*	X	X	X	X	X	X				
R	*Municipal Parking Lots*	X	X		X	X	X	X			X
S	*Museums*										X
T	*Nightclubs*										X
U	*Non-Profit Fitness Centres*	X	X		X (1)	X (1)		X			X
W	*Parking Garages*	X	X		X (1)	X (1)	X	X			X
X	*Personal Service Shops*	X (9)	X (9)	X (6) (9)	X (2)	X (2)	X	X			X
Y	*Places of Amusement*										X

Z	*Places of Entertainment*										X
Aa	*Places of Worship*				X (1) (8)	X (1) (8)		X (8)			X (8)
Bb	*Private Clubs*				X (3)	X (3)		X			X
Cc	*Home Child Care (2016-125)*	X	X	X	X	X	X				
Dd	*Recreational Establishments*										X
Ee	*Repair Shops*	X	X	X (6)	X (6)	X (2)		X			X
Ff	*Restaurants*			X (6) (9)	X (2)	X (2)		X			X
Gg	*Retail Stores*	X (9)	X (9)	X (6) (9)	X (2)	X (2)		X (7)			X (5)
Hh	*Schools, Commercial*				X (3)	X (3)		X			X
Ii	*Schools, Private*				X (1)	X (1)		X			X
Jj	*Schools, Public*	X	X		X (1)	X (1)		X			X
Kk	*Supermarkets*							X (7)			X (5)
Ll	*Theatres*										X
Mm	*Townhouse Dwellings*				X		X				
Nn	*Trade and Convention Centres*										X
Oo	*Triplex Dwellings*			X							
Pp	*Veterinary Clinics*							X			X

SPECIAL PROVISIONS FOR THE RETAIL AND MIXED USE ZONES	
(1)	*Building*s containing only this use are permitted.
(2)	Permitted only in the *first storey* of a *building* containing *apartment* or *multiple dwellings* or in the *first storey* of an *office building*.
(3)	Permitted only in the *first storey* of a *building* containing *apartment dwellings* and on any floor of an *office building*.
(4)	An *accessory retail store* and *restaurant* with a *drive-through service facility* is permitted provided the combined *net floor area* for both uses does not exceed 200 square metres. If only an *accessory retail store* is located in the *building*, the maximum *net floor area* permitted for the *retail store* is 120 square metres.
(5)	The maximum *net floor area* permitted for any one *premises* is 10,000 square metres. The maximum *net floor area* permitted on a *lot* is 30,000 square metres.

(6)	The maximum *net floor area* for all *uses* subject to this Special Provision combined shall not exceed 100 square metres. In addition, such a use is permitted only in the *first storey* of a *building* containing *apartment* or *multiple dwellings* or *duplex*, *triplex* or *fourplex dwelling units*. No *parking spaces* are required for any non-*residential use*.
(7)	The maximum *net floor area* permitted for one *premises* is 6,000 square metres.
(8)	*Day nurseries* and *places of worship* are permitted in the same *building*.
(9)	The establishment of a *drive-through service facility* is not permitted.

TABLE A3 - OPEN SPACE ZONES
PERMITTED USES

	USE	G	OS1	OS2
A	*Art Galleries*			X
B	*Day Nurseries*			X
C	*Libraries*			X
D	*Museums*			X
E	*Community Centres*			X
F	*Parks, Public*	X (1)	X (1)	X
G	*Schools, Public*			X

SPECIAL PROVISIONS FOR THE OPEN SPACE ZONES	
(1)	The only uses permitted are facilities for the control of flooding and erosion, playgrounds, pedestrian walkways, pedestrian bridges, boardwalks, docks, bicycle paths and related *accessory building*s and *structure*s.

TABLE A4 - EMPLOYMENT ZONES
PERMITTED USES

	USE	BP	BC	GI
A	*Art Galleries*		X	
B	*Banquet Halls*	X (3)	X (3)	
C	*Business Offices*	X	X	X
D	*Commercial Fitness Centres*		X	X
E	*Commercial Parking Lots*	X	X	X
F	*Financial Institutions*	X (1)	X	
G	*Hotels*	X	X	
H	*Industrial Uses*	X (2)(4)	X (2)(4)	X (2)(8)
I	*Libraries*		X	
J	*Medical Offices*	X	X	
K	*Motels*		X	
L	*Municipal Parking Lots*	X	X	X
M	*Non-Profit Fitness Centres*		X	
N	*Parking Garages*	X (7)	X (7)	X (7)
O	*Parks, Public*	X	X	
P	*Personal Service Shops*	X (1)(4)	X	
Q	*Places of Worship*		X	
R	*Private Clubs*		X	X
S	*Recreational Establishments*		X	
T	*Restaurants*	X (1)	X (6)	
U	*Restaurants, Take-Out*		X (6)	
V	*Retail Stores*	X (1)(4)	X (5)	
W	*Schools, Commercial*		X	
X	*Trade and Convention Centres*	X	X	
Y	*Veterinary Clinics*		X	

SPECIAL PROVISIONS FOR THE EMPLOYMENT ZONES	
(1)	Permitted only in the *first storey* of an *office building* or at any location within a *building* containing a *hotel* and/or a trade and convention facility provided the use is *accessory* to the *hotel* or the *trade and convention centre* use.
(2)	An *accessory retail store* in which goods produced and/or stored in a *building* containing an *industrial use* is permitted provided the *retail store* has a *net floor area* that does not exceed the lesser of 300 square metres or 10 percent of the *net floor area* of the *building* containing the *industrial use*.
(3)	Permitted only within a *hotel* or a *building* containing a trade and convention facility.
(4)	*Outdoor storage* and outdoor display and sales are not permitted.
(5)	The minimum *net floor area* required is 300 square metres and the maximum *net floor area* permitted is 6000 square metres.

(6)	Permitted as an *accessory use* only in an *office building*, a *hotel*, a *trade and convention centre* or a *building* containing *recreational establishment*s.
(7)	Any portion of a *parking garage* that is unenclosed is not permitted within 50 metres of the Highway 7, Highway 407 and Highway 404 *streetlines*.
(8)	*Outdoor storage* shall be permitted in the General Industrial (GI) *Zone* subject to the following provisions: a) *outdoor storage* shall be permitted only in a *rear yard* and not closer than 9.0 metres to any *streetline*; b) the *height* of stored materials shall not exceed 4.5 metres; c) *outdoor storage* shall be screened by opaque fencing with a minimum *height* of 2.75 metres; and, d) *outdoor storage* is not permitted within any *yard* adjoining a Residential *zone* boundary.

SECTION 5: USE STANDARDS

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SECTION 5: USE STANDARDS

5.1 ZONES

Standards for the following *Zone*s are shown on the following *Zone* Standards tables:

ZONE	TABLE
Residential One (R1) Zone	Table B1
Residential Two (R2) Zone	Table B2
Residential Two - Special (R2-S) Zone	Table B3
Residential Two - Lane Access (R2-LA) Zone	Table B4
Residential Three (R3) Zone	Table B5
Residential Four (R4) Zone	Table B6
Retail and Mixed-Use Zones	Table B7
Employment Zones	Table B8
Open Space Zones	Table B9

A number or numbers following the *Zone* standard, the *Zone* heading or the description of the standard, indicate that a special provision applies to the noted *Zone* or requirement. Special provisions are listed at the end of the table. General Provisions contained within Section 6.0 of this By-law may also apply in any of the *Zone*s that are subject to the provisions of this Section of the By-law.

TABLE B1 - RESIDENTIAL ONE (R1) ZONE

ZONE PROVISIONS		***Single Detached Dwellings* (5)**
A	Minimum *lot frontage*	(1)
B	Minimum *lot area*	Is the product of the minimum *lot frontage* multiplied by 30
C	Minimum required front yard	
	• on a lot accessed by a *lane*	3.0 metres
	• on a lot not accessed by a *lane*	4.5 metres (2)
D	Maximum *garage* width on a *lot* that is not accessed by a *lane*	50 percent of *lot frontage*
E	Minimum required *exterior side yard*	2.4 metres (2)
F	Minimum required *interior side yard*	
	• on a *lot* with a *lot frontage* of less than 12.0 metres	1.2 metres and 0.3 metres (3)(4)
	• on a *lot* with a *lot frontage* of 12.0 metres or greater	1.2 metres and 0.6 metres (3)(4)
G	Minimum required *rear yard*	
	• on a *lot* accessed by a *lane*	14.8 metres
	• on a *lot* not accessed by a *lane*	7.5 metres
H	Maximum *height*	11.0 metres

SPECIAL PROVISIONS FOR THE R1 ZONE	
(1)	The minimum *lot frontage* required in the R1 *Zone* is denoted by a number in metres following the letter 'F' on the schedules to the By-law.
(2)	The wall of an attached *private garage* that contains the opening for *motor vehicle* access shall be set back a minimum of 5.8 metres from the *lot line* that the *driveway* crosses to access the *private garage*. If the *driveway* does not cross a *sidewalk*, the minimum setback is reduced to 4.5 metres.
(3)	The required *interior side yard* on one side is 3.5 metres if a detached *private garage* is located in the *rear yard* and is accessed by a *driveway* that crosses the *front lot line*.
(4)	*(2016-123)* Notwithstanding any other provision in this bylaw, an opening for a door that provides access to the interior of a single detached, semi detached or street townhouse dwelling is not permitted in any portion of a wall facing the interior side *lot* line that is located less than 1.2 metres from the interior side *lot* line.
(5)	A *private garage* is not permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

TABLE B2 (PART 1 OF 3) - RESIDENTIAL TWO (R2) ZONE
All Lots Except Wide-Shallow Lots

ZONE PROVISIONS		***Single detached Dwellings***	***Semi-detached Dwellings***	***Townhouse Dwellings***
A	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	8.0 metres	6.6 metres per unit on an *interior lot* and 7.8 metres per unit on a *corner lot*, and if two *semi- detached dwellings* are located on a *corner lot*, the minimum *lot frontage* is 14.4 metres	5.5 metres per unit on an *interior lot*, 6.7 metres per end unit on an *interior lot* and 7.9 metres per end unit on a *corner lot*
	• on a *lot* not accessed by a *lane*	9.0 metres	7.5 metres per unit on an *interior lot* and 8.7 metres per unit on a *corner lot* and if two *semi- detached dwellings* are located on a *corner lot*, the minimum *lot frontage* is 16.2 metres	7.0 metres per unit
B	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	3.0 metres	3.0 metres	0.6 metres
	• on a *lot* not accessed by a *lane*	4.5 metres (1)(2)	4.5 metres (1)(2)	4.5 metres (1)(2)
C	Maximum *garage width* on a *lot* that is not accessed by a *lane*	3.5 metres for *lots* that have a *lot frontage* of less than11.6 metres and 6.1 metres for all other *lots*	3.5 metres for *lots* that have a *lot frontage* of 9.0 metres or less and 6.1 metres for all other *lots*	3.5 metres for *lots* that have a *lot frontage* of 9.0 metres or less and 6.1 metres for all other *lots*
D	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)

ZONE PROVISIONS		*Single detached Dwellings*	*Semi-detached Dwellings*	*Townhouse Dwellings*
E	Minimum required *interior side yard*			
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	on a *lot* that has a *lot frontage* of less than 11.6 metres	on a *lot* that has a *lot frontage* of less than 11.6 metres	on a *lot* that has a *lot frontage* of less than 11.6 metres
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	on a *lot* with a *lot frontage* of 11.6 metres or greater	on a *lot* with a *lot frontage* of 11.6 metres or greater	on a *lot* with a *lot frontage* of 11.6 metres or greater

F	Minimum required *rear yard*			
	• on a *lot* accessed by a *lane*	14.8 metres (5)	14.8 metres (5)	14.8 metres (5)
	• on a *lot* not accessed by a *lane*	7.5 metres	7.5 metres	7.5 metres

G	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

NOTE: Special Provisions are found after TABLE B2 (PART 3 OF 3) - RESIDENTIAL TWO (R2) ZONE - Wide-Shallow Lots

TABLE B2 (PART 2 OF 3) - RESIDENTIAL TWO (R2) ZONE
All Lots Except Wide-Shallow Lots

ZONE PROVISIONS		*Duplex Dwellings*	*Triplex Dwellings*	*Fourplex Dwellings*
H	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	11.0 metres	16.5 metres	19.2 metres
	• on a *lot* not accessed by a *lane*	11.0 metres	16.5 metres	19.2 metres
I	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	3.0 metres	3.0 metres	3.0 metres
	• on a *lot* not accessed by a *lane*	4.5 metres (1)(2)	4.5 metres (1)(2)	4.5 metres (1)(2)
J	Maximum *garage width* on a *lot* that is not accessed by a *lane*	35 percent of *lot frontage*	not applicable	not applicable
K	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)
L	Minimum required *interior side yard*			
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres	1.2 metres	1.2metres
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres	1.2 metres	1.2 metres
M	Minimum required *rear yard*			
	• on a *lot* accessed by a *lane*	14.8 metres (5)	14.8 metres (5)	14.8 metres (5)
	• on a *lot* not accessed by a *lane*	7.5 metres	7.5 metres	7.5 metres
N	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

NOTE: Special Provisions are found after TABLE B2 (PART 3 OF 3) - RESIDENTIAL TWO (R2) ZONE - Wide-Shallow Lots

TABLE B2 (PART 3 OF 3) - RESIDENTIAL TWO (R2) ZONE
Wide-Shallow Lots

ZONE PROVISIONS		*Single Detached Dwellings*	*Semi-detached Dwellings*	*Townhouse Dwellings*
O	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	not applicable	not applicable	not applicable
	• on a *lot* not accessed by a *lane*	10.7 metres	8.7 metres per unit on an interior *lot* and 9.9 metres per unit on a corner *lot* and if two semi-detached dwellings are located on a corner *lot*, the minimum *lot* frontage is 18.6 metres	7.5 metres per unit on an interior *lot*, 8.7 metres per end unit on an interior *lot* and 9.9 metres per end unit on a corner *lot*
P	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	not applicable	not applicable	not applicable
	• on a *lot* not accessed by a *lane*	3.0 metres (2)(4)	3.0 metres (2)(4)	3.0 metres (2)(4)
Q	Maximum *garage width* on a *lot* that is not accessed by a *lane*			
	• with a *lot frontage* of 10.7 to 12.19 metres	3.5 metres	3.0 metres	3.0 metres
	• with a *lot frontage* of greater than 12.19 to 13.29 metres	4.5 metres	3.0 metres	3.0 metres
	with a *lot frontage* of greater than 13.29 metres or more	6.1 metres	3.0 metres	3.0 metres
R	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2
S	Minimum required *interior side yard*	1.2 metres and 0.6 metres (6)	1.2 metres and 0.0 metres (6)	0.0 metres for interior unit and 1.2 metres for end unit

ZONE PROVISIONS		*Single Detached Dwellings*	*Semi-detached Dwellings*	*Townhouse Dwellings*
T	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	not applicable	not applicable	not applicable
	• on a *lot* not accessed by a *lane*	7.0 metres	7.0 metres	7.0 metres
U	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

SPECIAL PROVISIONS FOR THE R2 ZONE	
(1)	The wall of the *first storey* of the *main building* or *porch* facing the *front lot line* shall not be located more than 1.5 metres farther from the *front lot line* than the wall of the attached *garage* facing the *front lot line.* Notwithstanding this provision, the wall of the *first storey* of the *main building* or *porch* facing the *front lot line* shall not be located more than 3.0 metres farther from the *front lot line* than the wall of the attached *garage* facing the *front lot line* on lands that were *zone*d in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.
(2)	The wall of an attached *private garage* that contains the opening for *motor vehicle* access shall be set back a minimum of 5.8 metres from the *lot line* the *driveway* crosses to access the attached *private garage*. If the *driveway* does not cross a *sidewalk*, the minimum setback is reduced to 4.5 metres.
(3)	The required *interior side yard* on one side is 3.5 metres, if a detached *private garage* is located in the *rear yard* and is accessed by a *driveway* that crosses the *front lot line*.
(4)	No part of the *main wall* of the *first storey* facing the *front lot line* shall be located farther than 6.5 metres from the *front lot line*. For the purposes of this Special Provision, the wall and/or foundation of a covered *porch* above *established grade* and facing the *front lot line* may be considered part of the *main wall* of the *building* and no part of the one storey attached *private garage* shall be considered in determining the location of the *main wall* for the purposes of this special provision. In the case of a *lot* where any part of the *front lot line* is curved, any portion of the *main wall* facing the *front lot line* may be located farther than 6.5 metres from the *front lot line*, provided the portion or point of the main wall closest to the *front lot line* is no more than 6.5 metres from the *front lot line*.
(5)	Where the *rear lot line* intersects the side *lot lines* at a geometric angle greater or less than 90 degrees, the required *rear yard* can be reduced to 10.0 metres provided a 14.8 metre *rear yard* is maintained between the mid-point of the *lot* and a *side lot line*. In addition, a *private garage* is not permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.
(6)	An opening for a door that provides access to the interior of the *main building* is not permitted in any portion of a wall facing the *interior side lot line* that is located less than 1.2 metres from the *interior side lot line*.

TABLE B3 (PART 1 OF 3) - RESIDENTIAL TWO - SPECIAL (R2-S) ZONE
All Lots Except Wide-Shallow Lots

ZONE PROVISIONS		*Single Detached Dwellings*	*Semi-detached Dwellings*	*Townhouse Dwellings*
A	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	8.0 metres	6.6 metres per unit on an *interior lot* and 7.8 metres per unit on a *corner lot* and if two *semi-detached dwelling unit*s are located on a *corner lot*, the minimum *lot frontage* is 14.4 metres	1.35.5 metres per unit on an *interior lot*, 6.7 metres per end unit on an *interior lot* and 7.9 metres per end unit on a *corner lot*
	• on a *lot* not accessed by a *lane*	9.75 metres	9.0 metres per unit on an *interior lot* and 10.2 metres per unit on a *corner lot* and if two *semi-detached dwelling* units are located on a *corner lot*, the minimum *lot frontage* is 19.2 metres	not permitted
B	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	3.0 metres	3.0 metres	1.40.6 metres
	• on a *lot* not accessed by a *lane*	4.5 metres (1)(2)	4.5 metres (1)(2)	not permitted
C	Maximum *garage width* on a *lot* that is not accessed by a *lane*	3.5 metres for *lots* that have a *lot frontage* of less than 11.6 metres and 6.1 metres for all other *lots*	3.5 metres for *lots* that have a *lot frontage* of less than 11.6 metres or less and 6.1 metres for all other *lots*	not permitted
D	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)
E	Minimum required *interior side yard*			

	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres and 0.3 metres (3)(6)	1.2 metres and 0.0 metres (3)(6)	1.50.0 metres for interior unit and 1.2 metres for end unit
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres and 0.6 metres (3)(6)	1.2 metres and 0.0 metres (3)(6)	0.0 metres for interior unit 1.2 metres for end unit

F	Minimum required *rear yard*			
	• on a *lot* accessed by a *lane*	14.8 metres (5)	14.8 metres (5)	14.8 metres (5)
	• on a *lot* not accessed by a • *lane*	7.5 metres	7.5 metres	not permitted

G	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

NOTE: Special Provisions are found after TABLE B3 (PART 3 OF 3) - RESIDENTIAL TWO SPECIAL (R2-S) ZONE - Wide-Shallow Lots.

TABLE B3 (PART 2 of 3) - RESIDENTIAL TWO - SPECIAL (R2-S) ZONE
All Lots Except Wide-Shallow Lots

ZONE PROVISIONS		*Duplex Dwellings*	*Triplex Dwellings*	*Fourplex Dwellings*
H	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	11.0 metres	16.5 metres	19.2 metres
	• on a *lot* not accessed by a *lane*	11.0 metres	16.5 metres	19.2 metres
I	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	3.0 metres	3.0 metres	3.0 metres
	• on a *lot* not accessed by a *lane*	4.5 metres (2)	4.5 metres (2)	4.5 metres (2)
J	Maximum *garage width* on a *lot* that is not accessed by a *lane*	35 percent of *lot frontage*	not applicable	not applicable
K	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)
L	Minimum required *interior side yard*			
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres	1.2 metres	1.2 metres
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres	1.2 metres	1.2 metres
M	Minimum required *rear yard*			
	• on a *lot* accessed by a *lane*	14.8 metres (5)	14.8 metres (5)	14.8 metres (5)
	• on a *lot* not accessed by a *lane*	7.5 metres	7.5 metres	7.5 metres
N	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

NOTE: Special Provisions are found after TABLE B3 (PART 3 OF 3) - RESIDENTIAL TWO SPECIAL (R2-S) ZONE - Wide-Shallow Lots.

TABLE B3 (PART 3 of 3) - RESIDENTIAL TWO SPECIAL (R2-S) ZONE - Wide-Shallow Lots

ZONE PROVISIONS		***Single Detached Dwellings***	***Semi-detached Dwellings***	***Townhouse Dwellings***
O	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	not applicable	not applicable	not applicable
	• on a *lot* not accessed by a *lane*	10.7 metres	8.7 metres per unit on an *interior lot* and 9.9 metres per unit on a *corner lot* and if two *semi-detached dwelling unit*s are located on a *corner lot*, the minimum *lot frontage* is 18.6 metres	7.5 metres per unit on an *interior lot*, 8.7 metres per end unit on an *interior lot* and 9.9 metres per end unit on a *corner lot*
P	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	not applicable	not applicable	not applicable
	• on a *lot* not accessed by a *lane*	3.0 metres (2)(4)	3.0 metres (2)(4)	3.0 metres (2)(4)
Q	Maximum *garage width* on a *lot* that is not accessed by a *lane*			
	• with a *lot frontage* of 10.7 to 12.19 metres	3.5 metres	3.0 metres	3.0 metres
	• with a *lot frontage* of greater than12.19 metres to 13.29 metres	4.5 metres	3.0 metres	3.0 metres
	• with a *lot frontage* of greater than 13.29 metres	6.1 metres	3.0 metres	3.0 metres
R	*Minimum* required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)
S	*Minimum* required *interior side yard*	1.2 metres and 0.6 metres (3)(6)	1.2 metres and 0.0 metres (3)(6)	0.0 metres for interior unit and 1.2 metres for an end unit

ZONE PROVISIONS		*Single Detached Dwellings*	*Semi-detached Dwellings*	*Townhouse Dwellings*
T	Minimum required *rear yard*			
	• on a *lot* accessed by a *lane*	not applicable	not applicable	not applicable
	• on a *lot* not accessed by a *lane*	7.0 metres	7.0 metres	7.0 metres
U	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

SPECIAL PROVISIONS FOR THE R2-S ZONE	
(1)	Maximum setback for the wall of the *main building* facing the *front lot line* or *porch* from the *front lot line*: - On *lot*s with a *lot frontage* of 11.6 metres or greater – 8.3 metres; - On *lot*s with a *lot frontage* of less than 11.6 metres – 6.5 metres. In the case of a *lot* where any part of the *front lot line* is curved, any portion of the *main wall* facing the *front lot line* may be located farther than 6.5 metres or 8.3 metres (depending on the maximum permission) from the *front lot line*, provided the portion or point of the *main wall* closest to the *front lot line* is no more than 6.5 metres or 8.3 metres (depending on the maximum permission) from the *front lot line*. In addition, the *wall* of an attached *private garage* that contains the opening for *motor vehicle* access and which faces the *front lot line* shall be located a minimum of 1.3 metres further from the *front lot line* than the wall of the *first storey* or front of the *porch* on those *lot*s that have a *lot frontage* of less than 11.6 metres.
(2)	The wall of an attached *private garage* that contains the opening for *motor vehicle* access shall be set back a minimum of 5.8 metres from the *lot line* that the *driveway* crosses to access the *private garage*. If the *driveway* does not cross a *sidewalk*, the minimum setback is reduced to 4.5 metres.
(3)	The required *interior side yard* on one side is 3.5 metres if a detached *private garage* is located in the *rear yard* and is accessed by a *driveway* that crosses the *front lot line*.
(4)	No part of the *wall* of the *first storey* facing the *front lot line* shall be located farther than 6.5 metres from the *front lot line.* For the purposes of this special provision, the *wall* and/or foundation of a covered *porch* above *established grade* shall be considered part of the *main wall* of the *building and* no part of the one storey attached *private garage* shall be considered in determining the location of the *main wall* for the purposes of this special provision. In the case of a *lot* where any part of the *front lot line* is curved, any portion of the *main wall* facing the *front lot line* may be located farther than 6.5 metres from the *front lot line*, provided the portion or point of the *main wall* closest to the *front lot line* is no more than 6.5 metres from the *front lot line*.

(5)	Where the *rear lot line* intersects the side *lot lines* at a geometric angle greater or less than 90 degrees, the required *rear yard* can be reduced to 10.0 metres provided a 14.8 metre *rear yard* is maintained between the mid-point of the *lot* and a side *lot line*. In addition, a *private garage* is not permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.
(6)	An opening for a door that provides access to the interior of the *main building* is not permitted in any portion of a wall facing the *interior side lot line* that is located less than 1.2 metres from the *interior side lot line*.

TABLE B4 (PART 1 of 2) - RESIDENTIAL TWO - LANE ACCESS (R2-LA) ZONE

ZONE PROVISIONS		***Single Detached Dwellings* (1)**	***Semi-detached Dwellings* (1)**	***Duplex Dwellings* (1)**
A	Minimum *lot frontage*	7.0 metres	6.6 metres per unit on an *interior lot* and 7.8 metres per unit on a *corner lot* and if two *semi-detached dwelling unit*s are located on a *corner lot*, the minimum *lot frontage* is 14.4 metres	11.0 metres
B	Minimum required *front yard*	3.0 metres	3.0 metres	3.0 metres
C	Minimum required *exterior side yard*	2.4 metres	2.4 metres	2.4 metres
D	Minimum required *interior side yard*			
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres and 0.3 metres (3)	1.2 metres and 0.0 metres (3)	1.2 metres
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres and 0.6 metres (3)	1.2 metres and 0.0 metres (3)	1.2 metres
E	Minimum required *rear yard*	14.8 metres (2)	14.8 metres (2)	14.8 metres (2)
F	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

NOTE: Special Provisions are found after TABLE B4 (PART 2 OF 2) – RESIDENTIAL TWO – LANE ACCESS (R2-LA).

TABLE B4 (PART 2 of 2) – RESIDENTIAL TWO – LANE ACCESS (R2-LA) ZONE

ZONE PROVISIONS		*Triplex Dwellings* (1)	*Fourplex Dwellings* (1)	*Townhouse Dwellings* (1)
G	Minimum *lot frontage*	16.5 metres	19.2 metres	5.5 metres per unit on an *interior lot*, 6.7 metres for an end unit on an *interior lot* and 7.9 metres for an end unit on a *corner lot*
H	Minimum required *front yard*	3.0 metres	3.0 metres	0.6 metres
I	Minimum required *exterior side yard*	2.4 metres	2.4 metres	2.4 metres
J	Minimum required *interior side yard*			
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres	1.2 metres	0.0 metres for interior unit and 1.2 metres for end unit
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres	1.2 metres	0.0 metres for interior unit 1.2 metres for end unit
K	Minimum required *rear yard*	14.8 metres (2)	14.8 metres (2)	14.8 metres (2)
L	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

SPECIAL PROVISIONS FOR THE RESIDENTIAL TWO - LANE ACCESS (R2-LA) ZONE	
(1)	*Driveways* that cross either the *front lot line* or the *exterior side lot line* to access the *dwelling unit* are not permitted.
(2)	Where the *rear lot line* intersects the side *lot lines* at a geometric angle greater or less than 90 degrees, the required *rear yard* can be reduced to 10.0 metres provided a 14.8 metre *rear yard* is maintained between the mid-point of the *lot* and a side *lot line*. In addition, a *private garage* is not permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.
(3)	An opening for a door that provides access to the interior of the *main building* is not permitted in any portion of a wall facing the *interior side lot line* that is located less than 1.2 metres from the *interior side lot line*.

TABLE B5 (PART 1 of 2) - RESIDENTIAL THREE (R3) ZONE

ZONE PROVISIONS		***Semi-detached* Dwellings**	***Duplex Dwellings***	***Triplex Dwellings***
A	Minimum *lot frontage*			
	• on a *lot* accessed by a *lane*	6.6 metres per unit on an *interior lot* and 7.8 metres on a *corner lot* and if two *semi-detached dwellings* are located on a *corner lot*, the minimum *lot frontage* is14.4 metres	11.0 metres	16.5 metres
	• on a *lot* not accessed by a *lane*	9.0 metres per unit on an *interior lot* and 10.2 metres on a *corner lot* and if two *semi-detached dwellings* are located on a *corner lot*, the minimum *lot frontage* is 19.2 metres	11.0 metres	16.5 metres
B	Minimum required *front yard*			
	• on a *lot* accessed by a *lane*	3.0 metres	3.0 metres	3.0 metres
	• on a *lot* not accessed by a *lane*	4.5 metres (1)(2)	4.5 metres (2)	4.5 metres (2)
C	Maximum *garage width* on a *lot* that is not accessed by a *lane*	3.5 metres for *lots* that have a *lot frontage* of less than 11.6 metres and 6.1 metres for all other *lots*	35 percent of *lot frontage*	not applicable
D	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)
E	Minimum required *interior side yard:*			
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres and 0.0 metres (3)(6)	1.2 metres	metres
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres and 0.0 metres (3)(6)	1.2 metres	1.2 metres
F	Minimum required *rear yard*			
	• on a *lot* accessed by a *lane*	14.8 metres (5)	14.8 metres	14.8 metres
	• on a *lot* not accessed by a *lane*	7.5 metres	7.5 metres	7.5 metres

ZONE PROVISIONS		***Semi-detached* Dwellings**	***Duplex Dwellings***	***Triplex Dwellings***
G	Maximum *height*	12.0 metres	12.0 metres	12.0 metres

NOTE: Special Provisions are found after TABLE B5 (PART 2 of 2) – RESIDENTIAL THREE

TABLE B5 (PART 2 of 2) – RESIDENTIAL THREE (R3) ZONE

ZONE PROVISIONS		*Fourplex Dwellings*	*Townhouse Dwellings*	*Multiple Dwellings* (4)	*Apartment Dwellings* (4)
H	Minimum *lot frontage*				
	• on a *lot* accessed by a *lane*	19.2 metres	5.5 metres per unit on an *interior lot*, 6.7 metres per end unit on an *interior lot* and 7.9 metres per end unit on a *corner lot*	19.2 metres	19.2 metres
	• on a *lot* not accessed by a *lane*	19.2 metres	not permitted	19.2 metres	19.2 metres
I	Minimum required *front yard*				
	• on a *lot* accessed by a *lane*	3.0 metres	0.6 metres	1.8 metres	1.8 metres
	• on a *lot* not accessed by a *lane*	4.5 metres (2)	not permitted	1.8 metres (2)	1.8 metres (2)
J	Maximum *garage width* on a *lot* that is not accessed by a *lane*	not applicable	not permitted	not applicable	not applicable
K1	Minimum required *exterior side yard*	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)	2.4 metres (2)
K2	Minimum required *interior side yard:*				
	• on a *lot* that has a *lot frontage* of less than 11.6 metres	1.2 metres	0.0 metres for interior unit and 1.2 metres for end unit (6)	1.2 metres	1.2 metres
	• on a *lot* with a *lot frontage* of 11.6 metres or greater	1.2 metres	0.0 metres for interior unit 1.2 metres for end unit (6)	1.2 metres	1.2 metres

ZONE PROVISIONS		***Fourplex Dwellings***	***Townhouse Dwellings***	***Multiple Dwellings* (4)**	***Apartment Dwellings* (4)**
L	Minimum required *rear yard*				
	• on a *lot* accessed by a *lane*	14.8 metres	14.8 metres (5)	14.8 metres	14.8 metres
	• on a *lot* not accessed by a *lane*	7.5 metres	not applicable	7.5 metres	7.5 metres
M	Maximum *height*	12.0 metres	12.0 metres	12.0 metres	12.0 metres

SPECIAL PROVISIONS FOR THE R3 ZONE	
(1)	The wall of an attached *private garage* facing a *public street* shall not be located more than 2.5 metres closer to the *streetline* than the *main wall* of the *first storey*, or the front of the *porch* facing the same *streetline*. In addition, no part of the *main wall* of the *first storey* or *porch* facing the *front lot line* shall be located farther than 8.3 metres from the *front lot line*.
(2)	The wall of an attached *private garage* that contains the opening for a *motor vehicle* shall be set back a minimum of 5.8 metres from the *lot line* that the *driveway* crosses to access the attached *private garage*. If the *driveway* does not cross a *sidewalk* the minimum setback for the wall of the attached *private garage* that contains the opening for a *motor vehicle* is 4.5 metres.
(3)	The required *interior side yard* on one side is 3.5 metres if a detached *private garage* is located in the *rear yard* and is accessed by a *driveway* that cross the *front lot line*.
(4)	The maximum number of *dwelling unit*s per hectare shall not exceed 100.
(5)	Where the *rear lot line* intersects the side *lot lines* at a geometric angle greater or less than 90 degrees, the required *rear yard* can be reduced to 10.0 metres provided a 14.8 metre *rear yard* is maintained between the mid-point of the *lot* and a side *lot line*. In addition, a *private garage* is not permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.
(6)	*(2016-123)* Notwithstanding any other provision in this bylaw, an opening for a door that provides access to the interior of a single detached, semi-detached or street townhouse dwelling is not permitted in any portion of a wall facing the interior side *lot* line that is located less than 1.2 metres from the interior side *lot* line.

TABLE B6
RESIDENTIAL FOUR (R4) ZONE

ZONE PROVISIONS		ZONE R4
A	Minimum *lot frontage*	50.0 metres
B	Minimum required *front yard*	3.0 metres
C	Minimum required *exterior side yard*	3.0 metres
D	Minimum required *interior side yard*	6.0 metres
E	Minimum required *rear yard*	20.0 metres
F	Minimum required *landscaped open space*	25 percent
G	Maximum number of *dwelling unit*s per hectare	150
H	Minimum *height* of *main wall* within 6.0 metres of the *front lot line.*	11.0 metres
I	Maximum *height* of *main wall* within 6.0 metres of the *front lot line.*	12.0 metres
J	Maximum *height*	26.0 metres

TABLE B7 (PART 1 OF 4)
NEIGHBOURHOOD COMMERICIAL (NCI, NC2, NC3) ZONES

	ZONE PROVISIONS	NC1 All *Building* Forms (1)	NC2 All *Building* Forms (1)	NC3 All *Building* Forms
A	Minimum *lot area*	not applicable	not applicable	not applicable
B	Maximum *lot area*	0.6 ha	0.6 ha	not applicable
C	Minimum *lot frontage*	20 metres	20 metres	19.2 metres (16)
D	Minimum required *front yard*	1.8 metres	1.8 metres	1.8 metres
E	Maximum *front yard*	2.4 metres	2.4 metres	6.0 metres
F	Minimum required *exterior side yard*	1.8 metres	1.8 metres	1.8 metres
G	Maximum *exterior side yard*	not applicable	not applicable	6.0 metres
H	Minimum required *interior side yard*	0.0 metres except where the *yard* abuts a Residential or Open Space *Zone* in which case the Minimum required *yard* is 3.0 metres	0.0 metres except where the *yard* abuts a Residential or Open Space *Zone* in which case the Minimum required *yard* is 3.0 metres	0.0 metres except where the *yard* abuts a Residential or Open Space *Zone* in which case the Minimum required *yard* is 3.0 metres
I	Minimum required *rear yard*	7.5 metres	7.5 metres	7.5 metres
J	Minimum width of *landscaping* adjacent to the front and *exterior side lot lines*	not applicable	not applicable	not applicable
K	Minimum width of *landscaping* adjacent to the *interior* and *rear lot lines*	3.0 metres, if the interior side or *rear lot line* abuts a Residential or Open Space *Zone*	3.0 metres, if the interior side or *rear lot line* abuts a Residential or Open Space *Zone*	not applicable
L	Maximum *lot coverage*	40 percent	40 percent	not applicable
M	Minimum *landscaped open space*	20 percent	20 percent	not applicable
N	Maximum *Floor space index (FSI)*	not applicable	not applicable	not applicable
O	Minimum *height*	not applicable	not applicable	not applicable
P	Maximum *height*	12.0 metres	12.0 metres	12.0 metres

NOTE: Special Provisions are found after TABLE B7 (PART 4 OF 4) MAJOR COMMERCIAL (MJC) ZONES

TABLE B7 (PART 2 OF 4)
COMMUNITY AMENITY (CA1, CA2, CA3, CA4) ZONES

ZONE PROVISIONS	CA1			CA2	CA3		CA4
	Multiple Dwellings	*Townhouse Dwellings* (17)	*Apartment Dwellings* and *Institutional* and *Office Buildings*,	*Apartment*, *Multiple Dwellings* and *Institutional* and *Office Buildings*	*Townhouse Dwellings* (10)(17)	*Apartment* and *Multiple Dwellings*	All *Building* Forms
Q	Minimum *lot area*	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	0.4 ha
R	Maximum *lot area*	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable
S	Minimum *lot frontage*	19.2 metres	5.5 metres per unit, 6.7 metres per end unit on an *interior lot* and 7.9 metres per unit on a *corner lot*	19.2 metres	19.2 metres	4.5 metres per unit on an *interior lot* and 6.3 metres per unit on a *corner lot*	19.2 metres	30.0 metres
T	Minimum required *front yard*	4.5 metres (2)	4.5 metres (3)	1.8 metres (3)	1.8 metres (3)	0.6 metres (12)	0.6 metres	6.0 metres (13)
U	Maximum *front yard*	not applicable	not applicable	not applicable	not applicable	4.5 metres	4.5 metres	6.0 metres (14)
V	Minimum required *exterior side yard*	2.4 metres	2.4 metres	1.8 metres	1.8 metres (4)	2.4 metres	2.4 metres	6.0 metres (13)
W	Maximum *exterior side yard*	not applicable	not applicable	not applicable	not applicable	4.5 metres	4.5 metres	6.0 metres (14)
X	Minimum required *interior side yard*	1.2 metres	0.0 metres for an interior unit and 1.2 metres for an end unit	0.0 metres (15)	0.0 metres (15)	0.0 metres for an interior unit and 0.6 metres for an end unit	0.0 metres (15)	3.0 metres
Y	Minimum required *rear yard*	7.5 metres	7.5 metres	7.5 metres	7.5 metres	14.8 metres	7.5 metres	7.5 metres

ZONE PROVISIONS		CA1			CA2	CA3		CA4
		Multiple Dwellings	*Townhouse Dwellings* (17)	*Apartment Dwellings* and *Institutional* and *Office Buildings*,	*Apartment*, *Multiple Dwellings* and *Institutional* and *Office Buildings*	*Townhouse Dwellings* (10)(17)	*Apartment* and *Multiple Dwellings*	All *Building* Forms
Z	Minimum width of *landscaping* adjacent to the front and *exterior side lot lines*	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	6.0 metres (13)

NOTE: Special Provisions are found after TABLE B7 (PART 4 OF 4) MAJOR COMMERCIAL (MJC) ZONES

TABLE B7 (PART 2 OF 4)
COMMUNITY AMENITY (CA1, CA2, CA3, CA4) ZONES

ZONE PROVISIONS		CA1			CA2	CA3		CA4
		Multiple Dwellings	*Townhouse Dwellings* (17)	*Apartment Dwellings* and *Institutional* and *Office Buildings*,	*Apartment*, *Multiple Dwellings* and *Institutional* and *Office Buildings*	*Townhouse Dwellings* (10)(17)	*Apartment* and *Multiple Dwellings*	All *Building* Forms
AA	Minimum width of *landscaping* adjacent to the *interior* and *rear lot lines*	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	3.0 metres, if the interior side or *rear lot line* abuts a Residential or Open Space *Zone*
BB	Maximum *lot coverage*	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable
CC	Minimum *landscaped open space*	25 percent	not applicable	25 percent	25 percent	not applicable	25 percent	not applicable
DD	Maximum *Floor space index (FSI)*	1.0	1.0	1.0 (5)(6)	1.0 (6)(7)	not applicable	not applicable	not applicable
EE	Minimum *height*	10.5 m	not applicable	10.5 m	10.5 m	7.6 m	7.6 m	not applicable
FF	Maximum *height*	20.0m	12.0m	20.0 m	26.0 m	12.0 m	12.0 m	12.0 m

NOTE: Special Provisions are found after TABLE B7 (PART 4 OF 4) MAJOR COMMERCIAL (MJC) ZONES

TABLE B7 (PART 3 OF 4)
AUTOMOTIVE COMMERCIAL (AC1, AC2) ZONES

ZONE PROVISIONS		AC1 All *Building* Forms	AC2 All *Building* Forms
GG	Minimum *lot area*	not applicable	not applicable
HH	Maximum *lot area*	0.8 hectares	0.8 hectares
II	Minimum *lot frontage*	30.0 metres	30.0 metres
JJ	Minimum required *front yard*	10.0 metres (8)	10.0 metres (8)
KK	Maximum *front yard*	13.0 metres (9)	13.0 metres (9)
LL	Minimum required *exterior side yard*	3.0 metres (8)	3.0 metres (8)
MM	Maximum *exterior side yard*	10.0 metres (9)	10.0 metres (9)
NN	Minimum required *interior side yard*	12.0 metres (8)	12.0 metres (8)
OO	Minimum required *rear yard*	12.0 metres (8)	12.0 metres (8)
PP	Minimum width of *landscaping* adjacent to the front and *exterior side lot lines*	3.0 metres	3.0 metres
QQ	Minimum width of *landscaping* adjacent to the *interior* and *rear lot lines*	6.0 metres (11)	6.0 metres (11)
RR	Maximum *lot coverage*	not applicable	not applicable
SS	Minimum *landscaped open space*	30 percent	30 percent
TT	Maximum *Floor space index (FSI)*	not applicable	not applicable
UU	Minimum *height*	not applicable	not applicable
VV	Maximum *height*	5.7 metres	5.7 metres

NOTE: Special Provisions are found after TABLE B7 (PART 4 OF 4) MAJOR COMMERCIAL (MJC) ZONES

TABLE B7 (PART 4 OF 4)
MAJOR COMMERCIAL (MJC) ZONE

ZONE PROVISIONS		MJC All *Building* Forms
WW	Minimum *lot area*	0.4 hectares
XX	Maximum *lot area*	not applicable
YY	Minimum *lot frontage*	85.0 metres
ZZ	Minimum required *front yard*	6.0 metres (13)
AAA	Maximum *front yard*	10.0 metres (14)
BBB	Minimum required *exterior side yard*	6.0 metres (13)
CCC	Maximum *exterior side yard*	10.0 metres (13)
DDD	Minimum required *interior side yard*	3.0 metres (15)
EEE	Minimum required *rear yard*	3.0 metres (15)
FFF	Minimum width of *landscaping* adjacent to the front and *exterior side lot lines*	6.0 metres (13)
GGG	Minimum width of *landscaping* adjacent to the *interior* and *rear lot lines*	3.0 metres
HHH	Maximum *lot coverage*	not applicable
III	Minimum *landscaped open space*	20 percent
JJJ	Maximum *Floor space index (FSI)*	not applicable
KKK	Minimum *height*	not applicable
LLL	Maximum *height*	14.0 metres

NOTE: Special Provisions are found on the next page.

SPECIAL PROVISIONS FOR THE NC1, NC2, NC3, CA1, CA2, CA3, CA4, AC1, AC2 & MJC ZONES	
(1)	The maximum *net floor area* for any non-*residential use* shall be 300 square metres.
(2)	No less than 70 percent of the wall of the *first storey* facing the *front lot line* shall be located any further than 6.0 metres from the *front lot line*.
(3)	No less than 80 percent of the wall of the *first storey* facing the *front lot line* shall be located any further than 6.0 metres from the *front lot line*.
(4)	No less than 80 percent of the wall of the *first storey* facing the *exterior side lot line* shall be located any further than 3.0 metres from the *exterior side lot line*.
(5)	If at least 15 percent of the *gross floor area* above *established grade* of a *building* containing *apartment dwellings* is used for permitted non-*residential uses* and these non-*residential uses* are located in the *first storey*, the maximum FSI is 1.75, provided the maximum number of *dwelling unit*s per hectare on the *lot* does not exceed 75.
(6)	If at least 15 percent of the *gross floor area* above *established grade* of an *office building* is used for non-*residential uses* other than *business office*s and these other uses are located in the *first storey*, the maximum FSI is 1.75.
(7)	If at least 15 percent of the *gross floor area* above *established grade* of a *building* containing *apartment dwellings* is used for permitted non-*residential uses* and these non-*residential uses* are located in the *first storey*, the maximum FSI is 1.75, provided the maximum number of *dwelling unit*s per hectare on the *lot* does not exceed 150.
(8)	This *yard* provision applies to the *main walls* of *building*s enclosing interior *floor area* as well as related *structure*s, including overhead canopies, excepting that no *building* or part of any *building* used for the purposes of a *car wash* shall be located any closer than 20 metres from the *front lot line* or the *exterior side lot line* and 20 metres from the *Zone* boundary of a Residential *Zone*.
(9)	This *yard* provision applies to the *main walls* of *building*s enclosing interior *floor area* excepting any *building* or part of a *building* used for the purposes of a *car wash* or a *motor vehicle service station*.
(10)	*Driveways* accessing a *townhouse dwelling* are not permitted to cross the *front lot line* or the *exterior side lot line*.
(11)	The minimum required width of *landscaping* adjoining a *rear* or *interior side lot line* may be reduced to 3.0 metres where the *rear* or *interior side lot line* adjoins a public walkway owned and maintained by the *Corporation*.
(12)	No less than 25 percent of the wall of the *first storey* facing the *front lot line* shall be located any further than 5.1 metres from the *front lot line*.
(13)	Notwithstanding this provision, any part of the *main wall* may encroach to the *lot line* a distance of no more than 3.0 metres.
(14)	This provision shall only apply to *building*s which have a *gross floor area* of 464 square metres or less.
(15)	The required *yard* shall be increased to 6.0 metres if it abuts a Residential *zone* boundary.
(16)	The minimum *lot frontage* for *duplexes* is 11.0 metres and 16.5 metres for *triplexes*.
(17)	A *private garage* is not permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

TABLE B8
EMPLOYMENT (BP, BC and GI) ZONES

	ZONE PROVISIONS	Business Park (BP)	Business Corridor (BC)	General Industrial (GI)
A	Minimum *lot area*	0.8 hectares	0.4 hectares	0.4 hectares
B	Minimum *lot frontage*	60.0 metres	60.0 metres	60.0 metres
C	Minimum required *front yard*	6.0 metres (1)	6.0 metres (1)	6.0 metres (1)
D	Maximum *front yard*	not applicable	19.0 metres (4)	not applicable
E	Maximum depth of *parking area* in *front yard*	12.0 metres (2)(3)	12.0 metres (2)(3)	not applicable
F	Minimum required *exterior side yard*	3.0 metres	3.0 metres	6.0 metres
G	Maximum depth of *parking area* in *exterior side yard*	12.0 metres (2)(3)(4)	12.0 metres (2)(3)	not applicable
H	Minimum required *interior side yard*	3.0 metres	3.0 metres	6.0 metres
I	Minimum required *rear yard*	3.0 metres	7.5 metres (5)	9.0 metres
J	Minimum required width of *landscaping* adjacent to *front lot line*	6.0 metres (1)	6.0 metres (1)	6.0 metres (5)
K	Minimum required width of *landscaping* adjacent to any *lot line* other than the *front lot line*	3.0 metres	3.0 metres	3.0 metres
L	Maximum *floor space index (FSI)*	1.75 (6)	1.00 (6)	0.60 (6)
M	Minimum *height*	6.0 metres	6.0 metres	not applicable
N	Maximum *height*	46.0 metres	46.0 metres	14.0 metres

SPECIAL PROVISIONS FOR EMPLOYMENT ZONE(S)	
(1)	Notwithstanding this provision, any part of the *main wall* may encroach into the required *front yard* a distance of no more than 3.0 metres.
(2)	For the purposes of this provision, the *parking area* is deemed to contain an aisle having a maximum width of 6.0 metres and *parking spaces* having a maximum length of 6.0 metres.
(3)	Does not include that portion of a *driveway* that provides access to *parking areas*.
(4)	This provision shall only apply to 75 percent of the *main wall* facing the *front lot line*.
(5)	The required *yard* is 3.0 metres adjacent to that portion of the *rear lot line* that serves as a *rear lot line* for an abutting *lot* that is within the Business Corridor (BC) or Business Park (BP) *Zone*s.
(6)	All floors of a *parking garage* are exempt from the *Floor Space Index (FSI)* calculation.

TABLE B9
OPEN SPACE (G, OS1 and OS2) ZONES

ZONE PROVISIONS		Greenway (G)	Open Space One (OS1)	Open Space Two (OS2)
A	Minimum required *front yard*	not applicable	not applicable	4.5 metres
B	Minimum required *exterior side yard*	not applicable	not applicable	4.5 metres
C	Minimum required *interior side yard*	not applicable	not applicable	7.5 metres
D	Minimum required *rear yard*	not applicable	not applicable	7.5 metres
E	Maximum *height*	not applicable	not applicable	15.0 metres

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SECTION 6: GENERAL PROVISIONS

6.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

Where this By-law provides that land may be used or a *building* or *structure* may be *erect*ed or used for a purpose, that purpose may include any *accessory buildings*, *accessory structures* or *accessory uses* located on the same *lot* as the primary use to which they are related.

6.1.1 Uses permitted in accessory buildings and *structures*

No *accessory building or* accessory *structure shall* be used for human habitation or an occupation for gain or profit, except if specifically permitted by this By-law.

6.1.2 Easements

No *accessory building* or part thereof shall be located within an *easement* that is in favour of a *public authority*.

6.2 DECKS AND PORCHES

6.2.1 Decks

*Deck*s are permitted on a *lot* used for residential purposes in accordance with the following regulations:

a) *Deck*s that have a *height* of between 0.6 metres and 1.0 metre above the lowest ground surface at all points around the perimeter of the platform are permitted provided that:

i) the *deck* is located no closer than 3.0 metres to the *rear lot line*;

ii) the *deck* is located no closer to the *interior side lot line* than the *interior side yard* requirement for the *main building*;

iii) the *deck* is located no closer to the *exterior side lot line* than the *main building*; and,

iv) the floor of the *deck* is not higher than the floor level of the *first storey* of the *main building* on the *lot*.

v) the *deck* is not located in the *front yard*.

b) *Deck*s that have a *height* greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 3.0 metres, (except if the *lot* is the site of a detached *private garage*), provided:

i) the *deck* is located no closer than 3.0 metres to the *rear lot line*;

ii) the *deck* is located no closer to the *exterior side* and *interior side lot line* than the *main building*; and,

iii) the floor of the *deck* is not higher than the floor level of the *first storey* of the *main building*.

Notwithstanding the above provisions, stairs used to access a *deck* shall not be subject to the setback requirements of this Section.

6.2.2 Size of Porches

The following provisions apply to *porches* that are located in the *front* and/or *exterior side yards:*

a) The floor of any *porch* that is located between a *main wall* of a *building* and a *streetline* shall extend at least 1.5 metres towards the *streetline* from the *main wall* that abuts the *porch*. Windows, stairs, columns, piers and/or railings associated with the *porch* are permitted to encroach within this area.

b) Notwithstanding Section 6.2.2 a), a portion of the *porch* is not required to extend 1.5 metres towards the *streetline* provided it extends no more than 0.8 metres along the *main wall*.

c) Sections 6.2.2 a) and b) do not apply to lands *zone*d in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

6.3 DETACHED PRIVATE GARAGES

6.3.1 Detached Private Garages on lots accessed by lanes

Detached *private garage*s associated with a *residential use* that are accessed only by a *lane* are subject to the following requirements.

6.3.1.1 Permitted locations and setbacks from *lot* lines

a) Detached *private garage*s are permitted in a *rear yard* and *interior side yard* only, and shall be located:

i) a minimum distance of 0.6 metres from the *rear lot line*;

ii) a minimum distance equal to the *exterior side yard* requirement for the *main building* from the *exterior side lot line*; and,

iii) a minimum of 1.2 metres from the *interior side lot line*. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows on the wall facing the *interior side lot line*.

b) Notwithstanding Section 6.3.1.1 a) iii), a detached *private garage* may share a common wall with one other detached *private garage* on an abutting *lot* and no setback from the *interior side lot line* is required on that side of the *lot*.

c) The setbacks in this section apply to the *first storey* and any *storey* above the *first storey* of a detached *private garage*.

d) Notwithstanding Section 6.3.1.1 a) iii), the setback from the *interior side lot line* may be reduced to 0.3 metres on lands that were *zone*d in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

6.3.1.2 Setback from main building

Detached *private garage*s and any *storey* above the *first storey* of a detached *private garage* shall be set back a minimum of 6.0 metres from the *main building* on the *lot*.

6.3.1.3 Parking of motor vehicles in the setback area

The parking of *motor vehicle*s is not permitted in the setback area required by Section 6.3.1.2 between a detached *private garage* and the *main building* on a *lot* that is accessed by a *lane*, unless the *motor vehicle* is parked on a *parking pad* in accordance with Section 6.17.

6.3.1.4 Encroachment of chimney breasts, eaves, gutters and roof overhangs in setback areas

Chimney breasts, eaves and roof overhangs may encroach into any setback area required by Sections 6.3.1.1 and 6.3.1.2 a distance of no more than 0.45 metres. There are no restrictions on the location of gutters.

6.3.1.5 Encroachment of unenclosed stairs and landings in setback areas

Unenclosed stairs and landings that access the *first storey* or any *storey* above the *first storey* of a detached *private garage* may encroach:

a) a distance of 0.6 metres into the setback area required by Section 6.3.1.2; and,

b) to within 0.15 metres of the *rear lot line*, provided the detached *private garage* is located on a *lot* that has a *rear lot line* length of 6.75 metres or greater.

6.3.1.6 Maximum height

The maximum permitted *height* of any detached *private garage* on a *lot* having a frontage of 9.75 metres or greater is 8.0 metres. If the *lot* has a frontage of less than 9.75 metres, the maximum permitted *height* of any detached *private garage* is 4.5 metres.

6.3.1.7 Maximum permitted lot coverage

a) The *lot coverage* of a detached *private garage* on the *lot* shall not exceed 15 percent if the *lot* has a *lot frontage* of 9.75 metres or greater.

b) If the *lot frontage* is less than 9.75 metres, the maximum permitted *lot coverage* shall not exceed 18 percent.

c) The *floor area* of a staircase and/or landing used to access the detached *private garage* or any *storey* above the first *storey* of a detached *private garage* shall be excluded from the *lot coverage* calculation.

6.3.1.8 Decks in setback area

a) *Deck*s that have a *height* of less than 1.0 metre above the lowest ground surface at all points around the perimeter of the platform are permitted in the setback area set out in Section 6.3.1.2, provided it complies with Section 6.2.1 a) of this By-law.

b) *Deck*s that have a *height* of 1.0 metre or greater above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 1.5 metres in the setback area required by Section 6.3.1.2 provided it complies with Section 6.2.1 b) ii) and iii) of this By-law.

6.3.1.9 Enclosed, unenclosed and roofed walkways

*Enclosed, unenclosed and roofed walkway*s are permitted on a *lot* with a detached *private garage* subject to the provisions of this Section.

6.3.1.9.1 Size of enclosed, unenclosed and roofed walkways

*Enclosed, unenclosed and roofed walkway*s shall be no wider than 2.75 metres with the width being measured from the exterior faces of the exterior walls. In addition, the *height* of *enclosed, unenclosed and roofed walkway*s shall not exceed 2.5 metres.

6.3.1.9.2 Permitted locations for enclosed, unenclosed and roofed walkways

a) *Enclosed, unenclosed and roofed walkway*s are permitted in:

   i) the required *rear yard*; and,

   ii) in the area between a detached *private garage* and the *main building* on a *lot*.

b) If the *enclosed, unenclosed and roofed walkway* is located on a *corner lot*, no portion of the enclosed, unenclosed or roofed walkway shall be located further than 3.5 metres from the *exterior side lot line*, and shall not be located any closer to the *exterior side lot line* than a minimum distance equal to the *exterior side yard* requirement for the *main building* from the *exterior side lot line*;

c) If the *enclosed, unenclosed and roofed walkway* is located on an *interior lot*, it shall be set back a minimum of 0.5 metres from the *interior side lot line*. Notwithstanding this provision, an *enclosed, unenclosed and roofed walkway* may share a common wall with another *enclosed, unenclosed and roofed walkway* on an abutting *lot* and no setback from the *interior side lot line* is

required on that side of the *lot*.

6.3.1.9.3 Exemption from other requirements

Notwithstanding any other provision in this By-law, no part of an *enclosed, unenclosed and roofed walkway* is:

a) deemed to be part of the *main building* on the *lot*; or,

b) included in the calculation of the maximum *lot coverage* permitted for a detached *private garage* in Section 6.3.1.7.

6.3.1.10 Easements

Detached *private garages* are not permitted in an *easement* that is in favour of a *public authority.*

6.3.2 Detached private garages on lots not accessed by lanes

Detached *private garage*s associated with a *residential use* that are accessed only by a *driveway* from a *public street* are subject to the following requirements.

6.3.2.1 Permitted Locations and Setbacks from Lot Lines

a) Detached *private garage*s are permitted in a *rear yard* and *interior side yard* only, and shall be located:

i) a minimum of 1.2 metres from the *rear lot line*. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows on the wall facing the *rear lot line*.

ii) no closer to the *exterior side lot line* than the minimum distance equal to *exterior side yard* requirement for the *main building* from the *exterior side lot line*; and,

iii) a minimum of 1.2 metres from the *interior side lot line*. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows on the wall facing the *interior side lot line*.

b) Notwithstanding Section 6.3.2.1 a) i), a detached *private garage* may share a common wall with another detached *private garage* on an abutting *lot* and no setback from the *rear lot line* is required.

c) Notwithstanding Section 6.3.2.1 a) iii), a detached *private garage* may share a common wall with one other detached *private garage* on an abutting *lot* and no setback from the *interior side lot line* is required on that side of the *lot*.

d) The setbacks in this section apply to the *first storey* and any *storey* above the *first storey* of a detached *private garage*.

e) Notwithstanding the provisions of this section, in no case shall the wall of a *private detached garage* containing the opening for *motor vehicle* access be located closer than 5.8 metres to the front or *exterior side lot line* that is crossed by the *driveway* that accesses the *private detached garage*.

f) Notwithstanding Sections 6.3.2.1 a) i) and iii), the setback from the *interior side lot line* may be reduced to 0.3 metres on lands that were zoned in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

g) Notwithstanding the above, *detached private garages* are not permitted within an *easement* that is in favour of a *public authority.*

6.3.2.2 Encroachment of chimney breasts, eaves, gutters and roof overhangs in setback areas.

Chimney breasts, eaves and roof overhangs may encroach into any setback area required by Section 6.3.2.1 a distance of no more than 0.45 metres. There are no restrictions on the location of gutters.

6.3.2.3 Maximum permitted lot coverage

The *lot coverage* of a detached *private garage* on the *lot* shall not exceed 15 percent. The *floor area* of a staircase and/or landing used to access the detached *private garage* or any *storey* above the *first storey* of a detached *private garage* shall be excluded from the *lot coverage* calculation.

6.3.2.4 Maximum height

The maximum permitted *height* of any detached *private garage* on a *lot* is 4.5 metres. Notwithstanding this provision, the maximum permitted *height* may be increased to 8.0 metres if the *rear lot line* abuts a *public street* from which no *motor vehicle* access to the *lot* exists and provided the entire rear wall of the detached *private garage* is located between 1.2 metres and 3.0 metres from the *rear lot line*.

6.4 OTHER DETACHED ACCESSORY BUILDINGS

(2016-118)

Other detached *accessory buildings* that are not otherwise dealt with in Section 6.3 are permitted in the *rear yard*, provided they are located no closer:

a) to the *exterior side lot line* than the minimum distance equal to the *exterior side yard* requirement for the *main building* from the *exterior side lot line*; and,

b) than 1.2 metres from the *interior side* or *rear lot line*. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows in the wall facing the *interior side* or *rear lot line*.

In addition to the above, the maximum *height* of other detached *accessory buildings* is 4.5 metres, and the maximum permitted *gross floor area* for each is 10 square metres. This Section does not apply to a detached *private garage* or to any floor above the *first storey* of a detached *private garage*.

6.5 DWELLING UNITS

Unless otherwise specified by this By-law, no more than one *dwelling unit* is permitted on a *lot*.

6.6 ENCROACHMENTS IN REQUIRED YARDS

6.6.1 Encroachment of architectural features and balconies

a) Architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, and balconies may encroach:

i) into the required *front yard,* a distance of no more than 3.5 metres, but in no case shall the architectural feature or *balcony* be located closer than 1.0 metre to the *front lot line*;

ii) into the required *rear yard,* a distance of no more than 2.0 metres;

iii) into the required *exterior side yard,* a distance of no more than 50 percent of the required *exterior side yard* for the

main building on the *lot*; and,

iv) into the required *interior side yard,* a distance of no more than 50 percent of the required *interior side yard* for the *main building* on the *lot*.

b) There is no restriction on the location of gutters.

c) Window bays are permitted to encroach into a required *interior side,* or *rear yard* provided it is cantilevered over *grade* and extends no more than 1.0 metre into the required *yard* and be no more than 3.0 metres wide.

Notwithstanding this provision, window bays are not required to be cantilevered on lands that were *zone*d in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

d) A portion of the main wall containing windows or window bays is permitted to encroach into the required *front* or *exterior side yard* a distance of 1.0 metre, provided it is no more than 3.0 metres wide. The width of the main wall encroachment can be increased to 4.0 metres if a *porch* does not abut the *main wall* of the *dwelling unit*.

Notwithstanding this provision, there is no maximum width requirement for window bays on lands that were zoned in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

e) Notwithstanding any of the above provisions, any of the features identified in this Section are permitted to encroach into the required *front yard* to the *front lot line* and into the required *exterior side yard* to the *exterior side lot line* if they are associated with an *apartment*, office or *institutional building* in any Community Amenity (CA) *Zone*.

6.6.2 Encroachment of porches and underground cellars

6.6.2.1 Porches

a) *Porch*es may encroach:

i) into the required *front yard* and *exterior side yard* provided that no part of the *porch* is located closer than 1.0 metre from the *front lot line* or *exterior side lot line*:

ii) into the required *rear yard,* a distance of 3.0 metres, provided it does not extend more than 1.5 metres into the setback area required by Section 6.3.1.2;

iii) into the required *interior side yard,* a distance of 0.2 metres if the required *interior side yard* is 0.6 metres or less; and,

iv) into the required *interior side yard,* a distance equal to one-half of the required *interior side yard* where the required *interior side yard* is greater than 0.6 metres.

b) Notwithstanding Section 6.6.2.1 a), *porch*es may have a maximum *height* of 4.5 metres, with the *height being* measured from the *established grade* to the underside of the rafters or ceiling of the *porch* on lands that were zoned in accordance with By-law 177- 96 prior to the effective date of By-law 2005-05.

c) Notwithstanding Section 6.6.2.1 a) ii), *porch*es and the stairs that are used to provide access to the *porch* from the ground are permitted to encroach into the setback area required by Section 6.3.1.2 by no more than 3.0 metres on lands that were zoned in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

d) Stairs that are used to provide access to a *porch* from the ground are not permitted to be located closer than 0.6 metres from the *front lot line* or *exterior side lot line*.

e) In addition to a *porch*, an underground cold cellar may also encroach into any required *yard*, provided the underground cold cellar is located entirely underneath the *porch*.

f) Eaves associated with a *porch* are permitted to encroach an additional 0.45 metres beyond what is permitted by this Section into any required *yard*. There is no restriction on the location of gutters.

6.6.3 Encroachment of stairs and landings used to access a main building

a) Stairs and landings that access any part of the *main building* on the *lot*, and which are not associated with a *deck* or *porch*, may encroach:

i) into the required *rear yard,* a distance of no more than 2.0 metres; and,

ii) into the required *front* and *exterior side yards* provided that no part of the stairs or landing are located closer than 0.6 metres from the *front* and *exterior side lot lines*.

b) Notwithstanding any of the above provisions, stairs and/or landings used to access a *main building* in the Neighbourhood Commercial (NC) *Zone*, and an *apartment*, office or *institutional building* in any Community Amenity (CA) *Zone* are permitted to encroach into the required *front yard* to the *front lot line* and into the required *exterior side yard* to the *exterior side lot line*.

6.7 FRONTAGE ON A PUBLIC STREET

Unless otherwise specified by this By-law, no person shall *erect* any *building* or *structure* and no person shall use any *building* or *structure*, *lot* or parcel unless the *lot* or parcel to be so used, or upon which the *building* is situated or *erect*ed or proposed to be *erect*ed, abuts or fronts on a street which is assumed by a *public authority* for maintenance purposes or is being constructed pursuant to a Subdivision Agreement with a *public authority*. For the purposes of this By-law, the *front lot line* of a *lot* separated from a *public street* by a *reserve* or a Block of land owned by a *public authority,* and which is used for *landscaped open space* shall be deemed to abut such a *public street*.

A *lot* with a *front lot line* separated from a *public street* by lands in an Open Space One (OS1) *Zone* or Greenway (G) *Zone* is deemed to abut the *public street*, provided the *lot* is accessed by a *lane*.

6.8 HOME OCCUPATIONS

6.8.1 Conditions

Where a *home occupation* is permitted in a *Zone*, the *home occupation*:

a) shall clearly be a secondary use of the *lot*;

b) shall be conducted entirely within a *dwelling unit* in the *main building* on the *lot;*

c) shall be conducted by at least one of the residents of a *dwelling unit* located on the same *lot;*

d) shall not occupy more than 25 percent of the *gross floor area* of the *dwelling unit* and any associated *accessory building*s on the same *lot;*

e) may be carried out in an *accessory building* if the *accessory*

building complies with the required setbacks for the accessory *building* on the *lot*;

f) shall not create noise, vibration, fumes, odour, dust, glare or radiation which is evident outside the *dwelling unit*;

g) shall not employ more than one employee, in addition to members of the household;

h) shall not involve the *outdoor storage* or outdoor display of materials or finished products;

i) shall not consist of an occupation that involves the sale of a commodity not produced on the *premises*, except that telephone or mail order sales of goods is permitted;

j) if involving instructional activity, shall not be occupied by more than four students at any one time for such an activity; and,

k) shall not require receipt or delivery of merchandise, goods or equipment by other than a passenger *motor vehicle* or by parcel or letter carrier mail service using *motor vehicles* typically employed in residential deliveries.

6.8.2 Prohibited Home Occupations

Notwithstanding the above, the following uses are not *home occupations* for the purposes of this By-law:

a) any use involving the storage, repair, maintenance and/or towing of *motor vehicles* or other machinery or equipment;

b) *medical offices*, except as set out in Section 6.8.3;

c) any use involving the treatment, care and/or grooming of any animal, including a *kennel* or a *day-kennel;*

d) any use involving the sale of prepared food for human consumption;

e) dating bureaus/escort services;

f) contractors' yards;

g) taxi service depot/dispatch; and,

h) *retail stores.*

6.8.3 Special Provision for Medical Offices

A *medical office* may be located within the *dwelling unit* of a physician provided the *dwelling unit* is located on a *lot* that has a *front lot line* or an *exterior side lot line* that abuts a Provincial Highway, a major or minor arterial road or a major collector road as shown on the Schedules to the City of Markham Official Plan.

6.8.4 Special Parking Provision

No *parking spaces* for the *home occupation* shall be located in the *front yard.*

6.9 LOADING SPACE REQUIREMENTS

6.9.1 Number of loading spaces required

Loading spaces shall be provided for all non-*residential uses* in accordance with the standards below:

a) If the use, or a combination of uses, has a *net floor area* of less than 300 square metres, no *loading spaces* are required.

b) If the use, or a combination of uses, has a *net floor area* of between 300 and 1,860 square metres, one *loading space* is required.

c) If the use, or a combination of uses, has a *net floor area* greater than 1,860 square metres, a minimum of two *loading spaces* are required.

d) Notwithstanding Section 6.9.1, *day nurseries*, *places of worship and public* and *private schools* are not required to provide *loading spaces.*

6.9.2 Permitted location for loading spaces

Loading spaces shall be located only in an *interior side yard* or *rear yard* and on the same *lot* as the use, or combination of uses, requiring the *loading space*s.

6.9.3 Size of loading spaces

Each *loading space* shall be a minimum of 10.0 metres long, 3.5 metres wide and have a vertical clearance of at least 4.2 metres.

6.10 MULTIPLE USES ON ONE LOT

Where any *building*, *structure* or land is used for more than one purpose as provided in Section 4.0 of this By-law, the said *building*, *structure* or land shall

comply with the provisions of this By-law relating to each *use.* In the case of a conflict, the more stringent provision shall apply.

6.11 MULTIPLE ZONES ON ONE LOT

Where a *lot* is divided into more than one *Zone*, each portion of the *lot* shall be used in accordance with the provisions of this By-law for the applicable *Zone*.

6.12 NON-COMPLYING BUILDINGS AND STRUCTURES

6.12.1 Enlargement, Repair or Renovation

A non-complying *building* or *structure* that does not comply with this By-law, but which was legally *erect*ed/altered in accordance with the by-laws in force at the time of construction and/or *alteration* may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

a) does not further increase a situation of non-compliance;

b) complies with all other applicable provisions of this By-law; and,

c) does not increase the amount of *floor area* in a required *yard*.

6.12.2 Non-Compliance as a Result of Land Acquisition

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a *public authority*, such acquisition results in a contravention of this By-law relating to minimum *yard*s and/or setbacks, *lot coverage*, maximum permitted *gross floor area* or maximum *gross leasable floor area* or maximum *Floor Space Index (FSI)* then the lands so acquired shall be deemed to continue to form part of the *lot* upon which the *building* or *building*s are located in determining compliance with this By-law.

6.12.3 Non-complying Buildings in the R2 Zone

Notwithstanding any other provision of this By-law, *building*s legally *erect*ed in accordance with the R2 provisions as they existed on the date By-law 2005-05 was passed are considered to be legal complying *building*s.

NON-COMPLYING LOTS

6.12.4 Non-complying lots

A *lot* in existence prior to the effective date of this By-law that does not meet the *lot area* and/or *lot frontage* requirements of the applicable *Zone*, may be used and *building*s thereon may be *erect*ed, enlarged, repaired or renovated provided the use conforms with the By-law and the *building*s or

*structure*s comply with all of the other provisions of this By-law.

6.12.5 Non-compliance as a result of expropriation

Notwithstanding any other provision of this By-law, where, as a result of the acquisition of part of a *lot* by a *public authority*, the *lot*, after the acquisition, is a non-complying *lot*, such non-complying *lot* may be used for any purpose permitted by this By-law within the *Zone* in which the *lot* is located.

6.13 NON-CONFORMING USES

No lands shall be used and no *building* or *structure* shall be used except in conformity with the provisions of this By-law unless such use existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when *established*, was not contrary to any By-law in force at that time.

6.14 OBNOXIOUS LAND USES

Obnoxious uses are not permitted in any *zone*.

6.15 PARKING GARAGE REGULATIONS

Parking garages are permitted as a principal use in any *Zone* where such a use is permitted and as an *accessory use* in any *Zone*, subject to the provisions below:

ZONE PROVISIONS		
A	Minimum required *front yard*	20.0 metres
B	Minimum required *exterior side yard*	20.0 metres
C	Minimum required *interior side yard*	15.0 metres
D	Minimum required *rear side yard* - if *interior side lot line* also serves as a residential *Zone* boundary	6.0 metres 12.0 metres
E	Minimum required *rear yard* - if *rear lot line* also serves as a residential *Zone* boundary	6.0 metres 12.0 metres
F	Maximum *height* - maximum *height* within 20.0 metres of a residential *Zone* boundary	20.0 metres 8.0 metres

In addition, *parking garages* shall be exempt from any *FSI* controls in this By-law. The minimum required *front yard* or *exterior side yard* may be reduced to the Minimum required *front yard* or *exterior side yard* for the applicable *zone*, provided that the portion of the first *storey* that is within 20 metres of the *streetline* is used for residential, retail or service uses in accordance with this By- law.

6.16 PARKING PADS

a) Notwithstanding the provisions of By-law 28-97, the parking of *motor vehicle*s on a *parking pad* between a *main building* and the *rear lot line* on a *lot* accessed by a *lane* is permitted provided at least one *parking space* is located within a detached *private garage* and provided the *parking pad* is located:

i) no closer than the minimum distance equal to the *exterior side yard* requirement for the *main building* from the *exterior side lot line*; and,

ii) no further than 7.2 metres from the *rear lot line*.

b) Notwithstanding the above, *parking pad*s on *lot*s accessed from a *lane* are permitted, in conjunction with a *private garage*, attached to or located within a *main building*, wherever such a *private garage* is expressly permitted by this By-law, provided the *parking pad*(s) is located no further than 7.2 metres from the *rear lot line*. In addition, no setback to a *parking pad* from an *exterior side lot line* is required on lands that were *zone*d in accordance with By-law 177-96 prior to the effective date of By-law 2005-05.

6.17 PARKING STANDARDS

6.17.1 City-wide Parking Standards

City-wide parking standards are contained within Town (now City) of Markham Parking Standards By-law 28-97.

6.17.2 Parking spaces on Residential Lots that are Accessed by a Driveway that does not Cross a Sidewalk

Notwithstanding any other provision of this By-law or By-law 28-97, where the minimum setback for the wall of an attached *private garage* that is facing the street is less than 5.8 metres, the required *parking space*(s) on the *driveway* are deemed to fulfil the requirements of this By-law and By-law 28-97.

6.18 PUBLIC USES

The provisions of this By-law shall not apply to prevent the use of any land,

building or *structure* for a *public use* by any *public authority* provided that:

a) such *use, building* or *structure* complies with the standards of the *Zone* in which it is located; and

b) *outdoor storage* and *outdoor storage uses* are permitted subject to the following:

i) Where *outdoor storage* or *outdoor storage uses* are specifically permitted in the *zone;* and,
ii) On lands owned by the *Corporation,* not within the Greenway designation as shown on Map 3 of the City's 2014 Official Plan, or within any flood regulated areas or hazardous lands as defined by the Toronto and Region Conservation Authority.

(Section b) above - Amending By-law 2025-56)

6.18.1 Colleges and Universities

Notwithstanding any other provisions of this By-law, a *college* or a *university* shall be permitted on any lands located within the boundary shown on Schedule 'A' to By-law 2014-138; provided that it is in general conformity with the character of the area. The location and amount of parking to be provided for such uses shall be determined to the satisfaction of the City prior to Site Plan Approval. Parking may be provided both on-site and off-site in the vicinity of the *college* or *university*.

Residential uses associated with a *college* or *university are* permitted only in a *zone* where residential uses are permitted as a primary use.

6.18.2 Public Transit Systems

Notwithstanding the above, the use of any land for *infrastructure* or by a component of a *public transit system* is permitted on all lands subject to this By-law. Public uses are permitted in any *zone*, notwithstanding the permission for certain public uses in a number of *zone*s in Section 4.0 of this By-law.

6.19 SPECIAL POLICY AREAS

(2016-115; 2016-125)

The following uses are prohibited on lands shown on the schedules to this By-law as being within a *special policy area*:

a) any *building* that accommodates individuals who require any level of special care or medical treatment pursuant to an Act of the Province of Ontario;

b) *cemeteries*;

c) *commercial school*;

d) *child care centre*;

e) *emergency services such as ambulances, hospitals and fire services*

f) *group homes*;

g) *motor vehicle body shop*;

h) *motor vehicle repair garage;*

i) *motor vehicle service station*;

j) *nursery*;

k) *nursing home*;

l) *private home day care;*

m) *private school*;

n) *public school;* and

o) the storage, handling, production, or use of chemical, flammable, explosive, toxic, corrosive or dangerous materials.

6.20 SPECIAL SETBACKS

Notwithstanding any other provision in this By-law, all *building*s and *structure*s shall be located no closer than:

a) 14.0 metres from the Highway 404 and 407 streetline; and
b) 30.0 metres from a railway right-of-way.

6.21 RESERVED

6.22 WASTE STORAGE AREA

All waste generated by the occupants of 3 or more *dwelling units* on a *lot* or from any commercial, industrial or institutional use shall be stored inside a *building* or *structure* on the same *lot* provided the *building* or *structure* is:

a) located within the *interior side* or *rear yard*;
b) located no closer to any *lot line* than required for an accessory *building* or *structure* by the By-law; and,
c) not occupying any required *parking spaces*, *loading spaces* and the access to these *parking* and *loading spaces*.

6.23 TEMPORARY CONSTRUCTION, SALES USES, AND SPECIAL EVENTS (AMENDING BY-LAW 2026-82)

a) Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other *building* or *structure* incidental to the construction, only for so long as the same are necessary for work in progress which has neither been finished nor abandoned.

b) Nothing in this By-law shall prevent the use of land for a sales office for the sale of dwelling units or industrial or commercial units provided that the units to be sold are to be located on lands within the limits of the City of Markham.

c) The provisions of this By-law shall not apply to temporary tents, *buildings* and *structures*, or the temporary use of land for a *commercial parking lot* and/or special event activities, approved as part of an event declared by the *Corporation*, to be of municipal significance.
(Amending By-law 2026-82)

d) *Parking areas*, *commercial parking lots*, *parking garages*, and *municipal parking lots*, associated with special event activities approved as part of an event declared by the *Corporation* to be of municipal significance, are permitted to occupy required *parking spaces* on affected lands.
(Amending By-law 2026-82)

6.24 BARRIER FREE ENTRANCES
(2016-116)
Nothing in this bylaw shall prevent the establishment of barrier-free entrances in accordance with the requirements of the Ontario *Building* Code. In addition, nothing shall prevent the location of barrier-free entrances in a garage that is attached to a dwelling unit, provided the required number of parking spaces can still be provided.

6.25 SCHOOL PORTABLES

School portables are considered to be *main buildings* by this By-law.

6.26 RESERVED

6.27 RESERVED

6.28 MAJOR TRANSIT STATION AREAS (AMENDING BY-LAW 2025-49)

The following provisions apply to lands shown on Schedule 'A' to amending By-law 2025-49, below, as being within a Major Transit Station Area:

6.28.1 Notwithstanding any other provision in this By-law:

i) Where the maximum number of *storeys* of a *building* is equal to or less than 4, the maximum number of *storeys* shall be 4.
ii) Where the maximum *height* of a *building* is equal to or less than 14 metres, the maximum *height* shall be 14 metres.

In determining the applicable zone boundary line of this by-law, where the flooding hazard limit established by the Toronto and Region Conservation

Authority extends into the area identified on Schedule A, the provisions of this by-law shall not apply.

6.28.2 (Amending By-law 2026-47)
Notwithstanding Section 6.19 a) and b), the following zone standards apply to *public uses* that are located within a Major Transit Station Area:

a) Minimum *front yard* and *exterior side yard* – 2.0 metres
b) Minimum *interior side yard* and *rear yard* – 0.6 metres
c) maximum height - the greater of the maximum *height* permitted for a *main building* or 14 metres

6.28.3 (Amending By-law 2026-47)
The provisions of By-law 177-96, as amended, shall not apply to temporary tents, *buildings* and *structures*, or the temporary use of land for a commercial parking lot and/or special event activities, approved as part of an event declared by the *Corporation*, to be of municipal significance.

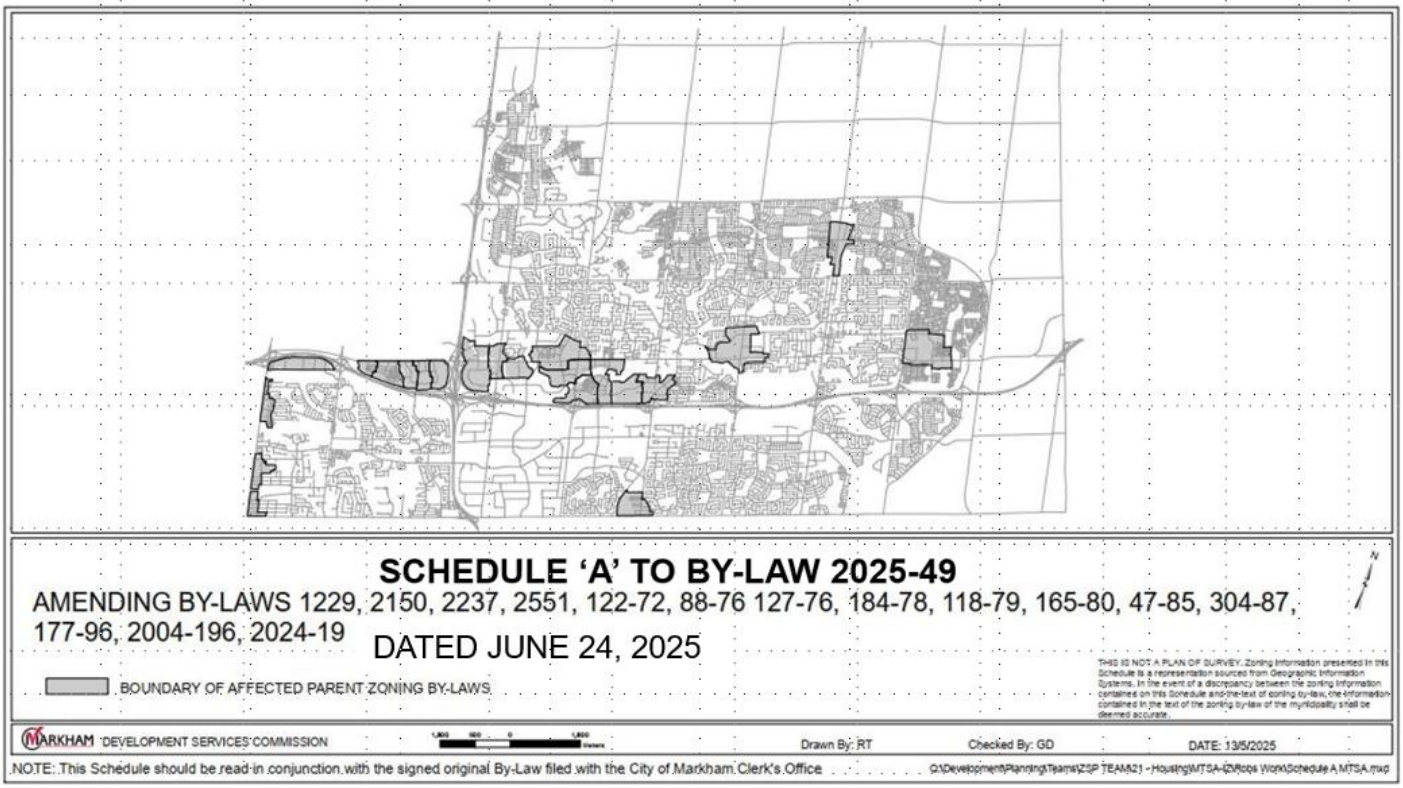


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SECTION 7: EXCEPTIONS

7.1 SWAN LAKE RETIREMENT COMMUNITY
(By-law 255-96, By-law 24-1999, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *1 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.1.1 Only Permitted Uses

a) The following *residential uses* are permitted:

i) *single detached dwellings*;
ii) *semi-detached dwellings*;
iii) *townhouse dwellings*;
iv) *multiple dwellings*; and,
v) *home occupations*.

b) The following retail and service uses are permitted:

i) *business offices*;
ii) *financial institutions*;
iii) *medical offices*;
iv) *personal service shops*;
v) *restaurants*;
vi) *take-out restaurants*; and,
vii) *retail stores*

c) The following *institutional* and recreational uses are permitted:

i) *golf courses*;
ii) greenhouse/horticultural centres;
iii) *libraries*;
iv) *places of worship*;
vi) private *community centres*;
vii) *private parks*; and,
viii) *theatre*s.

7.1.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *dwelling unit*s – 1,325;

b) Standards for *single detached*, *semi-detached* or *townhouse dwelling unit*s:

   i) Minimum setback from a *public street* – 6.0m;
   ii) Minimum setback from *centreline* of a *private street* – 6.0m;
   iii) Maximum *height* of *main building* – 11.0m;
   iv) Maximum *height* of *accessory building*s – 4.5m.

c) Standards for *multiple building*s:

   i) Minimum setback from a *public street* – 6.0m;
   ii) Minimum setback from *centreline* of a *private street* – 10.0 metres
   iii) Maximum setback from *centreline* of a *private street* – 13.0 metres
   iv) Maximum *height* of *main building* – 14.0m;
   v) Maximum number of *dwelling unit*s per floor other than along Street 'D' as shown on Schedule 8.1 in Section 8.1 of this By-law – eight *dwelling unit*s;
   vi) Minimum number of *dwelling unit*s required – six.

d) Maximum permitted encroachment into setback by architectural features and balconies, *deck*s, roofed *porches*, underground cellars and stairs and landings used to access a *main building* – 3.0 metres, provided no part of any *main building* is located within 23 metres of the *centreline* of 16th Avenue;

e) Maximum *height* of any *building* or *structure* within 100 metres of the *centreline* of 16th Avenue – 13.5 metres

f) Standards for gatehouses:

   i) Maximum *gross floor area* – 30 square metres;
   ii) Maximum *height* – 5.5m.
   iii) Only permitted location of a gatehouse meeting the standards of this Subsection – Street 'F', as shown on Schedule 8.1 in Section 8.1 of this By-law.

g) Maximum *height* of an *accessory building* in a *private park* – 5.5m;

7.1.3 Special Parking Provisions

The following parking provisions apply:

a) Minimum number of required *parking spaces* for *single detached*, *semi-detached*, *duplex*, *triplex*, *fourplex* and *townhouse dwellings* – 1.0 per unit;

b) Minimum number of required *parking spaces* for *multiple* and *apartment dwellings* – 1.25 per unit, of which 0.25 per unit shall be for the exclusive use of visitors;

c) Location of required parking for *multiple* and *apartment dwellings* – below *established grade*;

d) Minimum number of required parking or *loading spaces* for retail, service, recreational or *institutional* uses located in a *multiple* or *apartment building* – zero;

e) Minimum number of parking or *loading spaces* for *golf courses* – zero.

7.1.4 Special Site Provisions

The following additional provisions apply:

a) Where there is a centre boulevard creating two, one-way streets, the required setbacks set out in this Section shall be measured from the *centreline* of the nearest one way street.

b) Standards for retail, service, *institutional* and recreational uses:

   i) Only permitted locations – *first storey* of an *apartment* or *multiple building* on lands identified in Section 7.1.4(b) or in a private *community centre*;
   ii) Maximum *gross floor area* of retail and service uses in any *building* – 300 square metres;
   iii) Maximum *gross floor area* of any one retail or service use – 930 square metres.

c) Location of *single detached*, *semi-detached*, *townhouse* and *multiple dwellings*:

   i) *Single detached*, *semi-detached*, *townhouse* and *multiple dwellings* are permitted on all lands denoted by the symbol *1;
   ii) *Multiple building*s are the only *building* form permitted adjacent to the streets identified as being subject to the provisions of this Section on Schedule 8.1 in Section 8.1 of this By-law.

d) *Golf courses* and private *community centres* are permitted without the necessity of removing the Holding Provision *established* in Section 2.5.4 of this By-law.

7.2 SWAN LAKE RETIREMENT COMMUNITY
(By-law 255-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *2 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.2.1 Only Permitted Uses

a) The following *residential uses* are the only uses permitted:

i) *apartment dwellings*;
ii) *home occupations*;
iii) *multiple dwellings*; and,
iv) *townhouse dwellings*.

b) The following service use is the only use permitted:

i) *medical offices*

c) The following *institutional* uses are the only uses permitted:

i) *retirement home*; and,
ii) *nursing home*.

7.2.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of retirement or *nursing home* beds – 180;
b) Maximum number of *dwelling unit*s permitted if a retirement or *nursing home* is not developed – 90;
c) Combination of retirement and *nursing home* beds permitted – one *dwelling unit* in place of two retirement or *nursing home* beds, provided the sum of *unit*s and beds does not exceed the equivalent of 180 beds;
d) Maximum *height* – 24.0 metres
e) Minimum setback from a *public street* – 6.0 metres
f) Minimum setback from *centre line* of 16th Avenue for any part of a *building* or *structure* – 23.0 metres.
g) Maximum *height* of any *building* or *structure* within 100 metres of the *centreline* of 16th Avenue – 13.5 metres.

7.2.3 Special Parking Provisions

The following parking provisions apply:

a) Number of required *parking spaces* for *townhouse dwelling unit*s – 1.0 *parking space* per unit;
b) Number of required *parking spaces* for *multiple* and *apartment building*s – 1.25 *parking spaces* per unit, of which 0.25 spaces per *dwelling unit* shall be for the exclusive use of visitors.

7.3 SWAN LAKE COMMUNITY (COMMERCIAL)
(By-law 255-96; By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *3 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.3.1 Additional Permitted Uses

The following additional uses are permitted:

a) *art galleries*;
b) *restaurants* having a maximum *gross floor area* of 500 square metres; and
c) *take-out restaurants*.

7.3.2 Zone Standards

The following specific *Zone* Standards apply:
a) Minimum *lot area* – 0.3 ha;
b) Minimum *lot frontage* – 20.0m;
c) Minimum required *front yard* – zero;
d) Maximum *front yard* – 7.5m;
e) Minimum required *rear yard* – 12.0m;
f) Minimum required *interior side yard* – 6.0m;
g) Maximum *lot coverage* – 40 percent;
h) Minimum *landscaped open space* – 25 percent, which may be reduced to 10 percent if the *main building* on the *lot* has a *front yard* of 1.0 metre or less;
i) Maximum *height* – three *storey*s;
j) Minimum width of *landscaping area* along *lot line* abutting any Residential or Open Space *Zone* – 3.0m;
k) *Maximum yard* adjacent to a *public street* – 1.0m, provided no part of any *building* or *structure* is located closer than 23.0 metres from the *centreline* of 16th Avenue.

7.3.3 Special Parking Provisions

The following parking provisions apply:

a) Parking and *loading space*s are not permitted in the front or *exterior side yard*s;

b) All lands that are the subject of this section are considered to be one *lot* for the purpose of calculating the required parking.

7.3.4 Special Site Provisions

The following additional provisions apply:

a) The outdoor display of goods is permitted in the *front* and/or *exterior side yard*s, and in any interior court*yard*.

7.4 SWAN LAKE COMMUNITY (OPEN SPACE)

(By-law 255-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *4 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.4.1 Additional Uses Permitted

The following additional use is permitted:

a) cemetery.

7.4.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback of any *building* or *structure* from the high water mark of Swan Lake – 0.3 metres.

7.5 DETACHED PRIVATE GARAGES

(By-law 177-96, By-law 79-97, By-law 174-98, By-law 102-1999, By-law 74-2000, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *5 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.5.1 Additional Permitted Uses

The following additional permitted Uses are permitted:

a) An accessory *dwelling unit.*

7.5.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback from the *interior side lot line* for a detached *private garage* on a *lot* having a *lot frontage* of 6.0 metres or less – zero on the side of the *lot* where the detached *private garage* shares a common wall with another detached *private garage* on an abutting *lot*;

b) Maximum number of *private garages* on abutting *lots* permitted to share common walls – four;

c) Maximum *lot coverage* for detached *private garages* on *lots* with a *lot frontage* of 6.0 metres or less – no maximum;

d) Standards for detached *private garage*s on *lot*s at the intersection of two *lanes* or a *public street* and a *lane*:
   i) Maximum *height* of a detached *private garage* on a *lot* having a frontage of less than 9.75 metres – 6.75 m

e) Minimum *parking space* width on a *parking pad* where it abuts a *parking pad* that is located either on the same *lot* or an abutting *lot* – 2.55 metres.

7.5.3 Special Site Provisions

The following additional provisions apply:

a) The maximum number of accessory *dwelling units* – 1.
b) An accessory *dwelling unit* shall only be associated with a *single detached, semi- detached unit* on the same *lot*; and,
c) The accessory *dwelling unit* shall not be located in the *main building* on the *lot.*

7.6 NEIGHBOURHOOD COMMERCIAL CENTRE IN CORNELL
(By-law 177-96, By-law 79-97, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *6 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.6.1 Additional Permitted Uses

The following additional uses are permitted:

a) *multiple dwellings*;

b) *home occupations*; and,
c) *commercial fitness centres*.

7.6.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *lot area* – Not applicable;
b) Minimum setback from OS1 *Zone* – 7.0 metres
c) Minimum required *rear yard* – 1.8 metres
d) Minimum *height* – 7.5 m
e) Minimum required *interior side yard* including any side of the *lot* that abuts a Residential or Open Space *Zone* – zero;
f) Minimum required *front yard* – 2.4 metres
g) Maximum *height* – 18.0 metres or four *storey*s;
h) Maximum permitted encroachment into the required *front yard* by roofed *porches*, balconies and canopies – 2.4 metres
i) Maximum *lot coverage* – no maximum;
j) Minimum *landscaped open space* – zero;
k) Minimum setback from the *interior side lot line* – 5.8 metres
l) Minimum setback for detached *accessory building*s from the *rear lot line* and *exterior side lot line* – equal to required *rear yard* or *exterior side yard* for the *main building*.

7.6.3 Special Parking Provisions

The following parking provisions apply:

a) Minimum number of required *parking spaces* for all non-*residential uses* – one *parking space* per 30 square metres of *net floor area*;
b) Minimum number of required *parking spaces* for *apartment dwellings* – 1.5 *parking spaces* per *dwelling unit*.

7.6.4 Special Site Provisions

The following additional provisions apply:

a) The *front lot line* is deemed to be the *lot line* that abuts the *public street* on the south side of the lands;

b) *Restaurants* and *take-out restaurants* having a *net floor area* of not greater than 300 square metres are permitted provided they are located in the *first storey*;

c) One *restaurant* having a maximum *net floor area* no greater than 700 square metres is permitted provided that no more than 200 square metres of the *net floor area* of this *restaurant* is located above the *first storey*;

d) The *first storey net floor area* of all *restaurant*(s) and *take-out*

restaurant(s) shall not exceed 40 percent of the *net floor area* located in the *first storey* of all *building*s on the *lot*;

e) *Apartment dwellings* and *multiple dwellings* are permitted in the *first storey* provided such *dwelling*s do not exceed 25 percent of the total *gross floor area* located in the *first storey* of the *building*;

f) *Financial institutions* may have a *net floor area* greater than 300 square metres.

7.7 OS2 ZONE IN CORNELL

(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *7 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.7.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum required *interior side yard* – zero.

7.8 LOTS ADJACENT TO 9TH LINE IN CORNELL

(By-law 79-97, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *8 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.8.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* on a *lot* not accessed by a *lane* – 3.0 metres
b) Detached *private garages* are permitted in the *front yard*.
c) Minimum setback from the *front lot line* for detached *private garages* – 0.6 metres
d) Maximum *height* of detached *private garages* – 8.0 metres
e) Minimum setback for a *private garage* from the *front lot line* – zero.

7.8.2 Special Site Provisions

The following additional provision applies:

a) *Motor vehicle access* into the *private garage* shall only be via

the side of the *private garage* facing a side *lot line* and in no case shall be from the side of the *private garage* facing the *front lot line*.

7.9 9-8961 9TH LINE
(By-law 273-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *9 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.9.1 Additional Permitted Uses

The following additional uses are permitted:
a) *Child Care Centre*; and,
b) *School, Private*.

7.9.2 Zone Standards

The following specific *Zone* Standards apply to *Child Care Centre* and *private schools*:

a) Minimum *lot area* – 0.25 ha;
b) Minimum *lot frontage* – 50.0 metres
c) Minimum required *front yard* – zero;
d) Minimum required north side *yard* – 6.0 metres
e) Minimum required south side *yard* – 2.0 metres
f) Minimum required *rear yard* – 2.0 metres
g) Maximum *height* – 11.0 metres
h) Maximum combined *floor area* of all *building*s – 1800 square metres;
i) Maximum number of classrooms – 15.

7.9.3 Special Parking Standards

The following parking provisions apply:
a) Minimum number of required *parking spaces* – 18.

7.9.4 Special Site Provisions

The following additional provisions apply:
a) *Driveway* access shall be from 9th Line only.

7.10 HOME OCCUPATIONS IN CORNELL
(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *10 on the Schedules to this By-

law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.10.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *floor area* of a *home occupation* – 100 percent, provided it is located in the *first storey*.

7.11 DENSITY OF RESIDENTIAL USES IN CORNELL

(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *11 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.11.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *dwelling unit*s per hectare – 120 units/ha.

7.12 RESERVED

7.13 NURSING HOME SITE ON BUR OAK AVENUE IN CORNELL

(By-law 135-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *13 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.13.1 Additional Uses Permitted

The following additional uses are permitted:

a) *nursing homes*;

b) *retirement homes*;

c) permitted *accessory* uses in the *first storey* of a *nursing home* or *retirement home*:

i) *business offices*;
ii) *commercial fitness centres*;
iii) *community centres*;
iv) *Child Care Centre*;
v) *medical offices*; and,
vi) *personal service shops*.

7.13.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *nursing home* beds – 200;
b) Maximum number of *retirement home* units – 150;
c) Minimum *yard* adjacent to a *public street* – 1.0 metre;
d) Maximum Floor Space Index – 1.5.

7.13.3 Special Parking Provisions

The following parking provisions apply:

a) Minimum number of required *parking spaces* for *nursing homes* – 0.5 *parking spaces* per bedroom;
b) Minimum number of required *parking spaces* for *retirement homes* – 0.5 *parking spaces* per unit plus one *parking space* per four units dedicated for visitors;
c) Minimum number of required *parking spaces* for *accessory use*s, provided they do not occupy more than 10 percent of the *gross floor area* of the *building* in which they are located – zero.

7.14 NEIGHBOURHOOD COMMERCIAL CENTRE IN ROUGE NORTHEAST
(By-law 177-96, By-law 66-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *14 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.14.1 Additional Permitted Uses

The following additional uses are permitted:

a) *places of worship*;
b) *assembly halls*;
c) *restaurants*;
d) *banquet halls*;
e) *commercial fitness centres*;
f) *art galleries*; and,
g) *golf courses*.

7.14.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *lot area* – 1.1 ha.

7.15 8028 9th LINE (ROUGE NORTHEAST)

(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *15 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.15.1 Only Uses Permitted

The following use is the only use permitted:

a) one *dwelling unit*.

7.15.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot area* – 1,000 square metres; and
b) Minimum *lot frontage* – 30 metres.

7.16 ROUGE NORTHEAST

(By-law 66-97, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *16 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.16.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for the *private garage* from the *front lot line* – 4.0m, provided the *driveway* does not cross a *sidewalk*;
b) Minimum required *rear yard* – 5.0 metres.

7.17 ROUGHE NORTHEAST

(By-law 2005-226)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *17 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.17.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Single Detached Dwelling*
b) *Retail Store*
c) *Home Child Care*
d) *Personal service shop*
e) *Home Occupation*

7.17.2 Site Specific Provisions

The following additional provisions apply:

a) The *retail store*, *Home Child Care* and *personal service shop* shall only be permitted in the first storey.
b) Parking in the *exterior side yard* of a mixed use *building* is permitted.
c) The maximum number of children permitted in a *Home Child Care* shall be 5.

7.17.3 Zone Standard

The following specific zone standard applies:

a) The minimum *rear yard* shall be 12.0 metres.

7.18 ROUGE NORTHEAST
(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *18 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.18.1 Zone Standard

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* on a *lot* accessed by a *lane* – 11.0 metres
b) Minimum setback from the *main building* on a *lot* by any detached *accessory building* with a *height* of 4.5 metres or less – 4.5 metres.

7.19 ROUGE NORTHEAST
(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *19 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section,

continue to apply to the lands subject to this Section.

7.19.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* on a *lot* accessed by a *lane* – 7.5m;
b) Minimum setback for any detached *private garage* with a *height* of 4.5 metres or less from the *main building* on a *lot* – zero.

7.20 ANGUS GLEN SPECIAL CONTROL AREA
(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *20 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.20.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *height* of all *main building*s – 8.0 metres
b) Minimum *lot area* – 0.12 ha.

7.20.2 Special Site Provisions

The following additional provisions apply:

a) *Dwelling unit*s in an *accessory building* are not permitted;
b) Detached *private garages* are not permitted in the *rear yard*.

7.21 CORNER STORES IN ANGUS GLEN
(By-law 177-96, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *21 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.21.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *business offices*; and,
b) *retail stores* in the *first storey* with a maximum *net floor area*

of 100 square metres.

7.21.2 Special Parking Provisions
The following parking provisions apply:

a) Retail stores shall be exempt from providing the parking spaces required

7.22 RESERVED
(Deleted by By-law 186-97)

7.23 SCHOOL IN ANGUS GLEN
(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *23 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.23.1 Zone Standards

The following specific *Zone* Standard applies:

a) Required setback from the front and *exterior side lot lines* for at least 75 percent of the *main wall* facing the *front lot line* and *exterior side lot line* – between 4.5m and 7.5m.

7.24 NORTH SIDE OF COX BOULEVARD
(By-law 177-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *24 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.24.1 Zone Standards

The following *Zone* Standards apply:

a) Minimum setback from Ontario Hydro Corridor – 5.0 metres
b) Minimum setback from northern *lot line* – 10.0 metres
c) Maximum *height* – 13.0 metres
d) Maximum number of *dwelling unit*s per hectare on a *lot* – 62.

7.25 NEIGHBOURHOOD COMMERCIAL CENTRE ON COX BOULEVARD
(By-law 177-96, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section

shall apply to those lands denoted by the symbol *25 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.25.1 Special Parking Provisions

The following parking provision applies:

a) Required *parking spaces* for the first 600 square metres of *net floor area* occupied by non-*residential uses* – zero.

7.25.2 Special Site Provisions

The following additional provision applies:

a) Non-*residential uses* are prohibited on any floor above the *first storey*.

7.26 PART OF *LOT*S 8 & 9, CONCESSION 8, MARKHAM ROAD NORTH OF HIGHWAY 407

(By-law 185-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *26 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.26.1 Special Site Provisions

The following additional provisions apply:

a) A *driveway* may be located closer than 1.0 metre to the *interior lot line*.

7.27 PART OF *LOT*S 8 & 9, CONCESSION 8, MARKHAM ROAD NORTH OF HIGHWAY 407

(By-law 185-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *27 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.27.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *interior lots* – 5.4 metres

7.27.2 Special Site Provisions

The following additional provisions apply:

a) For *lot*s with a *lot frontage* less than 7.0 metres:
   i) the wall of the *private garage* facing the *public street* shall not be located closer to the *front lot line* than either the *main wall* or *porch* facing the *front lot line*;
   ii) the *wall* of the *dwelling unit* above the *private garage* shall not be located further from the *front lot line* than the wall of the *private garage* facing the *front lot line*.

b) A *driveway* may be located closer than 1.0 metre to the *interior lot line*.

7.28 PART OF LOTS 8 & 9, CONCESSION 8 MARKHAM ROAD NORTH OF HIGHWAY 407

(By-law 185-96, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *28 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.28.1 Zone Standards

The following *Zone* Standards apply:

a) Minimum required *yard* on all sides – 7.5 metres;
b) Minimum setback from the *centreline* of a *private street* – 7.5 metres;
c) Maximum number of *dwelling unit*s permitted – 100;
d) Maximum permitted encroachment into any required *yard* or setback area by architectural features, balconies, roofed *porches*, underground cellars and stairs and landings used to access a *main building* – 3.0 metres;
e) Minimum *lot frontage* – zero.

7.28.2 Special Parking Provisions

The following parking provisions apply:

a) Additional *parking spaces* required for the exclusive use of visitors – 0.25 *parking spaces* per *dwelling unit*;
b) Tandem *parking spaces* are permitted on *lot*s with *townhouse dwellings*.

7.28.3 Special Site Provisions

The following additional provisions apply:

a) No *accessory buildings* shall be located between a *main building* and the *streetline* or a *lot line* of a *public park* owned by the City of Markham.

7.29 NEIGHBOURHOOD COMMERCIAL SITE IN SOUTH UNIONVILLE
(*By-law 19-97)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *29 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.29.1 Additional Uses Permitted

The following additional use is permitted:

a) *townhouse buildings*, subject to the standards of the R2-LA *Zone*.

7.30 PRIVATE GARAGES IN SOUTH UNIONVILLE
(By-law 19-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *30 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.30.1 Special Site Provisions

The following additional provisions apply:

a) Detached *private garages* are not permitted in the *rear yard* of *lots* abutting any Open Space *Zone*;
b) On any *lot* not accessed by a *lane*, in no case shall the wall of a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot line* crossed by the *driveway* than any other portion of a *main wall* of the *dwelling* it serves.

7.31 SOUTH UNIONVILLE
(By-law 19-97) (Hold Removal via By-law 2015-9, 2015-31 and 2015-63)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *31 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.31.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *semi-detached dwellings on lots not accessed by lanes*:
   i) For an *interior lot* – 7.3 metres/unit;
   ii) For a *corner lot* – 15.8 metres;

b) Minimum *lot frontage* for *townhouse dwellings* on *lot*s not accessed by *lane*s:
   i) For an interior unit on an *interior lot* – 6.0 metres/unit;
   ii) For an end unit on an *interior lot* – 7.2 metres;
   iii) For an end unit on a *corner lot* – 8.4 metres.

7.31.2 Special Parking Provisions

The following parking provisions apply:

a) Maximum garage and *driveway* width on any *lot* not accessed by a *lane* and with a frontage of less than 10 metres – 3.5 metres;
b) Maximum *garage* and *driveway width* on any *lot* not accessed by a *lane* and with a *lot* frontage of 10 metres or greater - 6.1 metres.

7.31.3 Special Site Provisions

The following additional provision applies:

a) On a *lot* not accessed by a *lane*, in no case shall the wall of a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot line* crossed by the *driveway* than any other portion of a *main wall* of the *dwelling*.

7.32 TOWNHOUSE DEVELOPMENT IN THE LEITCHCROFT COMMUNITY AMENITY AREA

(By-law 307-96, By-law 2001-289, By-law 2003-69)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *32 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.32.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *apartment dwellings*;
b) *home occupations*;
c) *multiple dwellings*; and,
d) *townhouse dwellings*.

7.32.2 Zone Standards

The following specific *Zone* Standards apply to *main building*s:

a) Maximum number of dwelling units – 121;
b) Minimum height provisions do not apply;
c) Maximum height provisions do not apply;
d) Minimum required *front yard* – 0.6 metres;
e) Minimum required *exterior side yard* – 0.6 metres;
f) Minimum required *interior side yard* – 0.6 metres;
g) Minimum required *rear yard* – 0.6 metres;
h) Encroachment into all *yard*s by architectural features, *balconies,* roofed *porches*, underground cellars, stairs and landings – permitted up to all *lot lines*;
i) Maximum number of *townhouse dwelling unit*s in a *townhouse building* – not applicable;
j) Maximum *Floor Space Index* – not applicable;
k) Minimum *landscaped open space* on Block 6 of Plan 65M-3575 – 15 percent.

7.32.3 Special Parking Provisions

The following parking provisions apply to Blocks 41, 42 and 43 Plan 65M-3226:

a) Tandem *parking spaces* may be counted towards fulfilling the required parking standards for *townhouse dwelling unit*s, where the By-law requires two *parking spaces* per *dwelling unit*;
b) Tandem *parking spaces* shall not be shared by more than one *dwelling unit*;
c) Visitor parking shall not be comprised of tandem *parking spaces*;
d) Maximum percentage of required number of *parking spaces* for *apartment*s that may be provided as tandem *parking spaces* – 30 percent;
e) A minimum of 1.5 *parking spaces* per *townhouse dwelling unit* is required.

7.32.4 Special Site Provisions

The following additional provisions apply:

a) For the purposes of applying development standards, Blocks 41, 42 and 43 Plan 65M-3226 shall be deemed to be one *lot*;
b) *Lot lines* abutting Highway 7, South Park Road or the east or west *lot lines* of Block 5 Plan 65M-3575 shall be deemed the *front lot lines*;
c) Notwithstanding any further division or partition of lands located within Plans 65M-3226 and 65M-3575, all By-law development standards shall continue to apply to each Block as they existed on the date of passing of this By-law;
d) A detached *private garage* may be permitted in any part of the *front yard* of Block 4 of Plan 65M-3575 provided it is located no closer than 5.0 metres from any *dwelling unit*.

7.33 ENTERTAINMENT CENTRE IN LEITCHCROFT

(By-law 307-96, By-law 247-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *33 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.33.1 Additional Permitted Uses

The following additional uses are permitted:

a) *art galleries*;
b) *commercial fitness centres*;
c) *parking lots, commercial;*
d) *personal service shops*;
e) *places of amusement*;
f) *museums*;
g) *recreational establishment*s;
h) *retail stores*;
i) *restaurants*;
j) *restaurants*, *take-out*; and,
k) *theatre*s.

7.33.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum permitted *net floor area* devoted to *theatre*s, *places of amusement* and *recreational establishment*s – 20,000 square metres;

b) Maximum permitted Floor Space Index for any *building* on a *lot*, provided the combined *net floor area* of all *building*s does not exceed 45,500 square metres – 1.0 metres;
c) Minimum width of *landscaping* required parallel to and adjoining the Highway 407 *streetline* – 5.0 metres;
d) Minimum width of *landscaping* required parallel to and adjoining any *interior side lot line* – 3.0 metres;
e) Minimum required *front yard* - zero;
f) Encroachment into *landscaping area* adjoining the *interior side lot line* by a *building* or *structure* – permitted.

7.33.3 Retail Use Provisions

Personal service shops and *retail stores* are permitted provided that:

a) they are contained within an *office building*, a *hotel*, a *trade and convention centre* or a *building* containing *recreational establishment*s *theatre*s or *places of amusement*;
b) no more than 50 percent of the *net floor area* of any *building*(s) on the lands shall be used for these uses at any one time; and,
c) the total *net floor area* of all these uses combined does not exceed 6,500 square metres.

7.33.4 Elevated Pedestrian Walkway Provisions

The following provisions apply to elevated pedestrian walkways:

a) Elevated pedestrian walkways that connect *building*s are not required to comply with any of the *yard* or setback requirements of this By-law provided they:
   i) have a minimum *height* above *grade* of 5.0 metres;
   ii) have a minimum width of 6.0 metres; and,
   iii) have a maximum width of 10.0 metres.
b) Elevated pedestrian walkways connecting *building*s are not permitted in the BP*33 and CA2*35 *Zone*s; and,
c) Elevated pedestrian walkways are deemed to not be part of the *main building*(s) on the *lot*.

7.34 HOTEL SITE IN LEITCHCROFT

(By-law 308-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *34 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.34.1 Additional Permitted Uses

The following additional uses are permitted:

a) *retail stores*; and,
b) one (1) *nightclub*.

7.34.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *net floor area* for one (1) *nightclub* – 1000 square metres;
b) Permitted location for one (1) *nightclub* – only within a *hotel*;
c) Maximum *net floor area* devoted to *retail stores* – 750 square metres;
d) Minimum width of *landscaping* parallel to and adjoining the Highway 407 *streetline* – 5.0 metres;
e) Minimum width of *landscaping* parallel to and adjoining any *lot line* other than the Highway 407 *streetline* – 3.0 metres;
f) Encroachment into *landscaping area*s other than the Highway 407 *streetline* – permitted.

7.34.3 Elevated Pedestrian Walkway Provisions

The following provisions apply to elevated pedestrian walkways:

a) Elevated pedestrian walkways that connect *building*s are not required to comply with any of the *yard* or setback requirements of this By-law provided they:
   i) have a minimum *height* above *grade* of 5.0 metres;
   ii) have a minimum width of 6.0 metres; and,
   iii) have a maximum width of 10.0 metres.
b) Elevated pedestrian walkways are deemed to not be part of the *main building*(s) on the *lot*.

7.35 OFFICE DEVELOPMENT IN THE LEITCHCROFT COMMUNITY AMENITY AREA

(By-law 141-97, By-law 2001-289, By-law 2003-69)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *35 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.35.1 Prohibited Uses

The following uses are prohibited:

a) *residential uses* of any type.

7.35.2 Additional Permitted Uses

The following additional uses are permitted in the *basement*:

a) *personal service shops*;
c) *restaurants*; and,
d) *retail stores*.

7.35.3 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *height* – 238.0 metres above sea level, geodetic datum;
b) Minimum *height* – Not applicable;
c) Minimum required *front yard* – 0.6 metres;
d) Minimum required *exterior side yard* – 0.6 metres;
e) Minimum required *interior side yard* – 0.6 metres;
f) Minimum required *rear yard* - 0.6 metres;
g) Encroachment into all *yard*s by architectural features, balconies, roofed *porches*, underground cellars, stairs and landings – permitted up to all *lot lines*;
h) Maximum Floor Space Index – Not Applicable.

7.35.4 Special Site Provisions

The following additional provisions apply:

a) The north *lot line* abutting Highway 7 shall be deemed the *front lot line*;
b) Notwithstanding any further division or partition of the lands located within Plans 65M-3226 and 65M-3575, all of the standards of By-law 177-96 shall continue to apply as they existed on February 25, 2003.

7.36 BUSINESS PARK AREA IN LEITCHCROFT

(By-law 307-96, By-law 247-98, By-law 2003-128, By-law 2005-03)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *36 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.36.1 Additional permitted uses (Amending By-law 2024-217)

The following additional uses are permitted:

a) *Art galleries*
b) *Commercial fitness centres*
c) *Libraries*
d) *Museums, private*
e) *Places of amusement*
f) *Private clubs*
g) *Restaurants, take-out*
h) *Retail store*
i) *Schools, commercial*
j) *theatres*
k) *Supermarket*
l) *Pharmacy*

Provided that:

i) there is no *outdoor storage* and *outdoor display and sales*
ii) A *supermarket* shall have a minimum *gross floor area* of 2,787 square metres.

7.36.2 Prohibited Uses

The following uses are prohibited:

a) *Industrial Use*

Zone Standards

The following specific *zone* standards apply:

a) *Building* Height
The maximum *building height* shall be 238 metres above sea level, geodetic datum. No portion of any *building* or *structure* shall be permitted to exceed this *height* limit.
b) Landscape strip adjacent to Highway 407 streetline
A *landscaping* area having a minimum width of 5.0 metres is required parallel to and adjoining the Highway 407 *streetline*.
c) Minimum Yard Standards
The minimum *front yard*, *rear yard*, *exterior side yard*, and *interior side yard* shall be 0.6 metres. Special Provision 1 of Table B8 shall not apply.
d) Minimum required *landscaping*
The provisions for minimum width of *landscaping* adjacent to

front lot line and any *lot line* other than the *front lot line* of Table B8 shall not apply.

e) Maximum floor space index
The Maximum Floor Space Index provisions of Table B8 shall not apply.

f) Deleted (Amending By-law 2024-217)

7.36.3 Special Site Provisions

The following additional provisions apply:

a) Further division or partition of the land:
Notwithstanding any further division or partition of lands located within Plan 65M-3226, all by-law development standards shall continue to apply to each Block as they existed on the date of the passing of this By-law.

7.37 WEST BUSINESS CORRIDOR BLOCK IN LEITCHCROFT
(By-law 308-96, By-law 247-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *37 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.37.1 Additional Permitted Uses

The following additional uses are permitted:

a) *parks, public*;
b) *museums*;
c) one (1) *nightclub*;
d) parking *lot*s, *commercial*;
e) *places of amusement*;
f) *theatre*s;
g) *Personal service shops* and *retail stores* are permitted provided that:
   i) they are contained within an *office building*, a *hotel*, a *trade and convention centre* or a *building* containing *recreational establishment*s, *theatre*s or *places of amusement*;
   ii) no more than 50 percent of the *net floor area* of any *building*(s) on the lands shall be used for these uses at any one time; and,
   iii) the maximum permitted *net floor area* of all these uses combined does not exceed 930 square metres.
h) The following non-retail uses are only permitted within *office buildings*, *hotels* or *buildings* containing a trade or convention

centre, *theatre*s, *places of amusement* or *recreational establishment*s:

i) *art galleries*;
ii) *commercial fitness centres*;
iii) *museums*;
iv) *nightclubs*; and,
v) *restaurants*.

7.37.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum permitted Floor Space Index for any *building*s provided the total combined *net floor area* of all *building*s does not exceed 47,300 square metres – 1.0 metre;
b) Maximum *height* – 36.0 metres;
c) Maximum permitted *net floor area* for a *nightclub* – 1,000 square metres;
d) Minimum *net floor area* for *retail stores* – not applicable;
e) Minimum width of *landscaping* required parallel to and adjoining any *streetline* – 3.0 metres;
f) Encroachment into *landscaping area* to any *lot line* by a *building* or *structure* – permitted, except adjacent to the Highway 7 *streetline* and to that portion of the *exterior side lot line* that is located 50 metres from the Highway 7 *streetline*.

7.37.3 Elevated Pedestrian Walkway Provisions

The following additional provisions apply to elevated pedestrian walkways:

a) Walkways that connect *building*s are not required to comply with any of the *yard* or setback requirements of this By-law provided they:
   i) have a minimum *height* above *grade* of 5.0 metres;
   ii) have a minimum width of 6.0 metres; and,
   iii) have a maximum width of 10.0 metres.
b) Elevated pedestrian walkways are not permitted to cross any *streetline* within 100 metres of the Highway 7 *streetline*;
c) Elevated pedestrian walkways are deemed to not be part of the *main building*(s) on the *lot*.

7.38 COMMUNITY AMENITY AREA IN LEITCHCROFT
(By-law 307-96, By-law 2001-289, By-law 2003-69, By-law 2005-03)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *38 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section,

continue to apply to the lands subject to this Section.

7.38.1 Zone Standards

a) *Building Height*
The maximum *building height* shall be 238 meters above sea level, geodetic datum. No portion of any *building* or *structure* shall be permitted to exceed this *height* limit.

b) Maximum number of dwelling units – 1,903

c) Minimum *Yard* Standards
The minimum *front yard*, *rear yard*, *exterior side yard*, and *interior side yard* shall be 0.6 metres. Special provisions 3 and 4 of Table B7 do not apply.

d) Encroachments into Required *Yard*s
Architectural features, balconies, roofed *porch*es, underground cellars, stairs and landings as set out in Section 6.6 may encroach up to *front lot lines, rear lot lines*, *interior side lot lines* and *exterior side lot lines*.

e) Maximum Number of *Townhouse Dwelling Unit*s
For maximum number of *townhouse unit*s see Section 7.38.2

7.38.2 Special Site Provisions

a) *Lot* Definitions

For the purposes of applying development standards, Blocks 41, 42 and 43 Registered Plan 65M-3226 shall be deemed to be one *lot*.

b) Location of *Front lot line*
Lot lines abutting Highway 7, South Park Road and the east and west *lot lines* of Block 5 Plan 65M-3575 shall be deemed the *front lot lines*.

c) Number of *Townhouse Dwelling Unit*s
The maximum number of *townhouse dwelling units* permitted by the definition of *townhouse building* shall not apply.

d) Maximum Floor Space Index
The Maximum Floor Space Index provisions of Table B7 shall not apply.

e) Further division or partition of lands
Notwithstanding any further division or partition of lands located within plans 65M-3226 and 65M-3575 all by-law development standards shall continue to apply to each Block as they existed on the date of the passing of this By-law.

7.38.3 Special Parking Provisions

a) *Loading space* Requirements
Section 5.11.2 does not apply to Block 4, Plan 65M-3575.

b) Minimum Number of Residential *Parking space*s
The following parking standards shall apply:
- Visitors *parking space*s: 0.2 spaces per *dwelling unit*;
- *Apartment Dwellings*: 1.3 spaces per *dwelling unit* (including guest *suite*s).

c) Tandem *Parking space*s
The following provisions shall apply to Blocks 41, 42 and 43 Registered Plan 65M-3226.

a) Up to 30 percent of the required number of *parking space*s for *apartment*s may be provided as tandem spaces.
b) Tandem *parking space*s shall not be shared by more than one unit.
c) Visitor parking shall not be tandem.

7.39 COMMUNITY AMENITY AREA IN LEITCHCROFT
(By-law 306-96, By-law 102-1999, By-law 2002-16)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *39 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.39.1 Additional Permitted Uses

The following additional uses are permitted on Block 39 of Plan 65M-3226:

a) *hotel* with private cooking facilities;
b) *townhouse dwelling unit*s, subject to Section 7.43 of this By-law; and,
c) *townhouse dwelling unit*s, on Blocks 11, 12 and 38, Plan 65m-3226 subject to the additional provisions of Section 7.43 and 7.44 of this By-law.

7.39.2 Prohibited Uses

The following uses are prohibited:
a) Within 60 metres of Pond Drive:
i) *financial institutions*;
ii) *restaurants*; and,

iii) *retail stores*.

b) Within 105 metres of Times Avenue and 90 metres of the Highway 7 *streetline*, legally described as Block 10, Plan 65M-3226:
   i) *apartment dwellings*; and,
   ii) *multiple dwellings*.

7.39.3 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum permitted *net floor area* for all non-*residential uses*, excluding *business offices* – 4,650 square metres;
b) Maximum permitted *net floor area* for *retail stores* – 3,750 square metres;
c) Maximum *height* – 32.0 metres;
d) Encroachment by *hotel* roofed entrance into required *exterior side yard* – Permitted;
e) The following additional *Zone* Standards apply collectively to Blocks 10 and 39, Registered Plan 65M-3226, notwithstanding the future subdivision of the land:
   i) Maximum Floor Space Index for any *building* on a *lot* – 1.75;
   ii) Maximum number of *dwelling unit*s per hectare on a *lot* – 134;
f) Special Provisions on Table B7 regulating the maximum setback of the wall facing the *front lot line* do not apply.

7.40 COMMUNITY AMENITY AREA IN LEITCHCROFT
(By-law 306-96, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *40 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.40.1 Additional Permitted Uses

The following additional uses are permitted:

a) *public schools*; and
b) *townhouse dwelling unit*s on Blocks 36 and 37, Plan 65M-3226 subject to the provisions of Sections 7.43 and 7.44 of this By-law

7.40.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum permitted total *net floor area* for *retail stores* – 465 square metres;
b) Maximum *height* – 30.0 metres;
c) The following provisions apply collectively to Block 40 Plan 65M-3226, notwithstanding the future subdivision of the land:
   i) Maximum Floor Space Index for any *building* on a *lot* – 1.75;
   ii) Maximum permitted number of *dwelling unit*s per hectare on a *lot* – 135.

7.41 HIGH DENSITY RESIDENTIAL USES IN LEITCHCROFT
(By-law 306-96, By-law 141-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *41 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.41.1 Additional Permitted Uses

The following additional uses are permitted:

a) *townhouse dwelling unit*s.

7.41.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *height* – 7.0 metres;
b) Maximum *height* – 40.0 metres;
c) Maximum number of *dwelling unit*s on a *lot* – 185 units/ha;
d) Minimum required *rear yard* – 6.0 metres.

7.41.3 Special Site Provisions

The following additional provisions apply:

a) The *front lot line* is deemed to the longest of the two *lot lines* that abut a *public street* on the block adjoining Highway 7.

7.42 MEDIUM DENSITY RESIDENTIAL AREA IN LEITCHCROFT
(By-law 306-96)

Notwithstanding any other provision of this By-law, the provisions in this Section

shall apply to those lands denoted by the symbol *42 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.42.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *apartment dwellings*;
b) *multiple dwellings*; and,
c) *townhouse dwellings*, subject to the provisions of Section 7.44 of this By-law.

7.42.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *townhouse dwellings* in a *townhouse building* – no restriction;
b) Maximum number of *dwelling unit*s on all privately owned lands – 90 units/ha;
c) Minimum required *front yard* – 3.0 metres;
d) *Porches* are permitted to encroach into the required *exterior side yard* provided they are not located any closer than 6.0 metres from the *front lot line*.

7.42.3 Special Site Provisions

The following additional provision applies:

a) The south *lot line* shall be deemed to be the *front lot line*.

7.43 LEITCHCROFT RESIDENTIAL ON LOTS NOT ACCESSED BY LANES

(By-law 306-96, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *43 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.43.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *home occupations*; and,
b) *townhouse dwellings*.

7.43.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *driveway* width – 3.5 metres at the *streetline*;
b) Maximum *garage width* – 5.5 metres;
c) Minimum *lot frontage* for an interior unit – 7.0 metres;
d) Minimum *lot frontage* for an end unit on an *interior lot* – 8.2 metres;
e) Minimum *lot frontage* for an end unit on a *corner lot* – 9.4 metres;
f) Minimum required *exterior side yard* within that portion of the *yard* located 6.0 metres or more from the front and *rear lot lines* – 1.2 metres;
g) Minimum required *rear yard* for a *lot* not accessed by a *lane* – 6.0 metres;
h) Minimum required *rear yard* for a *lot* not accessed by a *lane* on Block 36, Plan 65M-3226 – 1.0 metres;
i) Roofed *porches* are permitted to encroach into the required *exterior side yard* provided they are not located any closer than 6.0 metres from the *front lot line*;
j) Maximum number of *townhouse dwelling unit*s permitted in a *townhouse building* – no restrictions.

7.43.3 Special Site Provisions

The following additional provision applies:

a) No part of an attached *private garage* shall be located closer to the *front lot line* than any other portion of the *wall* of the *main building* facing the *front lot line*.

7.44 LEITCHCROFT RESIDENTIAL ON LOTS ACCESSED BY LANES
(By-law 306-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *44 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.44.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *home occupations*; and,
b) *townhouse dwellings*.

7.44.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *townhouse dwellings* in a *townhouse building* – no restriction;
b) Minimum *lot frontage* for an interior unit – 5.0 metres;
c) Minimum *lot frontage* for an end unit on an *interior lot* – 6.2 metres;
d) Minimum *lot frontage* for an end unit on a *corner lot* – 7.0 metres;
e) Minimum required *exterior side yard* – 1.2 metres;
f) Minimum required *rear yard* on a *lot* with a *lot* depth of 25 metres or less – 6.0 metres;
g) An attached *private garage* with a maximum *height* of 3.0 metres is permitted in the required *rear yard* of a *lot* with a depth of 25 metres or less provided it is set back a minimum of 0.6 metres from the *rear lot line*;
h) *Porches* are permitted to encroach into the required *exterior side yard* provided they are not located any closer than 6.0 metres from the *front lot line* or *rear lot line*.

7.45 SCHOOLS IN BUSINESS PARK ZONE

(By-law 307-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *45 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.45.1 Additional Permitted Used

The following additional uses are permitted:

a) *commercial schools*;
b) *private schools*; and,
c) *public schools*.

7.45.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum width of *landscaping area* required parallel to and adjoining any *interior side lot line* – 3.0 metres;
b) Encroachments are permitted into the *landscaping area* by *building*s or *structure*s.

7.46 LANDS AROUND CENTRAL PARK IN LEITCHCROFT
(By-law 307-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *46 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.46.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum width of *landscaping area* required parallel to and adjoining any *streetline* – 3.0 metres;
b) Encroachments are permitted into the *landscaping area* by *building*s or *structure*s;
c) Permitted encroachment into required *front yard* by outdoor patios *accessory* to *restaurants* – 3.0 metres;
d) A minimum of 70 percent of the *lot frontage* of any *lot*, located wholly or partially upon lands subject to this Section and which abuts a *streetline* shall be the location of a wall that is set back no further than 3.0 metres from the *streetline*.

7.46.2 Special Site Provisions

The following additional provision applies:

a) The *front lot line* shall be the same as any *streetline*.

7.47 EXISTING SINGLE DETACHED DWELLING
(By-law 306-96)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *47 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.47.1 Additional Permitted Uses

The following additional use is permitted:

a) One *single detached dwelling* that existed on January 14, 1997.

7.48 HIGHWAY 7 FRONTAGE IN LEITCHCROFT
(By-law 306-96)

Notwithstanding any other provision of this By-law, the provisions in this Section

shall apply to those lands denoted by the symbol *48 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.48.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *front yard* within 30 metres of the intersection of the *exterior side lot line* and the Highway 7 *streetline* – 15.0 metres;
b) Maximum *exterior side yard* within 30 metres of the intersection of the *exterior side lot line* and the Highway 7 *streetline* – 9.0 metres;
c) A minimum of 70 percent of the *lot frontage* of any *lot* that abuts Highway 7 shall be the location of a wall that is set back no further than 19.0 metres from the *front lot line*.
d) Minimum width of *landscaping area* required parallel to and adjoining any *streetline* – 3.0 metres;
e) Maximum percentage of the *wall* facing the *front lot line* of any *building* on any *lot* that can have a *height* of less than 8.0 metres – 50 percent.

7.48.2 Special Site Provisions

The following additional provision applies:

a) The *front lot line* shall be the Highway 7 *streetline*.

7.49 HIGHWAY 7 FRONTAGE IN LEITCHCROFT
(By-law 308-96, By-law 2001-289, By-law 2003-69)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *49 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.49.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *front yard* for *lot*s abutting Highway 7 – 15.0 metres;
b) Maximum *exterior side yard* for *lot*s abutting Highway 7 – 9.0 metres;
c) Minimum landscaped area required parallel to and adjoining any *streetline* – 3.0 metres;
d) Encroachments by *building*s or *structure*s into the required *front yard* and landscape area – Permitted to the *streetline*.

7.49.2 Special Site Provisions

The following additional provisions apply:

a) The *front lot line* shall be the Highway 7 *streetline*;
b) No more than 50 percent of the *front wall* of any *building* on any *lot* shall have a *height* of less than 8.0 metres;
c) Special Provisions on Table B7 regulating the maximum setback of the wall facing the *front lot line* do not apply.

7.50 BERCZY VILLAGE, FIRST PHASE (MONARCH-LARKIN PARTNERSHIP)
(By-law 80-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *50 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.50.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for a *single detached dwelling* on a *lot* not accessed by a *lane* – 10.7 metres.

7.51 EXISTING SINGLE DETACHED DWELLINGS IN BERCZY VILLAGE
(By-law 80-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *51 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.51.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – 4.0 metres;
b) Maximum number of *dwelling unit*s – 2.

7.51.2 Special Site Provisions

The following additional provisions apply:

a) The *front lot line* shall be the shortest *lot line* adjoining a *public street*;
b) No *motor vehicle* access shall be permitted onto a *lot* from

16th Avenue.

7.52 LOTS ACCESSED BY REAR LANES IN SOUTH UNIONVILLE
(By-law 19-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *52 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.52.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum required *rear yard* for *lot*s accessed by rear *lanes* – 14.5 metres.

7.53 RESERVED

7.54 SINGLE DETACHED HOUSING ADJOINING WOODBINE AVENUE AND MAJOR MACKENZIE DRIVE IN THE WOODBINE NORTH PLANNING DISTRICT
(By-law 167-97 [OMB], By-law 2001-239)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *54 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.54.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *height* – 9.0 metres;
b) Maximum number of *storey*s – two *storey*s;
c) Minimum *lot depth* of a *wide shallow lot* – 24.0 metres.

7.54.2 Special Site Provisions

The following additional provision applies:

a) On a *lot* not accessed by a *lane*, in no case shall the wall of a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than any other portion of the wall of the *dwelling* facing the *lot* line crossed by the *driveway*;
b) Maximum setback for *main building*s from *front lot line* on a *lot*

where any part of the *front lot line* is curved - no maximum.

7.55 DWELLING TYPES AND GARAGE PROJECTIONS IN THE WOODBINE NORTH PLANNING DISTRICT

(By-law 167-97 [OMB], By-law 2001-239)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *55 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.55.1 Only Uses Permitted

The following uses are the only *dwelling* types permitted:

a) In the R2-S *Zone* north of Hillmount Road:
   i) *semi-detached dwelling*s; and
   ii) *single detached dwelling*s.

b) In the R2-S *Zone* south of Hillmount Road:
   i) *semi-detached dwelling*s;
   ii) *single detached dwelling*s; and,
   iii) *townhouse dwelling*s.

7.55.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot depth* of a *wide shallow lot* – 24.0 metres.

7.55.3 Special Site Provisions

The following additional provision applies:

a) On a *lot* not accessed by a *lane*, in no case shall the wall of a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than any other portion of the wall of the *dwelling* facing the *lot* line crossed by the *driveway*.

b) Maximum setback for *main building*s from *front lot line* on a *lot* where any part of the *front lot line* is curved - no maximum.

7.56 FRONT WALL OF MAIN BUILDING AND PRIVATE GARAGE IN THE WOODBINE NORTH PLANNING AREA

(By-law 167-97 [OMB], By-law 2001-239)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *56 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.56.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum setback for the wall of the *first storey* and/or of the foundation of a covered *porch* facing the *front lot line* from the *front lot line* – 6.0 metres;
b) Maximum setback for the wall of each *storey* above the *first storey* facing the *front lot line* from the *front lot line* – 7.5 metres;
c) Minimum *lot depth* of a *wide shallow lot* – 24.0 metres.

7.56.2 Special Site Provisions

The following additional provision applies:

a) On a *lot* not accessed by a *lane*, in no case shall the wall of a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than any other portion of the wall of the *dwelling* facing the *lot* line crossed by the *driveway*.
b) Maximum setback for *main building*s from *front lot line* on a *lot* where any part of the *front lot line* is curved - no maximum.

7.57 DWELLING TYPES, DOUBLE GARAGES, DRIVEWAYS IN THE WOODBINE NORTH PLANNING DISTRICT

(*By-law 167-97 [OMB], By-law 2001-239)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *57 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.57.1 Only Uses Permitted

The following uses are the only *dwelling* types permitted:

a) In the R2-S *Zone* north of Hillmount Road:
   i) *semi-detached dwelling*s; and
   ii) *single detached dwelling*s.
b) In the R2-S *Zone* south of Hillmount Road:

i) *semi-detached dwelling*s;
ii) *single detached dwelling*s; and,
iii) *townhouse dwelling*s.

7.57.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum garage and *driveway* width on a *lot* not accessed by a *lane* and having a *lot frontage* of less than 12.2 metres – 3.5 metres;
b) Maximum setback for the wall of the *first storey* and/or foundation of a *porch* facing the *front lot line* - 6.0 metres;
c) Maximum setback for the *main wall* of any *storey* above the *first storey* that faces the *front lot line* - 7.5 metres;
d) Minimum *lot depth* of a *wide shallow lot* – 24.0 metres.

7.57.3 Special Site Provisions

The following additional provision applies:

a) Maximum setback for *main building*s from *front lot line* on a *lot* where any part of the *front lot line* is curved - no maximum.

7.58 SINGLE AND SEMI-DETACHED DWELLINGS
(By-law 191-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *58 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.58.1 Zone Standards

The following specific *Zone* Standards apply to *lot*s not accessed by *lane*s:

a) Minimum *lot frontage* for a *single detached dwelling* on an *interior lot* – 9.1 metres;
b) Minimum *lot frontage* for a *single detached dwelling* on a *corner lot* – 10.2 metres;
c) Minimum *lot frontage* for a *semi-detached dwelling* on an *interior lot* – 7.5 metres/unit;
d) Minimum *lot frontage* for a *semi-detached dwelling* on a *corner lot* – 16.2 metres;
e) Minimum *front yard* for single and *semi-detached dwelling*s on a *lot* – 3.0 metres;

f) Minimum *rear yard* for single and *semi-detached dwelling*s on a *lot* – 7.0 metres.

7.59 STREET TOWNHOUSES - SOUTH OF ROUGE STREET, PART LOT 9, CON. 8
(By-law 73-97, By-law 289-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *59 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.59.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *driveway* width at the *streetline* on a *lot* not accessed by a *lane* and having a frontage of 9.0 metres or less – 3.5 metres;
b) Maximum *driveway* width at the *main wall* on a *lot* not accessed by a *lane* and having a frontage of 9.0 metres or less – 5.2 metres;
c) Maximum *garage width* on a *lot* not accessed by a *lane* and having a *lot frontage* of 9.0 metres or less – 5.2 metres;
d) Maximum number of *single detached dwelling*s – 1, provided it is located on Block 24 of Registered Plan 173;
e) Minimum required *exterior side yard* for a *townhouse building* – 1.2 metres.

7.60 RETAIL AND RESTAURANT USES IN BERCZY VILLAGE
(By-law 191-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *60 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.60.1 Additional Permitted Uses

The following additional uses are permitted, provided they have a maximum *net floor area* of 60 square metres per *premises* and are located in the *first storey* of a *building*:

a) *restaurant*s; and,
b) *retail store*s.

7.60.2 Special Parking Provisions

The following parking provisions apply:

a) Minimum number of required *parking space*s for *restaurant*s – 1 per 15 square metres of *net floor area*;
b) Minimum number of required *parking space*s for *retail store*s – zero.

7.61 LOW DENSITY HOUSING IN BERCZY VILLAGE
(By-law 191-97, By-law 174-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *61 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.61.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *semi-detached dwelling*s not accessed by a *lane* – 7.5 metres/unit;
b) Minimum *lot frontage* for a *semi-detached* end unit flanking a *lane* on a *lot* not accessed by a *lane* – 7.5 metres;
c) Minimum *lot frontage* for a *semi-detached* end unit flanking a *public street* on a *lot* not accessed by a *lane* – 8.7 metres;
d) Minimum *lot frontage* for a *townhouse dwelling* not accessed by a *lane* – 6.0 metres/unit;
e) Minimum *lot frontage* for a *townhouse dwelling* end unit flanking a *lane* on a *lot* not accessed by a *lane* – 7.2 metres;
f) Minimum *lot frontage* for a *townhouse dwelling* end unit flanking a *public street* on a *lot* not accessed by a *lane* – 8.4 metres;
g) Minimum required *front yard* – 3.0 metres;
h) Minimum required *rear yard* on a *lot* not accessed by a *lane* – 7.0 metres;
i) Minimum required *exterior side yard* where adjoining a *lane* – 1.2 metres;
j) Maximum *height* – 12.0 metres;
k) Maximum width of a *private garage* and *driveway* on a *lot* not accessed by a *lane* and having a *lot frontage* of less than 11.6 metres – 5.2 metres;
l) Maximum width of a *private garage* and *driveway* on a *lot* not accessed by a *lane* and having a *lot frontage* of greater than 11.6 metres – 6.1 metres.
m) Maximum number of abutting *lot*s fronting on the same street and having *lot frontage*s of less than 11.6 metres containing a

dwelling with garage and *driveway* widths exceeding 3.5 metres – two (2).

7.61.2 Special Parking Provisions

The following parking provision applies:

a) Maximum number of *parking space*s permitted within the setback area between the *main building* and detached *private garage* on a *lot* where a *lane* providing access to a *lot* abuts the side *lot* line – 1, provided the *parking space* is unenclosed.

7.61.3 Special Site Provisions

The following additional provision applies:

a) In no case shall the wall of a *private garage* containing the opening(s) for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than any other portion of the wall of the *dwelling* facing the *lot* line crossed by the *driveway*.

7.62 CORNER STORES IN BERCZY VILLAGE

(By-law 195-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *62 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.62.1 Additional Permitted Uses

The following additional use is permitted:

a) *retail store*s in the *first storey* only.

7.62.2 Zone Standards

The following specific *Zone* Standard applies:

a) Maximum *net floor area* for *retail store* – 100 square metres.

7.62.3 Special Parking Provisions

The following parking provision applies:

a) Minimum number of *parking space*s required for *retail store*s – zero.

7.63 WIDE SHALLOW LOTS IN BERCZY VILLAGE

(By-law 195-97, By-law 212-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *63 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.63.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for a *single detached dwelling* on a *wide shallow lot* – 11.0 metres;
b) Minimum required *interior side yard* for a *single detached dwelling* on a *wide shallow lot* – 1.2 metres on one side, 0.6 metres on the other side;
c) Maximum width of a *private garage* on a *lot* not accessed by a *lane* having a *lot frontage* of less than 13.3 metres – 3.5 metres;
d) Maximum width of a *driveway* on a *lot* not accessed by a *lane* having a *lot frontage* of less than 13.3 metres – 5.2 metres;
e) Maximum permitted encroachment by roofed *porch*es, underground cellars and architectural features including sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs and cantilevered window bays into required front or *exterior side yard* – 1.8 metres;
f) Minimum required setback for any *building* or *structure* or part thereof including *porch*es, landings, architectural features, and fencing from any utility or service easement on a *lot* – 1.5 metres.

7.63.2 Special Site Provisions

The following additional provision applies:

a) Any wall of a *private garage* is not permitted to extend closer than 1.5 metres to the *lot* line crossed by the *driveway* than the wall of the *dwelling* containing the *main* entrance. Notwithstanding the above, the wall of a *private garage* may extend further than 1.5 metres from the wall of the *dwelling* containing the *main* entrance if:
   i) the *lot* has a frontage equal to or greater than 17.0 metres;
   ii) the wall of the *private garage* containing the opening(s) for *motor vehicle* access faces an *interior* or *exterior side lot line*; and,
   iii) no part of the *main* front wall of the *dwelling* facing the

front line is located farther than 11.5 metres from the *front lot line*.

7.64 WIDE SHALLOW LOTS, PRIVATE GARAGES AND ENCROACHMENT PROVISIONS IN ROUGE NORTHEAST

(By-law 66-97, By-law 102-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *64 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.64.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for detached *private garage*s from the *interior side lot line* and *rear lot line* where *lot*s have a *lot frontage* greater than 11.6 metres – 0.3 metres, provided no doors or window openings are in the wall facing that *lot* line;
b) Roofed *porch*es on *corner lot*s may encroach into the required front and *exterior side yard*s provided that no part of the roofed *porch* or stairs is located closer than 1.2 metres from the front and exterior *lot* lines.

7.64.2 Special Site Provisions

The following additional provision applies:

a) There is no maximum setback required from the *front lot line* on *Lot* 148 of Plan 65M-3134 (1 Wood Thrush Avenue).

7.65 R2-LA ZONE, BERCZY VILLAGE

(By-law 119-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *65 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.65.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum required *rear yard* – 12.8 metres.

7.66 R2 ZONE LOW DENSITY HOUSING, BERCZY VILLAGE, SOUTHEAST QUADRANT

(By-law 119-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *66 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.66.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *semi-detached dwelling*s on a *lot* not accessed by a *lane* – 7.3 metres/unit;
b) Minimum *lot frontage* for a *semi-detached* end unit on a *lot* not accessed by a *lane* flanking a *lane* – 7.3 metres;
c) Minimum *lot frontage* for a *semi-detached* end unit on a *lot* not accessed by a *lane* flanking a *public street* – 8.5 metres;
d) Minimum *lot frontage* for *townhouse dwelling*s on a *lot* not accessed by a *lane* – 6.0 metres/unit;
e) Minimum *lot frontage* for a *townhouse* end unit on a *lot* not accessed by a *lane* flanking a *lane* – 7.2 metres;
f) Minimum *lot frontage* for a *townhouse* end unit on a *lot* not accessed by a *lane* flanking a *public street* – 8.4 metres;
g) Minimum required *front yard* – 3.0 metres;
h) Minimum required *rear yard* on a *lot* not accessed by a *lane* – 7.0 metres;
i) Minimum required *exterior side yard* where the *lot* adjoins a *lane* – 1.2 metres;
j) Maximum width of a *private garage* and *driveway* on a *lot* not accessed by a *lane* and with a frontage of less than 11.6 metres – 3.5 metres.

7.67 LOT FRONTAGE AND DRIVEWAY STANDARDS IN SOUTH UNIONVILLE

(By-law 249-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *67 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.67.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for a *semi-detached dwelling* on an *interior lot* not accessed by a *lane* – 7.3 metres/unit;

b) Minimum *lot frontage* for a *semi-detached dwelling* on a *corner lot* not accessed by a *lane* – 15.8 metres;
c) Minimum *lot frontage* for a *townhouse building* interior unit on an *interior lot* not accessed by a *lane* – 6.0 metres/unit;
d) Minimum *lot frontage* for a *townhouse building* end unit on an *interior lot* not accessed by a *lane* – 7.2 metres;
e) Minimum *lot frontage* for a *townhouse building* end unit on a *corner lot*, not accessed by a *lane* and adjoining a *public street* – 8.4 metres;
f) Minimum *lot frontage* for a *townhouse building* end unit on a *corner lot*, not accessed by a *lane* and adjoining a public *lane* – 7.2 metres;
g) Maximum garage and *driveway* width on any *lot* not accessed by a *lane* and having a frontage of less than 11.4 metres – 3.5 metres.

7.67.2 Special Site Provisions

The following additional provision applies:

a) On any *lot* not accessed by a *lane*, in no case shall the wall of a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than any other portion of the wall of the *dwelling* facing the *lot* line crossed by the *driveway*.

7.68 S/E CORNER OF MAJOR MACKENZIE DRIVE AND MARKLAND STREET
(By-law 167-97 [OMB])

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *68 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.68.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum permitted *net floor area* of a *retail store* – 148 square metres of which a maximum of 110 square metres may be used for retail sales;
b) Minimum setback of *car wash* from the Major Mackenzie Drive *streetline* – 40.0 metres.

7.68.2 Special Site Provisions

The following additional provision applies:

a) Walkways having a minimum width of 1.2 metres are required to facilitate pedestrian access to all *building*s from Markland Street and Major Mackenzie Drive, except those occupied entirely by a *car wash*.

7.69 S/W CORNER OF WOODBINE AVENUE AND HILLMOUNT ROAD
(By-law 167-97 [OMB])

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *69 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.69.1 Only Uses Permitted

The following use is the only use permitted:

a) *place of worship*.

7.70 WOODBINE NORTH FORMER SCHOOL SITE
(By-law 2013-128)

Notwithstanding the provisions of this By-law, the provisions in this Section shall apply to those lands by the symbol *70 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.70.1 Only Uses Permitted

The following is the only use permitted:

a) Single detached dwellings.

7.70.2 Zone Standards

The following specific Zone Standards apply:

a) The maximum garage width shall be 5.5 metres;
b) Maximum driveway width shall be 6.1 metres;
c) The minimum exterior side yard shall be 2.0 metres;
d) Minimum rear yard setback of 6.5m;
e) Minimum *lot* depth for a wide shallow *lot* of 24.0m.

7.71 R2 LANDS ADJOINING INDUSTRIAL LANDS IN THE WOODBINE NORTH PLANNING DISTRICT

(By-law 167-97 [OMB], By-law 2001-239)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *71 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.71.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* – 12.5 metres;
b) Minimum width of required *landscaping* area adjoining the *rear lot line* – 3.0 metres;
c) Minimum *lot depth* for a *wide shallow lot* – 24.0 metres.

7.71.2 Special Site Provisions

The following additional provision applies:

a) Maximum setback for *main building*s from *front lot line* on a *lot* where any part of the *front lot line* is curved - no maximum.

7.72 LOTS SURROUNDING THE CENTRAL CAMPUS IN THE WOODBINE NORTH PLANNING DISTRICT

(By-law 167-97 [OMB], By-law 2001-239)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *72 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.72.1 Only Uses Permitted

The following use is the only use permitted:

a) *single detached dwelling*s.

7.72.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* - 3.5 metres;
b) Minimum required *rear yard* for that 50 percent of the *rear yard a*djoining the *interior side lot line* – 7.5 metres;
c) Minimum required *rear yard* for that portion of the *rear yard*

within 6.0 metres of the *exterior side lot line* – 3.5 metres;
d) Maximum required *rear yard* for that portion of the *rear yard* within 6.0 metres of the *exterior side lot line* – 5.0 metres;
e) Minimum *lot depth* for a *wide shallow lot* – 24.0 metres.

7.72.3 Special Site Provisions

The following additional provision applies:

a) No *accessory building* shall be located closer than 7.5 metres from the *rear lot line*;
b) The *driveway* is not permitted to cross the *exterior side lot line*;
c) The *driveway* shall only be permitted to cross that portion of the *front lot line* that is located within 7.5 metres of the *interior side lot line*;
d) The *main* entrance into the *dwelling* shall face, and be from, the *exterior side yard*;
e) A continuous roofed *porch* is permitted to encroach into the required *exterior side yard* a distance of no more than 60 percent of the required *exterior side yard* for the *main building* provided the *porch* extends from the *main* entrance to the *dwelling* to within 1.2 metres from the *driveway* that crosses the *front lot line*;
f) Maximum setback for *main building*s from *front lot line* on a *lot* where any part of the *front lot line* is curved - no maximum;
g) No less than 70 percent of the wall of the *main building* facing the *exterior side lot line* shall be located further than 4.1 metres from the *exterior side lot line*.

7.73 DETACHED HOUSING IN ROUGE NORTHEAST
(By-law 140-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *73 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.73.1 Zone Standards

The following specific *Zone* Standard applies:

a) Maximum garage and *driveway* width for a *single detached dwelling* not accessed by a *lane* and having a frontage of 9.1 metres or more – 6.1 metres.

7.74 FRONT YARD DEPTH, GARAGE PROJECTIONS AND SEMI-DETACHED HOUSING IN R2-S ZONE
(By-law 193-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *74 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.74.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 3.0 metres;
b) Maximum setback for the wall of the *first storey* facing the *front lot line* from the *front lot line* – 6.0 metres;
c) Maximum setback of *main* front wall on floors above the *first storey* from the *front lot line* – 7.5 metres;
d) Minimum *lot frontage* for *semi-detached dwellings* not accessed by a *lane* – 7.5 metres/unit;
e) Minimum *lot frontage* for a *semi-detached* end unit on a *lot* not accessed by a *lane* and flanking a *lane* – 7.5 metres;
f) Minimum *lot frontage* for a *semi-detached* end unit on a *lot* not accessed by a *lane* and flanking a *public street* – 8.7 metres.

7.74.2 Special Site Provisions

The following additional provisions apply:

a) The main entrance for a *semi-detached dwelling* unit on a *corner lot* not accessed by a *lane* shall face and be accessed from the *exterior side yard* of the *lot*;
b) On a *lot* not accessed by a *lane*, in no case shall the wall of the *private garage* containing the opening for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than the *main wall* of the *dwelling* or foundation of the *porch* (whichever is closer to the *front lot line*) facing the *front lot line* crossed by the *driveway*.

7.75 DETACHED HOMES WITH DOUBLE GARAGES AND STREET TOWNHOUSES IN BERCZY VILLAGE

(By-law 193-97)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *75 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.75.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum garage and *driveway* width for a *single detached dwelling* on a *lot* not accessed by a *lane* and with a *lot frontage* equal to or greater than 10.6 metres – 6.1 metres;
b) Minimum *lot frontage* for *townhouse dwelling*s not accessed by a *lane* – 6.0 metres/unit;
c) Minimum *lot frontage* for a *townhouse* end unit not accessed by a *lane* and flanking a *lane* – 7.2 metres;
d) Minimum *lot frontage* for a *townhouse* end unit not accessed by a *lane* and flanking a *public street* – 8.4 metres;
e) Minimum required *front yard* – 3.0 metres.

7.76 LOT FRONTAGE AND DRIVEWAY STANDARDS IN SOUTH UNIONVILLE *(By-law 211-97)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *76 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.76.1 Zone Standards

The following *Zone* Standards apply to *lot*s not accessed by a *lane*:

a) Minimum *lot frontage* for *semi-detached dwelling*s on *interior lot*s – 7.3 metres/unit;
b) Minimum *lot frontage* for a *semi-detached dwelling* on a *corner lot* – 15.8 metres;
c) Minimum *lot frontage* for *townhouse* interior units on *interior lot*s – 6.0 metres/unit;
d) Minimum *lot frontage* for a *townhouse* end unit on an *interior lot* – 7.2 metres;
e) Minimum *lot frontage* for a *townhouse* end unit on a *corner lot* not accessed by *lane*s adjoining a public *lane* – 7.2 metres;
f) Minimum *lot frontage* for a *townhouse* end unit on a *corner lot* adjoining a *public street* – 8.4 metres;
g) Maximum garage and *driveway* width on a *lot* having a frontage of less than 11.1 metres – 3.5 metres.

7.76.2 Special Site Provisions

The following additional provision applies:

a) On any *lot* not accessed by a *lane*, in no case shall the wall of

a *private garage* containing the opening for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than the wall of the *dwelling* facing the *lot* line crossed by the *driveway*.

7.77 RESERVED
(Deleted by By-law 2001-5)

7.78 RESERVED
(Deleted by By-law 2001-5)

7.79 STRINGBRIDGE BUSINESS PARK AREA
(By-law 303-97, By-law 2001-5)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *79 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.79.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot area* – 6,000 square metres;
b) Minimum required *rear yard* – 3.0 metres;
c) Minimum width of *landscaping* area required adjacent to the *front lot line* – 6.0 metres;
d) Minimum width of *landscaping* area required adjacent to the *front lot line* and within 70 metres of the west *lot* line – 2.0 metres;
e) Minimum width of *landscaping* area required adjacent to all other *lot* lines – 3.0 metres.

7.79.2 Special Parking Provisions

The following parking provisions apply:

a) Maximum depth of *parking area* in a *front yard* or an *exterior side yard*, including vehicular aisles – 20.0 metres;
b) Parking is not required for the first 250 square metres of *net floor area* devoted to *retail store*s;
c) Parking is not required for the first 300 square metres of *net floor area* devoted to *restaurant*s.

7.79.3 Special Site Provisions

The following additional provision applies:

a) The *front lot line* is the Clegg Road *streetline*.

7.80 STRINGBRIDGE

(By-law 303-97, By-law 2001-5)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *80 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.80.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *front yard* within 50 metres of the intersection of South Town Centre Boulevard and the Highway 7 *streetline* – 10.0 metres;
b) Maximum *exterior side yard* within 50 metres of the intersection of South Town Centre Boulevard and the Highway 7 *streetline* – 6.0 metres;
c) Minimum width of *landscaping* area required adjacent to the front and exterior *lot* lines – 3.0 metres;
d) Minimum width of *landscaping* area required adjacent to the Clegg Road *streetline* – 6.0 metres;
e) Minimum *height* – 7.5 metres, provided any portion of a *building* within 60 metres of the point of intersection of South Town Centre Boulevard and the Highway 7 *streetline*s has a *height* of no less than 15.0 metres;
f) Maximum *height* – 36.0 metres;
g) Minimum *lot frontage* – 45.0 metres;
h) Maximum Floor Space Index – 3.6, provided that the maximum Floor Space Index for all *building*s combined on the lands subject to this Section shall not exceed a Floor Space Index of 1.0.

7.80.2 Special Parking Provisions

The following parking provisions apply:

a) Maximum depth of a *parking area* in a *front yard*, including vehicular aisles – 10.0 metres;
b) *Parking space*s are not permitted within the *exterior side yard* and/or *interior side yard* between *main building*s. *Driveway*s accessing *parking area*s are permitted in these locations;

c) Parking is not required for the first 250 square metres of *net floor area* devoted to *retail store*s;
d) Parking is not required for the first 300 square metres of *net floor area* devoted to *restaurant*s.

7.80.3 Special Site Provisions

The following additional provisions apply:

a) A minimum of 85 percent of the *lot frontage* of each *lot* that is beyond 50 metres of the intersection of South Town Centre Boulevard and Highway 7 shall be the location of a wall facing Highway 7 that is no further than 14.0 metres from the *front lot line*;
b) *Dwelling units* are not permitted within 50.0 metres of the point of intersection of South Town Centre Boulevard and Highway 7 *streetline*s;
c) For any *lot* abutting the Highway 7 road allowance, including a *corner lot*, the *front lot line* is the Highway 7 *streetline*;
d) *Building*s or *structure*s or an outdoor patio associated with a *restaurant* are permitted to encroach into any *landscaping* area to any *lot* line.

7.81 WEST OF 9TH LINE AND SOUTH OF HIGHWAY 407
(By-law 20-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *81 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.81.1 Special Site Provision

The following additional provision applies:

a) There is no maximum setback required from the *front lot line*.

7.82 DETACHED PRIVATE GARAGES, ANGUS GLEN
(By-law 76-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *82 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.82.1 Zone Standards

The following specific *Zone* Standard applies:

a) Detached *private garage*s are permitted in the *front yard* provided:

i) it has a *height* of no more than 4.5 metres;
ii) the wall containing the opening for *motor vehicle* access does not face the *front lot line*.

7.83 EAST OF WARDEN AVENUE, NORTH OF 16th AVENUE
(By-law 108-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *83 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.83.1 Additional Permitted Uses

The following additional use is permitted:

a) *townhouse dwelling*s.

7.83.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot area* – 2.0 ha;
b) Maximum *height* – 11.0 metres;
c) Maximum number of *dwelling unit*s on a *lot* – 15 units/ha;
d) Minimum setback for all *building*s and *structure*s from any *lot* line – 5.0 metres;
e) Minimum setback from Open Space *Zone* – 3.5 metres;
f) Minimum required landscaped area – 35 percent.

7.83.3 Special Site Provisions

The following additional provision applies:

a) The Open Space *Zone* boundary identified in Section 7.83.2(e) shall be located 10.0 metres from the top of bank of Berczy Creek.

7.84 OS1 ZONE, EAST OF WARDEN AVENUE, NORTH OF 16TH AVENUE
(By-law 108-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *84 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.84.1 Additional Permitted Uses

The following additional uses are permitted:

a) access roads and associated *structure*s; and,
b) facilities required for the servicing of *building*s on adjoining lands with watermains and storm and sanitary sewers.

7.85 LOT 67, 65M-3114 (30 ANGUS GLEN BOULEVARD)
(By-law 174-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *85 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.85.1 Zone Standards

The following specific *Zone* Standard applies:

a) Detached *private garage*s shall be located no closer than 1.2 metres from the *exterior side lot line*.

7.86 LOT 62, 65M-3176 (81 THE FAIRWAYS)
(By-law 174-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *86 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.86.1 Special Site Provisions

The following additional provisions apply:

a) Minimum required *front* and *rear yard*s – 0.0 metres;
b) Minimum setback between detached *private garage* and *main building* - zero.

7.87 LOT 23, 65M-3114 (2 ANGUS GLEN BOULEVARD)
(By-law 174-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *87 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.87.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum required *rear yard* – 13.0 m

7.88 MIXED USE BLOCK, CASTAN AVENUE, SOUTH UNIONVILLE
(By-law 214-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *88 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.88.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *exterior side yard* – 0.0 metres;
b) Maximum *exterior side yard* – 15.0 metres;
c) Maximum *front yard* – 18.0 metres;
d) Maximum *height* – 18.0 metres;
e) Minimum *landscaped open space* – 25 percent;
f) Maximum number of residential units – 30.

7.88.2 Special Parking Provisions

The following parking provision applies:

a) Visitor *parking space*s for *apartment dwelling unit*s located on the second *storey* or higher *storey*s of a mixed commercial-residential *building* are not required.

7.88.3 Special Site Provisions

The following additional provision applies:

a) The *lot* line abutting Kennedy Road shall be deemed to be the *front lot line*.

7.89 TOWNHOUSE BLOCK, VALENTINA DRIVE, SOUTH UNIONVILLE
(By-law 214-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *89 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.89.1 Zone Standards

The following specific *Zone* Standards apply:

a) All *main building*s shall be located no closer than 3.0 metres from any *lot* line, road or *lane*;
b) Minimum setback of a *private garage* containing the opening for *motor vehicle* access from any *lot* line, road or *lane* – 5.8 metres;
c) Maximum *height* – 12.0 metres;
d) Maximum residential density – 54 units/ha.

7.89.2 Special Site Provisions

The following additional provision applies:

a) Subsection 7.89.1(b) shall not apply to the *dwelling unit* located closest to the southwest corner of the lands subject to this Section.

7.90 SEMI-DETACHED DWELLINGS IN THE CA3 ZONE (KENNEDY SIXTEENTH DEVELOPMENTS)
(By-law 237-98, By-law 98-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *90 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.90.1 Additional Permitted Uses

The following additional use is permitted:

a) *semi-detached dwelling*s on *lot*s accessed by a *lane*.

7.90.2 Zone Standards

a) The following specific *Zone* Standards apply to *semi-detached dwelling*s on *lot*s accessed by *lane*s:
   i) Minimum *lot frontage* – 6.0 metres;

ii) Minimum required *front yard* – 1.8 metres;
iii) Maximum *front yard* – 4.5 metres;
iv) Minimum required *exterior side yard* – 2.0 metres;
v) Maximum *exterior side yard* – 5.5 metres;
vi) Minimum required *interior side yard* – 1.2 metres on one side and 0.0 metres on the other side;
vii) Minimum required *rear yard* – 12.0 metres;
viii) Minimum *height* – 7.6 metres;
ix) Maximum *height* – 12.0 metres;

b) Maximum *exterior side yard* for *townhouse building*s – 5.5 metres;
c) Minimum setback for detached *private garage*s from the *exterior side lot line* – 2.0 metres;
d) Minimum setback for detached *private garage*s from the *interior side lot line* – 0.5 metres on one side and 0 metres on the other side.

7.91 LOW DENSITY HOUSING IN THE R2 ZONE (KENNEDY SIXTEENTH DEVELOPMENTS)

(By-law 237-98, By-law 74-2000, By-law 98-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *91 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.91.1 Zone Standards

The following specific *zone* standards apply:

a) The following specific *Zone* Standards apply to *semi-detached dwelling*s on *lot*s not accessed by a *lane*:
i) Minimum *lot frontage*– 7.5 metres/unit;
ii) Minimum *lot frontage* for an end unit in cases where the *lot* flanks a *lane* – 7.5 metres;
iii) Minimum *lot frontage* for an end unit in cases where the *lot* flanks a *public street* - 8.7 metres;

b) The following specific *Zone* Standards apply to *townhouse dwelling*s on *lot*s not accessed by a *lane*:
i) Minimum *lot frontage* – 6.0 metres/unit;
ii) Minimum *lot frontage* for an end unit in cases where the *lot* flanks a *lane* – 7.2 metres;
iii) Minimum *lot frontage* for an end unit in cases where the *lot* flanks a *public street* – 8.4 metres;

c) The following specific *Zone* Standards apply to *semi-detached dwelling*s on a *lot* accessed by a *lane*:
i) Minimum *lot frontage* – 6.0 metres/unit;
ii) Minimum required *front yard* – 1.8 metres;

iii) Minimum required *exterior side yard* – 2.0 metres;
iv) Minimum required *rear yard* – 11.0 metres;

d) Minimum required *front yard* on a *lot* not accessed by a *lane* – 3.0 metres;
e) Minimum required *rear yard* on a *lot* not accessed by a *lane* – 7.0 metres;
f) Maximum *height* – 12.0 metres;
g) Maximum width of a *private garage* and *driveway* on a *lot* not accessed by a *lane* and having a frontage of less than 13.29 metres – 5.2 metres;
h) Minimum setback for a detached *private garage* on a *lot* accessed by a *lane* abutting a side *lot* line from that same side *lot* line – 0.6 metres;
i) Minimum setback for a detached *private garage* from the *rear lot line* on a *lot* accessed by a *lane* abutting a side *lot* line – 0.0 metres;
j) Minimum setback for *driveway* that crosses *front lot line* from *interior side lot line* – 0.3 metres.

7.91.2 Special Parking Provisions

The following parking provision applies:

a) Maximum number of *motor vehicle parking space*s permitted within the setback area between the *main building* and detached *private garage* where a *lane* providing access to a *lot* abuts the side *lot* line and not the *rear yard* line – 1, provided the *parking space* is unenclosed.

7.91.3 Special Site Provisions

The following additional provisions apply:

a) In no case shall more than two (2) abutting *lot*s fronting on the same *public street* and having *lot frontage*s of less than 11.6 metres be the site of garages and *driveway*s that each have a width exceeding 3.5 metres;
b) In no case shall the wall of a *private garage* containing the opening(s) for *motor vehicle* access be located closer to the *lot* line crossed by the *driveway* than the *first storey* of the wall of the *dwelling* facing the *lot* line crossed by the *driveway*.

7.92 R2-S SINGLE AND SEMI-DETACHED DWELLINGS (KENNEDY SIXTEENTH DEVELOPMENTS)

(By-law 237-98, By-law 74-2000, By-law 98-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *92 on the Schedules to this By-

law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.92.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for a *single detached dwelling* on a *lot* not accessed by a *lane* – 9.1 metres for an *interior lot*, 10.2 metres for a *corner lot*;
b) Minimum *lot frontage* for a *semi-detached dwelling* on a *lot* not accessed by a *lane* – 7.5 metres/unit for an *interior lot*, 16.2 metres for a *corner lot*;
c) Minimum required *front yard* for a single or *semi-detached dwelling* on a *lot* not accessed by a *lane* – 3.0 metres;
d) Minimum required *rear yard* for a single or *semi-detached dwelling* on a *lot* not accessed by a *lane* – 7.0 metres;
e) The following specific *Zone* Standards apply to *semi-detached dwelling*s on *lot*s accessed by a *lane*:
    i) Minimum *lot frontage*– 6.0 metres;
    ii) Minimum required *front yard*– 1.8 metres;
    iii) Maximum *front yard* – 4.5 metres;
    iv) Minimum required *exterior side yard*– 2.0 metres;
    v) Maximum *exterior side yard*– 5.5 metres;
    vi) Minimum required *interior side yard* – 1.2 metres on one side,
    0.0 metres on the other side;
    vii) Minimum required *rear yard* – 11.0 metres;
    viii) Minimum *height* – 7.6 metres;
    ix) Maximum *height* – 12.0 metres;
f) Minimum setback for a detached *private garage* on a *lot* accessed by a *lane* abutting a side *lot* line from that same side *lot* line – 0.6 metres;
g) Minimum setback for a detached *private garage* from the *rear lot line* on a *lot* accessed by a *lane* abutting a side *lot* line – 0.0 metres;
h) Maximum width of a *private garage* and *driveway* on a *lot* not accessed by a *lane* and having a frontage of less than 13.29 metres – 5.2 metres;
i) Minimum setback for *driveway* that crosses *front lot line* from *interior side lot line* – 0.3 metres.

7.92.2 Special Parking Provisions

The following parking provisions apply:

a) Maximum number of *parking space*s permitted within the setback area between the *main building* and detached *private*

garage where a *lane* providing access to a *lot* abuts the side *lot* line and not the *rear yard* line – 1;

b) *Parking space*s permitted under Subsection 7.92.2(a) shall remain unenclosed.

7.93 BLOCKS 189 TO 199, WISMER COMMONS

(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *93 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.93.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.93.2 Special Site Provisions

The following additional provisions apply:

a) *Motor vehicle* access to a *lot* within the Community Amenity Three (CA3) *Zone* may be provided from a *public street* adjoining the *rear lot line*;

b) The *lot line* adjoining Bur Oak Avenue shall be the *front lot line*.

7.94 BLOCK 334 PLAN PHASE 1 AND BLOCK 160 PHASE 1, WISMER COMMONS

(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *94 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.94.1 Additional Permitted Uses

The following additional use is permitted:

a) *place of worship*.

7.95 LOTS 22 TO 38, WISMER COMMONS PHASE 2

(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *95 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section,

continue to apply to the lands subject to this Section.

7.95.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 4.5 metres;
b) Minimum required *rear yard* – 15.0 metres;
c) Minimum required *interior side yard*s – 1.8 metres on one side, 3.5 metres on the other side;
d) Minimum *landscaping* strip adjacent to the *rear lot line* – 3.0 metres;
e) Maximum *height* – 11.0 metres;
f) Minimum setback for detached *private garage*s from the *rear lot line* –3.0 metres;
g) Minimum setback for detached *private garage*s from the side *lot* line – 0.6 metres;
h) Maximum width of detached *private garage*s – 7.5 metres;
i) Maximum depth of detached *private garage*s – 7.5 metres;
j) Maximum *height* of detached *private garage*s – 5.0 metres;
k) Maximum *driveway* width – 3.5 metres;
l) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.95.2 Special Site Provisions

The following additional provision applies:

a) *Private garage*s shall be detached and located in the *rear yard*.

7.96 WISMER COMMONS
(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *96 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.96.1 Zone Standards

a) The following specific *Zone* Standards apply to *lot*s accessed by a *lane* within the CA3 and R2-LA *Zone*s:
   i) Minimum required *front yard* – 0.6 metres;
   ii) Maximum permitted encroachment by architectural features into required *front yard* – 0.3 metres;
   iii) Maximum permitted encroachment by a *main wall*, underground cellar, *porch*, or stairs accessing a *porch* – zero;
   iv) No less than 25 percent of the wall of the *first storey*

facing the *front lot line* shall be set back further than 5.1 metres from the *front lot line*.

b) Minimum *lot frontage* for *townhouse dwelling*s – 4.5 metres;
c) Minimum required *exterior side yard* for *townhouse dwelling*s on *lot*s accessed by a *lane* and having a *lot frontage* of less than 5.5 metres – 1.2 metres;
d) Minimum required *rear yard* for *townhouse dwelling*s on *lot*s accessed by a *lane* and having a *lot frontage* of less than 5.5 metres – 17.0 metres;
e) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.96.2 Special Site Provisions

The following additional provisions apply:

a) *Lot*s for *townhouse building*s with a frontage of 5.5 metres or more may be constructed in accordance with R2-LA *Zone* Standards;
b) For *townhouse dwelling*s accessed by a *lane* and having a frontage of less than 5.5 metres, no part of a detached *private garage* shall be located closer than 5.0 metres to the *main building* on the *lot*.

7.97 LOTS 53 TO 58, WISMER COMMONS PHASE 2
(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *97 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.97.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot depth* of a *wide shallow lot* – 24.5 metres.

7.97.2 Special Site Provisions

The following additional provisions apply:

a) *Motor vehicle* access to a *lot* within the Residential Two-*Lane* Access (R2-LA) *Zone* may be from a *public street* adjoining the *rear lot line*;

b) The west *lot* line shall be the *front lot line*.

7.98 SCHOOLS IN R2-S AND R2 *ZONE*S, WISMER COMMONS
(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *98 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.98.1 Additional Permitted Uses

The following additional use is permitted:

a) schools.

7.98.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot depth* of a *wide shallow lot* – 24.5 metres.

7.99 R2-S AND R2 ZONES, WISMER COMMONS
(By-law 36-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *99 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.99.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *side yard* on a *lot* where a side *lot* line abuts a *lane* – 1.2 metres;
b) Minimum setback for a *driveway* that crosses the *front lot line* from the *interior side lot line* – 0.3 metres;
c) Minimum *lot depth* of a *wide shallow lot* – 24.5 metres;
d) The provisions of Table B2 – Part 3 and Table B3 – Part 3 apply to all *lot*s.

7.100 WIDE-SHALLOW LOTS ACCESSED BY A LANE, BERCZY VILLAGE
(By-law 79-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *100 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.100.1 Zone Standards

The following specific *Zone* Standards apply to *lot*s accessed by a *lane*:

a) Minimum *lot frontage* for *single detached* and *semi-detached dwelling*s – 8.0 metres;
b) Minimum *lot frontage* for *townhouse dwelling*s – 6.0 metres;
c) Minimum required *interior side yard* for *single detached dwelling*s – 1.2 metres on one side and 0.6 metres on the other side, with the 0.6 metres being reduced to 0.3 metres if the 0.3 metre *yard lot* abuts a 1.2 metre *interior side yard* on an adjoining *lot*;
d) Minimum required *rear yard* – 13.0 metres;
e) Maximum *height* – 12.0 metres.

7.101 R2-S ZONE STANDARDS FOR WIDE-SHALLOW AND CONVENTIONAL LOTS NOT ACCESSED BY A LANE, BERCZY VILLAGE

(By-law 79-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *101 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.101.1 Zone Standards

The following specific *Zone* Standards apply to *lot*s not accessed by a *lane*:

a) Minimum *lot frontage* for a *single detached dwelling* – 9.0 metres;
b) Minimum *lot frontage* for a *single detached dwelling* flanking a *lane* or *public street* – 10.2 metres;
c) Maximum garage and *driveway* width for a *single detached dwelling* on a *wide shallow lot* having a frontage of less than 12.2 metres – 3.5 metres;
d) Minimum *lot frontage* for a *semi-detached dwelling* on a conventional *lot* – 7.5 metres/unit;
e) Minimum *lot frontage* for a *semi-detached dwelling* on a conventional *lot* flanking a *lane* or *public street* – 8.7 metres;
f) Maximum garage and *driveway* width for a *semi-detached dwelling* on a conventional *lot* – 3.0 metres;
g) Minimum required *front yard* for a *semi-detached dwelling* on a conventional *lot* – 3.0 metres;
h) Minimum required side *yard* where the side *lot* line abuts a *lane* for a *semi-detached dwelling* on a conventional *lot* – 1.2 metres.

7.102 WIDE-SHALLOW R2 ZONE STANDARDS, BERCZY VILLAGE

(By-law 79-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *102 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.102.1 Zone Standards

The following specific *Zone* Standards apply to *wide shallow lot*s on *lot*s not accessed by a *lane*:

a) Minimum *lot frontage* for a *single detached dwelling* – 9.0 metres;
b) Minimum *lot frontage* for a *single detached dwelling* flanking a *lane* or *public street*– 10.2 metres;
c) Maximum garage and *driveway* width for a *single detached dwelling* having a *lot frontage* less than 12.2 metres – 3.5 metres;
d) Minimum required *front yard* – 3.0 metres;
e) Minimum *lot frontage* for *townhouse building*s– 6.0 metres/ unit;
f) Minimum *lot frontage* for a *townhouse* end unit flanking a *lane* or *public street* – 7.2 metres;
g) Minimum required *side yard* where the side *lot* line abuts a *lane* – 1.2 metres.

7.103 COMMERCIAL MIXED USE SITE, BUR OAK AVENUE AT KENNEDY ROAD, BERCZY VILLAGE

(By-law 125-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *103 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.103.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *net floor area* devoted to commercial uses – 3000 square metres;
b) Minimum *landscaped open space* – 25 percent;
c) Minimum *landscaping* strip width abutting the *front lot line* – 6.0 metres;
d) Minimum *landscaping* strip width abutting the Kennedy Road

streetline – 6.0 metres;
e) Minimum *height* of a *main building* – 6.0 metres;
f) Minimum percentage of *lot frontage* where the location of a *main wall* facing the *front lot line* shall be set back no farther than 4.5 metres from the *front lot line* – 65 percent;
g) Minimum percentage of the *lot* line abutting the Kennedy Road *streetline* where a *main wall* facing the Kennedy Road *streetline* shall be set back no farther than 8.0 metres from the Kennedy Road *streetline* – 50 percent.

7.103.2 Special Site Provisions

The following additional provisions apply:

a) The Bur Oak Avenue *streetline* is the *front lot line*;
b) *Building*s are permitted to encroach into the *landscaping* strip required along the Kennedy Road *streetline*.

7.104 COMMERCIAL MIXED USE SITE, BUR OAK AVENUE AT McCOWAN ROAD, BERCZY VILLAGE

(By-law 127-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *104 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.104.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *landscaped open space* – 25 percent;
b) Minimum *landscaping* strip width abutting the *front lot line* – 6.0 metres;
c) Minimum *landscaping* strip width abutting the McCowan Road *streetline* – 6.0 metres;
d) Minimum *height* of a *main building* – 6.0 metres;
e) Minimum setback for all *main building*s from a Residential *Zone* – 7.5 metres;
f) Minimum percentage of *lot frontage* where the *main wall* facing the *lot* line shall be set back no farther than 6.0 metres from the *front lot line* – 50 percent;

7.104.2 Special Site Provisions

The following additional provisions apply:

a) The Bur Oak Avenue *streetline* is the *front lot line*;

b) *Building*s are permitted to encroach into the *landscaping* strip required along the *front lot line* to the *front lot line*.

7.105 COURTYARD SEMIS AND STREET TOWNHOUSES IN CA3 AND R2-LA ZONES, BERCZY VILLAGE

(By-law 127-1999, By-law 255-1999; By-law 74-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *105 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.105.1 Additional Permitted Uses

The following additional use is permitted:

a) *semi-detached dwelling*s on *lot*s accessed by a *lane* in the CA3 *Zone*.

7.105.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *semi-detached dwelling*s – 7.5 metres/unit;
b) Minimum *lot frontage* for a *semi-detached dwelling unit* on a *corner lot* – 8.7 metres;
c) Minimum *lot frontage* for *townhouse dwelling*s – 5.5 metres/unit;
d) Minimum required *interior side yard* for *semi-detached dwelling*s – 0.9 metres on one side, zero on the other side;
e) Minimum required *interior side yard* for *semi-detached dwelling unit*s on a *lot* abutting a *lane* for *semi-detached dwelling*s – 1.2 metres;
f) Minimum required *front yard* for *semi-detached* and *townhouse dwelling unit*s – 1.8 metres;
g) Minimum required *exterior side yard* for *semi-detached* and *townhouse dwelling unit*s – 1.8 metres;
h) Minimum required *rear yard* for *semi-detached* and end unit *townhouse dwelling unit*s – 0.6 metres;
i) Minimum required *rear yard* for *townhouse dwelling unit*s on *interior lot*s accessed by a *lane* – 5.8 metres;
j) Minimum size of *outdoor amenity space* – 30.0 square metres/unit, which may include the area of an unenclosed *porch* located within an exterior or *interior side yard*;
k) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.105.3 Special Site Provisions

The following additional provisions apply:

a) Notwithstanding Subsections 7.105.2(d) and 7.105.2(e), a *semi-detached dwelling unit* may be constructed with a zero *interior side yard* on both sides of the *lot*, provided an *interior side yard* of at least 0.9 metres is located on an adjoining *lot* and abuts the *interior side lot line*;

b) A *deck* and associated stairs is permitted in an *outdoor amenity space*.

7.106 SINGLE DETACHED DWELLINGS, R2-S *ZONE*, BERCZY VILLAGE

(By-law 127-1999, By-law 255-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *106 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.106.1 Zone Standards

The following specific *Zone* provisions apply:

a) Minimum required *rear yard* for the *first storey* of a *building* – 5.0 metres, provided that a 7.5 metre *rear yard* is maintained between the mid-point of the *lot* and a side *lot* line;
b) Minimum required *rear yard* for any *storey* above the *first storey* – 7.5 metres;
c) Minimum required *interior side yard* – 1.2 metres on one side, 0.3 metres on the other side.

7.106.2 Special Site Provisions

The following additional provisions apply:

a) No part of an attached or detached *private garage* shall be located closer to the *front lot line* than any portion of the *main wall* of the *first storey* facing the *front lot line*;
b) A 0.3 metre side *yard* is required to abut a 1.2 metre side *yard* on an adjoining *lot*.

7.107 BUNGALOW HOUSING, BERCZY VILLAGE

(By-law 127-1999; By-law 255-1999, By-law 256-1999, By-law 74-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *107 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.107.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum garage and *driveway* width on a *wide shallow lot* with a *single detached dwelling* that has a *lot frontage* of 10.4 metres or greater - 3.5 metres;
b) Minimum required *front yard* – 2.4 metres;
c) Minimum required *interior side yard* – 1.2 metres on one side, 0.3 metres on the other side;
d) Minimum required *rear yard* on a *lot* with a *lot frontage* of less than 13.0 metres – 3.0 metres;
e) Minimum required *rear yard* on a *lot* with a *lot frontage* of 13.0 metres or more – 1.2 metres;
f) Maximum *height* – 7.0 metres;
g) Maximum garage and *driveway* width on a *lot* with a *lot frontage* less than 13.3 metres – 3.5 metres;
h) Maximum garage and *driveway* width on a *lot* with a *lot frontage* of 13.3 metres or more – 6.1 metres.

7.108 REVISED R2 ZONE PROVISIONS, BERCZY VILLAGE

(By-law 127-1999, By-law 255-1999, By-law 256-1999, By-law 74-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *108 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.108.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *driveway* and *garage width* on *lot*s that have a *lot frontage* of 12.8 metres or greater - 6.1 metres;
b) Maximum *driveway* and *garage width* on *wide shallow lot*s that have a *lot frontage* of 10.4 metres or greater - 3.5 metres;
c) Maximum *driveway* and *garage width* on a wide shallow *corner lot* - 6.1 metres;
d) Minimum required *rear yard* for the *first storey* – 5.0 metres,

provided that a minimum of 7.5 metres is required across at least 50 percent of the width of the *rear yard*;

e) Minimum required *rear yard* for the second *storey* portion of a *building* – 7.5 metres, provided that a 7.5 *rear yard* is maintained between the mid-point of the *lot* and a side *lot* line;

f) Minimum required *interior side yard* – 1.2 metres on one side, 0.3 metres on the other side.

7.108.2 Special Site Provisions

The following additional provision applies:

a) A 0.3 metre *side yard* is required to abut a 1.2 metre *side yard* on an adjoining *lot*.

7.109 CONDOMINIUM TOWNHOUSES, STEELES AVENUE EAST WEST OF BAYVIEW AVENUE

(By-law 84-1999, By-law 98-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *109 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.109.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – 89.0 metres, measured at the *front lot line* from *interior side lot line* to *interior side lot line*;

b) Minimum required *front yard* – 6.0 metres;

c) Minimum required *side yard*s:

i) 9.5 metres from the westerly *interior side lot line*, within 80 metres of the Steeles Avenue East *streetline*;

ii) 8.5 metres from the westerly *interior side lot line*, more than 80 metres from the Steeles Avenue East *streetline*;

iii) 7.5 metres from the easterly *interior side lot line*, within 80 metres of the Steeles Avenue East road *streetline*;

iv) 2.2 metres from the easterly *interior side lot line*, more than 80 metres from the Steeles Avenue East road *streetline*;

d) Maximum *height* – 9.5 metres;

e) Minimum *floor area* in the *first storey* – 165 square metres;

f) Maximum number of *townhouse dwelling*s – 17;

g) Minimum setback from the top of bank, as *established* by the Toronto and Region Conservation Authority – 10.0 metres;

h) Maximum projection from the *main wall* by *deck*s – 3.0 metres.

7.109.2 Special Parking Provisions

The following parking provision applies:

a) Minimum required enclosed *parking space*s per *dwelling unit* – 2.

7.109.3 Special Site Provisions

The following additional provision applies:

a) A *townhouse building* may be vertically divided into a minimum of two *dwelling unit*s and a maximum of eight *dwelling unit*s.

7.110 TOWN CENTRE BOULEVARD AT COX BOULEVARD

(By-law 167-1999, By-law 74-2000, By-law 98-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *110 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.110.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *home occupation*s;
b) *townhouse dwelling*s;
c) *business office*s and *personal service shop*s within a *premises* that adjoins and faces the *front lot line*.

7.110.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 4.0 metres;
b) Minimum required *interior side yard* – 3.0 metres;
c) Minimum required *side yard* for an end unit – 1.5 metres;
d) Minimum required *rear yard* – 3.0 metres;
e) Minimum setback for *main building*s and *structure*s from a non-Residential *Zone* boundary – 10.0 metres;
f) Minimum distance separation between *main building*s above *established grade* – 3.0 metres;
g) Maximum *driveway* width leading to a *private garage* – 3.5 metres;
h) Maximum *height* – 12.0 metres;
i) Maximum number of *dwelling unit*s – 62 units/ha.

7.110.3 Special Parking Provisions

The following parking provision applies:

a) Number of required *parking space*s for the first 90 square metres of the *net floor area* devoted to uses permitted under Subsection 7.110.1(c) – zero.

7.110.4 Special Site Provisions

The following additional provisions apply:

a) *Porch*es and stairs are not permitted to encroach into any required *yard*;
b) The Town Centre Boulevard *streetline* is the *front lot line*.

7.111 9399 WARDEN AVENUE
(By-law 191-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *111 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.111.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – zero;
b) Minimum *lot area* – 0.4 ha.

7.112 9393 WARDEN AVENUE
(By-law 191-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *112 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.112.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – 0.0 metres;
b) Minimum *lot area* – 1.5 ha.

7.113 BUILDING RESTRICTIONS FOR LOTS 69 AND 70, PLAN 65M-3248
(By-law 167-98)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *113 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.113.1 Special Site Provisions

The following additional provision applies:

a) The erection of any *building* or *structure*, including *swimming pool*s, tennis courts, gazebos, sheds or *accessory building*s of any kind is not permitted within the area affected by the York-Durham Sanitary Sewer easement.

7.114 GENERAL INDUSTRIAL BLOCK, NORTH OF HIGHGLEN AVENUE AND WEST OF MARKHAM ROAD
(By-law 269-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *114 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.114.1 Prohibited Uses

The following additional uses are prohibited:

a) *outdoor storage*.

7.114.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* – 20.0 metres;
b) Maximum *height* within 40 metres of a Residential *Zone* – 7.0 metres;
c) Minimum *landscaping* area width required adjacent to a Residential *Zone* – 9.0 metres.

7.115 CONVENTIONAL LOT STANDARDS IN THE R2 ZONE, BERCZY VILLAGE
(By-law 261-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *115 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.115.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum *lot frontage* for *townhouse building*s – 6.7 metres/unit.

7.115.2 Specific Site Provisions

The following additional provisions apply:

a) No part of an attached *private garage* shall be located closer to the *front lot line* than the wall of the *dwelling* facing the *front lot line*. This provision does not apply where the *main* entrance and the wall of an attached *private garage* containing the opening for *motor vehicle* access do not face the same *lot* line;
b) For *lot*s having a *lot depth* of less than 30 metres, the provisions of Table B2, Part One (Standards for the Residential Two (R2) *Zone*) shall apply.

7.116 LOTS 114 TO 135 PLAN 65M-3501, BERCZY VILLAGE
(By-law 261-1999, By-law 2001-161)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *116 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.116.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *interior side yard* – 0.6 metres on one side, 3.3 metres on the other;
b) Maximum *driveway* width – 3.0 metres;
c) Minimum setback for detached *private garage*s from any *lot line* – 0.6 metres;
d) Maximum width of detached *private garage* – 7.5 metres;
e) Maximum depth of detached *private garage* – 7.5 metres;
f) Maximum *height* of detached *private garage* – 5.0 metres;
g) Minimum setback for attached *private garage*s from the

interior side lot line – 0.6 metres;

h) Minimum setback for attached *private garage*s from the *rear lot line* – 7.5 metres;
i) Maximum width of attached *private garage* – 7.5 metres;
j) Maximum depth of attached *private garage* – 7.5 metres.

7.116.2 Special Site Provisions

The following additional provisions apply:

a) Detached *private garage*s are only permitted within a *rear yard*;
b) Attached *private garage*s are only permitted provided they are attached to the wall of the *dwelling* facing the *rear lot line*.

7.117 DETACHED GARAGES ON LOTS NOT ACCESSED BY LANES, WISMER COMMONS

(By-law 256-1999, By-law 74-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *117 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.117.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum setback for a detached *private garage* from the *rear lot line* – 1.2 metres;

b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.117.2 Special Site Provisions

a) The *front lot line* is the Bur Oak Avenue *streetline*.

7.118 DWELLINGS WITH ATTACHED REAR YARD GARAGES ON LOTS ACCESSED BY LANES, ANGUS GLEN

(By-law 255-1999)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *118 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.118.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* for *dwelling unit*s with *private garage*s that are attached to the wall of the *dwelling* facing the *rear lot line* and provided that the *lot* is accessed by a *driveway* that crosses a *lot* line that abuts a *lane* - 6.0 metres;
b) No part of an attached *private garage* shall be located closer than 0.6 metres from the *interior side lot line*;
c) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.119 LOTS ADJACENT TO NINTH LINE IN CORNELL
(By-law 121-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *119 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.119.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *semi-detached dwelling*s; and,
b) *single detached dwelling*s.

7.119.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – 6.0 metres;
b) Minimum required *interior side yard* – 0.6 metres;
c) Minimum required *interior side yard* where the adjoining wall contains the main front entrance – 1.2 metres;
d) Minimum required *rear yard* on a *lot* accessed by a *lane* – 11.6 metres.

7.119.3 Special Site Provisions

The following additional provision applies:

a) The *driveway* accessing the *private garage* is permitted to cross the *front lot line*.

7.120 RESIDENTIAL DEVELOPMENT ON WEST SIDE OF BUR OAK AVENUE, CORNELL

(By-law 24-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *120 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.120.1 Only Uses Permitted

The following use is the only use permitted:

a) *multiple dwelling*s.

7.120.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 3.0 metres;
b) Minimum required *interior side yard* – 1.2 metres;
c) Minimum *height* – 7.6 metres;
d) Maximum *height* – 14.0 metres;
e) Maximum number of *dwelling unit*s – one per 3.0 metres of *lot frontage*.

7.120.3 Special Site Provisions

The following additional provision applies:

a) No provision of this By-law shall prevent the further division or partition of these lands where all applicable requirements of this By-law are met, except that required *parking space*s must be located on the same *lot* as the *building*, *structure*, or use requiring the parking.

7.121 RESERVED

7.122 TOWNHOUSE BLOCKS FRONTING ONTO BUR OAK AVENUE EAST OF MINGAY AVENUE, WISMER COMMONS

(By-law 59-2000, By-law 74-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *122 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.122.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *lot coverage* of a detached *private garage* on a *lot* with frontage less than 9.75 metres – 20 percent;
b) Minimum setback for a detached *private garage* from the *exterior side lot line* – 2.1 metres;
c) Minimum setback for a detached *private garage* on a *corner lot* from the *main building* on the *lot* – 4.5 metres, provided a 10.0 metre setback is maintained between the mid-point of the *lot* and a side *lot* line;
d) Minimum required *exterior side yard* – 2.1 metres;
e) Encroachments are permitted into the *exterior side yard* by architectural features, balconies, roofed *porch*es, underground cold cellars, stairs and landings used to access the *main building* provided they are not located closer than 0.9 metres from the *exterior side lot line*;
f) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.123 LOTS 1 TO 10, 49 TO 51, AND 187 TO 194, DRAFT PLAN 19T-95039, WISMER COMMONS PHASE 1 AND LOTS 1, 2, 37 TO 39 AND 74 TO 76 (ON CASTLEMORE AVENUE), DRAFT PLAN 19TM-02008
(By-law 59-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *123 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.123.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 6.0 metres;
b) Minimum required *interior side yard*s – 0.6 metres on one side and 3.5 metres on the other side;
c) Maximum *driveway* width where the *driveway* crosses the *front lot line* – 3.5 metres;
d) Maximum width of *private garage*s – 7.5 metres;
e) Maximum depth of *private garage*s – 8.5 metres;
f) Maximum *height* of *private garage*s – 5.0 metres;
g) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.123.2 Special Site Provisions

The following additional provision applies:

a) *Private garages* shall be located in the *rear yard* provided the *private garage* is located no closer to the exterior *lot* line than the *exterior side yard* requirement for the *main building* on the *lot*.

7.124 LOTS 72 TO 75, WISMER COMMONS PHASE 2
(By-law 59-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *124 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.124.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum required *front yard* on a *lot* not accessed by a *lane* – 3.0 metres;

b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.125 LOTS 52 TO 56 AND 63 TO 65, DRAFT PLAN 19T-95039, WISMER COMMONS PHASE 2
(By-law 59-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *125 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.125.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum setback for a detached *private garage* from the *rear lot line* – 3.0 metres;

b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.126 LOTS 57 TO 62, DRAFT PLAN 19T-95039, WISMER COMMONS PHASE 2
(By-law 59-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *126 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.126.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum setback for a detached *private garage* from the *rear lot line* – 3.0 metres;

b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.127 ANGUS GLEN DEVELOPMENTS LTD. PHASE 5 DRAFT PLAN 19T-95026
(By-law 196-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *127 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.127.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for the wall of a *private garage* that contains the opening for *motor vehicle* access from a public or *private street* – 5.8 metres;
b) Minimum setback for any wall of a *dwelling unit* from a public or *private street* – 3.0 metres;
c) Minimum distance separation between *dwelling unit*s – 1.8 metres;
d) Maximum number of *single detached dwelling*s – 53.

7.128 ANGUS GLEN DEVELOPMENTS LTD. PHASE 4
(By-law 196-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *128 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.128.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum required *rear yard* – 14.3 metres.

7.129 STREET TOWNHOUSES IN THE CATHEDRAL COMMUNITY
(By-law 2002-93)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *129 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.129.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *townhouse building*s on *wide shallow lot*s – 7.0 metres/unit;
b) Minimum *lot frontage* for end units of *townhouse building*s located on an *interior lot* – 8.7 metres;
c) Minimum *lot frontage* for end units of *townhouse building*s located on a *corner lot* – 9.9 metres.

7.130 MARKHAM CENTRE OFFICE DEVELOPMENT, EAST OF WARDEN AVENUE AND NORTH OF HIGHWAY 407
(By-law 114-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *130 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.130.1 Prohibited Uses

The following additional uses are prohibited:

a) *outdoor display and sales*; and,
b) *outdoor storage*.

7.130.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum percentage of *net floor area* of the *first storey* of any *building* permitted for retail uses – 10 percent.

7.130.3 Special Parking Provisions

The following parking provisions apply:

a) Maximum depth of *parking area* in *exterior side yard* – Not applicable;
b) *Loading space*s are permitted in an *exterior side yard*.

7.131 RESERVED

7.132 SEMI-DETACHED AND TOWNHOUSE DWELLINGS IN THE CA3 ZONE, GREENSBOROUGH

(By-law 100-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *132 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.132.1 Additional Uses Permitted

The following additional use is permitted:

a) *semi-detached dwelling*s on *lot*s accessed by a *lane*.

7.132.2 Zone Standards

The following specific *Zone* Standards apply:

a) For *semi-detached dwelling*s on *lot*s accessed by a *lane*:
   i) Minimum *lot frontage* – 6.0 metres/unit;
   ii) Minimum required *front yard* – 1.8 metres;
   iii) Maximum *front yard* – 4.5 metres;
   iv) Minimum required *exterior side yard* – 1.8 metres;
   v) Maximum *exterior side yard* – 4.5 metres;
   vi) Minimum required *rear yard* – 13.0 metres;
   vii) Minimum *height* – 7.6 metres;
   viii) Maximum *height* - 12.0 metres;
   ix) Minimum required *interior side yard*s – 0.9 metres on one side, 0.0 metres on the other;
   x) Minimum required *interior side yard* for an end unit flanking a *lane* – 0.9 metres;
b) Minimum required *rear yard* for *townhouse building*s accessed by a *lane* – 13.0 metres;
c) Minimum required *exterior side yard* for *townhouse building*s accessed by a *lane* – 1.8 metres;
d) Minimum setback for detached *private garage*s from the

exterior side lot line – 1.2 metres;

e) Maximum *lot coverage* for a detached *private garage* if the *lot frontage* is less than 9.75 metres – 22 percent.

7.132.3 Special Site Provisions

The following additional provisions apply:

a) The maximum permitted encroachment:
   i) into required front, exterior side or *interior side yard*s by eaves, sills, cornices and roof overhangs shall be to within 0.1 metres of the *front lot line*, the *exterior side lot line* or the *interior side lot line*;
   ii) into required front and/or *exterior side yard*s by architectural features (other than eaves, sills, cornices and roof overhangs), roofed *porch*es, underground cellars and stairs and landings used to access a *main building* shall be to within 0.6 metres of the *front lot line* and *exterior side lot line*.

b) *Townhouse building*s are permitted to be located further than 4.5 metres from the *front lot line* provided a portion of the *main wall* or *porch* facing the *front lot line* is located within 4.5 metres from the *front lot line*.

7.133 R2 ZONE STANDARDS, GREENSBOROUGH
(By-law 100-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *133 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.133.1 Additional Permitted Uses

The following additional use is permitted:

a) *schools, public*, subject to the provisions of the OS2 *Zone*.

7.133.2 Zone Standards

The following specific *Zone* Standards apply:

a) For *single detached dwelling*s on a *lot* not accessed by a *lane*:
   i) Minimum *lot frontage* – 9.0 metres;
   ii) Minimum required *interior side yard* – 0.3 metres with a minimum 1.2 metres separation between *dwelling*s on abutting *lot*s.

b) For *semi-detached dwelling*s on a *lot* not accessed by a *lane*:

i) Minimum *lot frontage* – 7.5 metres/unit;
ii) Minimum *lot frontage* for an end unit flanking a *lane* – 7.5 metres.
iii) Minimum *lot frontage* for an end unit flanking a *public street* – 8.7 metres.

c) For *townhouse dwelling*s on a *lot* not accessed by a *lane*:
i) Minimum *lot frontage* for an interior unit – 7.0 metres/unit
ii) Minimum *lot frontage* for an end unit on an *interior lot* – 8.2 metres;
iii) Minimum *lot frontage* for an end unit flanking a *lane* – 8.2 metres;
iv) Minimum *lot frontage* for an end unit flanking a *public street* – 9.4 metres.
d) Minimum required *front yard* for a *lot* not accessed by a *lane* – 3.0 metres;
e) Minimum required *rear yard* for a *lot* not accessed by a *lane*:
i) 7.0 metres across the full width of the *lot*; or,
ii) 7.5 metres across a minimum of 50 percent of the *lot* width and 5.0 metres across a maximum of 50 percent of the *lot* width provided the 5.0 metres *yard* is adjacent to the *first storey* portion of the *main building*;
f) Maximum permitted encroachments into the required *interior side yard* by eaves, sills, cornices and roof overhangs – to within 0.1 metres of the *interior side lot line*;
g) Maximum *height* – 12.0 metres;
h) For *semi-detached dwelling*s on a *lot* accessed by a *lane* abutting the side *lot* line:
i) Minimum *lot frontage* – 7.5 metres/unit;
ii) Minimum required *front yard* – 3.0 metres;
iii) Minimum required *rear yard* – 7.0 metres;
iv) Maximum *height* – 12.0 metres;
v) Minimum *interior side yard* – 1.2 metres on one side, zero on the other;
vi) Minimum *interior side yard* for a unit flanking a *lane* – 1.2 metres;
i) Maximum *garage width* and *driveway* width on a *wide shallow lot* not accessed by a *lane* and with a *lot frontage* of 12.2 metres to 13.29 metres – 5.5 metres;
j) For detached *private garage*s accessed by a *lane* abutting a side *lot* line:
i) Minimum setback from the rear *lot* line – zero;
ii) Minimum setback from the side *lot* line abutting the *lane* – 0.6 metres;
iii) Minimum setback from the other interior side *lot* line for the first storey if there are no doors or windows on the wall facing the interior side *lot* line – 0.3 metres;
k) Minimum setback from the *interior side lot line* for *driveway*s

that cross a *front lot line* - 0.3 metres;

l) Maximum permitted *lot coverage* for a detached *private garage* on *lot*s having a frontage less than 9.75 metres – 22 percent;

m) Minimum setback between a detached *private garage* having a *height* of 4.5 metres or less and a *main building* on a *lot* accessed by a *lane* abutting a side *lot* line – 5.0 metres;

n) For *dwelling*s with attached or detached *private garage*s located in or adjacent to the *rear yard* and which are accessed by a *driveway* which crosses the *front lot line*:
   i) Minimum *lot frontage* – 12.5 metres;
   ii) Minimum required *front yard* – 3.0 metres;
   iii) Minimum required *rear yard* – 7.0 metres, or 9.0 metres across a minimum of 50 percent of the *lot* width and 5.0 metres across a maximum of 50 percent of the *lot* width;
   iv) Minimum required *interior side yard* – 0.9 metres on one side and 0.3 metres on the *driveway* side;
   v) Minimum required *exterior side yard* – 1.8 metres;
   vi) Minimum *driveway* width to allow access to the *private garage* – 3.0 metres;
   vii) Maximum permitted encroachments:

      1. into the required *exterior side yard* by eaves, sills, cornices, and roof overhangs – to within 0.1 metres from the *exterior side lot line*;
      2. into the required *interior side yard* by eaves, sills, cornices, and roof overhangs – to within 0.1 metres from the *interior side lot line*;
      3. into the required *exterior side yard* by architectural features (other than eaves, sills, cornices, and roof overhangs), roofed *porch*es, underground cellars, and stairs and landings used to access a *main building* – to within 0.6 metres of the *exterior side lot line*

7.133.3 Special Parking Provisions

The following parking provision applies:

a) Where a *lane* providing access to a *lot* abuts the side *lot* line, a maximum of one *motor vehicle parking space* may be provided within the setback area between the *main building* and the detached *private garage* on the *lot*. Such a *parking space* shall remain unenclosed.

7.133.4 Special Site Provisions

The following additional provisions apply:

a) *Townhouse dwelling*s, *semi-detached dwelling*s and detached *private garage*s accessed by a *lane* abutting the *rear lot line* will be subject to the provisions of the CA3*132 *Zone* as provided in Subsections 7.132.2 and 7.132.3.

7.134 R2-S *ZONE* STANDARDS, GREENSBOROUGH

(By-law 100-2000, By-law 2002-151)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *134 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.134.1 Additional Permitted Uses

The following additional use is permitted:

a) *schools, public*, subject to the provisions of the OS2 *Zone*.

7.134.2 Zone Standards

The following specific *Zone* Standards apply:

a) For *single detached dwelling*s on a *lot* not accessed by a *lane*:
   i) Minimum *lot frontage* – 9.0 metres;
   ii) Minimum required *interior side yard* – 0.3 metres with a minimum 1.2 metres separation between *dwelling*s on abutting *lot*s;
b) For *semi-detached dwelling*s on a *lot* not accessed by a *lane*:
   i) Minimum *lot frontage* – 7.5 metres/unit;
   ii) Minimum *lot frontage* for an end unit flanking a *lane* – 7.5 metres.
   iii) Minimum *lot frontage* for an end unit flanking a *public street* – 8.7 metres.
c) Minimum required *front yard* for a *lot* not accessed by a *lane* – 3.0 metres;
d) Minimum required *rear yard* for a *lot* not accessed by a *lane*:
   i) 7.0 metres across the full width of the *lot*; or,
   ii) 7.5 metres across a minimum of 50 percent of the *lot* width and 5.0 metres across a maximum of 50 percent of the *lot* width provided the 5.0 metres *yard* is adjacent to the *first storey* portion of the *main building*;
e) Maximum permitted encroachments into the required *interior side yard* by eaves, sills, cornices and roof overhangs – to

within 0.1 metres of the *interior side lot line*;

f) Maximum *height* – 12.0 metres;

g) For *semi-detached dwelling*s on a *lot* accessed by a *lane* abutting the side *lot* line:
   i) Minimum *lot frontage* – 7.5 metres/unit;
   ii) Minimum required *front yard* – 3.0 metres;
   iii) Minimum required *rear yard* – 7.0 metres;
   iv) Maximum *height* – 12.0 metres;
   v) Minimum required *interior side yard* – 1.2 metres on one side, zero on the other;
   vi) Minimum required *interior side yard* for a unit flanking a *lane* – 1.2 metres;

i) Maximum *garage width* and *driveway* width on a wide *shallow lot* not accessed by a *lane* and with a *lot frontage* of 12.2 metres to 13.29 metres – 5.5 metres;

j) For detached *private garage*s accessed by a *lane* abutting a side *lot* line:
   i) Minimum setback from the *rear lot line* – zero;
   ii) Minimum setback from the side *lot* line abutting the *lane* – 0.6 metres;
   iii) Minimum setback from the other *interior side lot line* for the *first storey* if there are no doors or windows on the wall facing the *interior side lot line* – 0.3 metres;

k) Minimum setback from the *interior side lot line* for *driveway*s that cross a *front lot line* – 0.3 m

l) Maximum permitted *lot coverage* for detached *private garage* for *lot*s having a frontage less than 9.75 metres – 22 percent;

m) Minimum setback between a detached *private garage* having a *height* of 4.5 metres or less and a *main building* on a *lot* accessed by a *lane* abutting a side *lot* line – 5.0 metres;

n) For *dwelling*s with attached or detached garages located in or adjacent to the *rear yard* and which are accessed by a *driveway* which crosses the *front lot line*:
   i) Minimum *lot frontage* – 12.5 metres;
   ii) Minimum required *front yard* – 3.0 metres;
   iii) Minimum required *rear yard*:
      1. 7.0 metres; or,
      2. 9.0 metres across a minimum of 50 percent of the *lot* width and 5.0 metres across a maximum of 50 percent of the *lot* width;
   iv) Minimum required *interior side yard* – 0.9 metres on one side and 0.3 metres on the *driveway* side;
   v) Minimum required *exterior side yard* – 1.8 metres;
   vi) Minimum *driveway* width – 3.0 metres;
   vii) Maximum permitted encroachments:
      1. into the required *exterior side yard* by eaves, sills and roof overhangs – to within 0.1 metres of the *exterior side lot line*;
      2. into the required *interior side yard* by eaves, sills,

cornices and roof overhangs – to within 0.1 metres from the *interior side lot line*;

3. into the required *exterior side yard* by architectural features (other than eaves, sills, cornices and roof overhangs), roofed *porch*es, underground cellars, and stairs and landings used to access a *main building* – to within 0.6 metres of the *exterior side lot line*.

o) Notwithstanding Subsection 7.134.2(n)(iii) above, the following setbacks shall apply to those *lot*s abutting Open Space Blocks adjacent to the future Markham By-Pass:

i) Minimum setback from the *rear lot line* – 7.0 metres across the full width of the *lot*; or

ii) Minimum setback from the *rear lot line* – 9.0 metres across a minimum of 50 percent of the *lot* width and 0.6 metres across a maximum of 50 percent of the *lot* width for a one *storey* attached or detached *private garage*.

7.134.3 Special Parking Provisions

The following parking provision applies:

a) Where a *lane* providing access to a *lot* abuts the side *lot* line, a maximum of one *motor vehicle parking space* may be provided within the setback area between the *main building* and the detached *private garage* on the *lot*. Such a *parking space* shall be unenclosed.

7.134.4 Special Site Provisions

The following additional provision applies:

a) *Townhouse dwelling*s, *semi-detached dwelling*s and detached *accessory building*s accessed by a *lane* abutting the *rear lot line* will be subject to the provisions of the CA3*132 *Zone* as provided in Subsections 7.132.2 and 7.132.3;

b) *Enclosed, unenclosed and roofed walkway*s are permitted on *lot*s that abut open space blocks adjacent to the future Markham By-pass;

c) The length of the common wall between a *dwelling* unit and an attached *private garage* shall not exceed 3.5 metres on those *lot*s that abut open space blocks adjacent to the future Markham By-pass.

7.135 REDUCED DEPTH LOTS, BUR OAK AVENUE, GREENSBOROUGH
(By-law 100-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *135 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.135.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* – 11.0 metres;
b) Minimum setback for a detached *private garage* having a *height* of 4.5 metres or less from the *main building* – 5.0 metres;
c) Minimum setback for a detached *private garage* having a *height* of 4.5 metres or less from the *main building* provided than an *outdoor amenity space* of at least 10.0 metres in depth from the *main building* is provided across at least 40 percent of the width of the *lot* – 4.5 metres;
d) Minimum setback for any part of a detached *private garage* from the *main building* – 3.5 metres.

7.135.2 Special Parking Provisions

The following parking provision applies:

a) One *parking space* is permitted in the *outdoor amenity space* required by Section 7.135.1 (c) of this By-law.

7.135.3 Special Site Provisions

The following additional provisions apply:

a) A *deck* is permitted in an *outdoor amenity space*.

7.136 BUNGALOW DWELLINGS WITHIN R2 AND R2-S ZONES, GREENSBOROUGH
(By-law 100-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *136 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.136.1 Zone Standards

The following specific *Zone* Standards apply only to those *single*

*detached dwelling*s that have a minimum of 65 percent of its habitable *floor area* in the *first storey*:

a) Minimum required *front yard* – 2.4 metres;
b) Minimum required *interior side yard* – 1.2 metres on one side, 0.3 metres on the *driveway* side;
c) Minimum required *rear yard* – 0.6 metres;
d) Maximum *height* – 9.5 metres;
e) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.136.2 Special Site Provisions

The following additional provisions apply:

a) Minimum size of *outdoor amenity space* – 30.0 square metres/unit;
b) Minimum dimension of *outdoor amenity space* on one side – 5.0 metres;
c) The area of an unenclosed *porch* adjoining an *outdoor amenity space* having a maximum depth of 1.8 metres may be included as part of the *outdoor amenity space*;
d) Maximum permitted encroachments:
   i) into the required front and *rear yard* by eaves, sills, cornices and roof overhangs – to within 0.1 metres of the front or *rear lot line*;
   ii) into the required front and *rear yard* by architectural features (other than eaves, sills, cornices and roof overhangs), roofed *porch*es, underground cellars, and stairs and landings used to access a *main building* – to within 0.6 metres of the front or *rear lot line*.
e) A *deck* and associated stairs is permitted in an *outdoor amenity space*.

7.137 RAILWAY RIGHT OF WAY, GREENSBOROUGH
(By-law 100-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *137 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.137.1 Special Site Provision

The following additional provision applies:

a) Minimum setback from a railway right of way for any part of a

d*welling* excluding eaves, sills, cornices and roof overhangs – 30.0 metres.

7.138 VILLAGE CORE CA2 ZONE, GREENSBOROUGH

(By-law 100-2000)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *138 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.138.1 Additional Uses Permitted

The following additional use is permitted:

a) *townhouse dwelling*s

7.138.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 0.6 metres;
b) Minimum required *exterior side yard* – 0.6 metres;
c) Minimum required *rear yard* – 0.6 metres.
d) The following specific *Zone* Standards apply to *townhouse dwelling* only:
   i) the provision of the CA2 *Zone* for *Apartment*, *Multiple-unit*, *Institutional* and *Office building*s shall apply, except where modified by Subsections 7.138.2(a), (b) and (c).

7.138.3 Special Parking Provisions

The following parking provisions apply:

a) All or any portion of the total number of required *parking space*s for a permitted used may be provided and maintained off the *lot* on which the use is located provided the:
   i) *parking space*s are located within the CA2*138 *Zone*; and,
   ii) *parking space*s are located within 150 metres of the use requiring the parking.

7.139 RESERVED

7.140 CA1 LANDS NEAR NORTHEAST CORNER OF KENNEDY ROAD AND HELEN AVENUE

(By-law 2001-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *140 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.140.1 Prohibited Uses

The following additional use is prohibited:

a) *townhouse dwelling*s.

7.140.2 Special Site Provisions

The following additional provision applies:

a) The maximum setback for a *main wall* from the *front lot line* is 3.0 metres along 70 percent of the *lot frontage* of any *lot*.

7.141 R2 LANDS NEAR NORTHEAST CORNER OF KENNEDY ROAD AND HELEN AVENUE

(By-law 2001-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *141 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.141.1 Special Site Provisions

The following additional provisions apply:

a) Minimum setback for *duplex*, *triplex* and *fourplex dwelling*s from the Helen Avenue *streetline* – 25.0 metres;
b) In the event that the lands subject to this Section of this By-law are comprised of one *lot* or block in a Plan of Condominium, the following provisions apply:
   i) Minimum required *yard* abutting any *lot* line – 3.0 metres;
   ii) Maximum *height* – 11.0 metres;
   iii) Maximum residential density – 50 units/ha.

7.142 MIXED USE BLOCKS ON BUR OAK AVENUE IN CORNELL
(By-law 2001-183)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *142 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.142.1 Additional Permitted Uses

The following additional use is permitted:

a) *townhouse dwelling*s, subject to the provisions of the CA3 *Zone*, as modified by Section 7.145 of this By-law;

7.142.2 Zone Standards

The following additional provisions apply:

a) Minimum *height* – Not applicable;
b) Maximum *height* – 11.0 metres.

7.143 SOUTH UNIONVILLE PLANNING AREA
(By-law 2001-154)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *143 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.143.1.1 Special Site Provisions

The following additional provisions apply:

a) Maximum setback for a *main wall* from the *front lot line* – 23.0 metres;
b) Minimum setback for a *main wall* from an *interior side lot line* abutting the Open Space (O1) *Zone* – 7.0 metres.

7.144 *LOT*S 69, 73, 86, 90, 103, 107 AND 163 PLAN 65M-3501, BERCZY VILLAGE
(By-law 2001-162)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *144 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.144.1 Zone Standards

The following specific *Zone* Standards apply to *single detached dwelling*s:

a) Maximum *driveway* width on a *lot* not accessed by a *lane* and having a frontage of less than 11.6 metres – 6.1 metres provided the maximum *driveway* width at the *front lot line* is 4.5 metres;
b) Maximum *garage width* on a *lot* not accessed by a *lane* having a *lot frontage* of less than 11.6 metres – 6.7 metres.

7.145 RESIDENTIAL DEVELOPMENT ON BUR OAK AVENUE, CORNELL
(By-law 2001-183)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *145 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.145.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *accessory dwelling unit*s;
b) *home occupation*s, which may occupy up to 100 percent of *floor area* of the *first storey*; and,
c) *townhouse dwelling*s.

7.145.2 *Zone* Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – 3.8 metres;
b) Minimum required *rear yard* – 6.0 metres;
c) Maximum number of *storey*s – 3;
d) Minimum setback from *interior side lot line* for detached *Accessory building*s and *private garage*s – 0.6 metres;
e) Minimum setback from *exterior side lot line* for detached *private garage*s – 1.4 metres;
f) Maximum number of *townhouse dwelling unit*s in a *townhouse building* – Not applicable;
g) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.146 R2 ZONE, LARKIN-MONARCH PARTNERSHIP, BERCZY VILLAGE

*(Former Exception *142 from By-law 2002-57)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *146 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.146.1 Zone Standards

The following specific *Zone* Standards apply:

a) The maximum garage and *driveway* width is 5.6 metres for the following *lot*s:

TO 7.146.1(a)

Plan 65M-3582	Plan 65M-3638
Lot 31	*Lot* 29
Lot 34	*Lot* 30
Lot 35	*Lot* 33
Lot 37	*Lot* 34
Lot 38	*Lot* 36
Lot 39	*Lot* 39
Lot 41	*Lot* 43
Lot 42	*Lot* 44
Lot 45	*Lot* 46
Lot 49	*Lot* 47
Lot 51	*Lot* 49
Lot 52	*Lot* 52
Lot 55	*Lot* 53
Lot 56	*Lot* 55
Lot 57	*Lot* 56
Lot 58	*Lot* 59
Lot 61	*Lot* 62
Lot 62	*Lot* 64
Lot 63	*Lot* 65
Lot 65	*Lot* 67
Lot 66	*Lot* 68
Lot 67	*Lot* 71
Lot 71	*Lot* 74
Lot 72	*Lot* 75

TO 7.146.1(a)

Plan 65M-3582	Plan 65M-3638
Lot 74	*Lot* 77
Lot 75	*Lot* 82
Lot 76	*Lot* 84
Lot 77	*Lot* 85
Lot 79	*Lot* 88
Lot 82	*Lot* 90
Lot 83	*Lot* 91
Lot 84	*Lot* 93
Lot 95	*Lot* 94
Lot 96	*Lot* 96
Lot 99	*Lot* 100
Lot 100	*Lot* 102
Lot 104	*Lot* 104
Lot 105	*Lot* 105
Lot 106	*Lot* 107
Lot 107	*Lot* 108
Lot 110	*Lot* 111
Lot 111	
Lot 112	
Block 127	
Block 128	
Block 130	

b) The maximum garage and *driveway* width is 6.1 metres for the following *lot*s:

TO 7.146.1(b)

Plan 65M-3582	Plan 65M-3638
Lot 30	*Lot* 27
Lot 33	*Lot* 28
Lot 36	*Lot* 31
Lot 40	*Lot* 32
Lot 43	*Lot* 35
Lot 46	*Lot* 38
Lot 47	*Lot* 41
Lot 50	*Lot* 42
Lot 53	*Lot* 45
Lot 54	*Lot* 48
Lot 59	*Lot* 51

Lot 64	*Lot* 54

TO 7.146.1(b)

Plan 65M-3582	Plan 65M-3638
Lot 68	*Lot* 57
Lot 69	*Lot* 60
Lot 73	*Lot* 61
Lot 78	*Lot* 63
Lot 81	*Lot* 66
Lot 85	*Lot* 69
Lot 86	*Lot* 70
Lot 87	*Lot* 73
Lot 88	*Lot* 76
Lot 89	*Lot* 79
Lot 98	*Lot* 80
Lot 101	*Lot* 83
Lot 102	*Lot* 86
Lot 103	*Lot* 89
Lot 108	*Lot* 92
Block 126	*Lot* 95
Block 129	*Lot* 98
Block 131	*Lot* 99
Block 132	*Lot* 103
	Lot 106
	Lot 109
	Lot 113
	Lot 114

7.147 4177 HIGHWAY 7
(By-law 2001-295 [OMB])

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *147 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.147.1 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *height* – 20.0 m

b) The location of the OS1 *Zone* boundary is deemed to be located 10 metres north of the stable top of bank as determined by the Toronto Regional Conservation Authority;

c) Maximum density calculations shall not include lands below stable top of bank.

7.148 R2-S ZONE, LARKIN-MONARCH PARTNERSHIP, BERCZY VILLAGE
(By-law 2002-57)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *148 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.148.1 Zone Standards

The following specific *Zone* Standards apply:

a) No more than 50 percent of the wall of the *main building* facing the *front lot line* may be located up to 9.8 metres from the *front lot line*.

7.149 BUR OAK AVENUE AND ROY RAINEY AVENUE, WISMER COMMONS
(By-law 2002-184)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *149 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.149.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.149.2 Special Site Provisions

The following additional provisions apply:

a) *Driveway*s crossing either the *front lot line* or the *exterior side lot line* to access the *townhouse dwelling unit* are not permitted;
b) No *driveway*s or *parking space*s accessed from a *lane* or over the *exterior side lot line* are permitted in association with single and *semi-detached dwelling*s.

7.150 SEMIS AND TOWNHOUSES IN R2 ZONE, WILLIAMSTOWN, BERCZY VILLAGE

(By-law 2002-54)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *150 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.150.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for *semi-detached dwelling*s – 8.3 metres;
b) Minimum *lot frontage* for an end unit or an *interior lot* at 251, 141 and 145 Stonebridge Drive– 8.3 metres;
c) Minimum required *rear yard* for the *first storey* portion of a *building* – 5.0 metres, provided that a minimum *rear yard* of 7.5 metres or more is provided across at least 50 percent of the width of the *rear yard* measured along the *rear lot line*;
d) Minimum required *rear yard* for the second *storey* portion of a *main building* – 7.5 metres;
e) *Lot*s known as 251, 253 and 255 Stonebridge Drive and 22, 24 and 26 Devonwood Drive are subject to the provisions of Table B2, Part 2 "Standards for the Residential Two (R2) *Zone* – *Wide shallow lot*s.

7.151 SINGLE DETACHED RESIDENTIAL DEVELOPMENT ADJACENT TO CARLTON CREEK

(By-law 2002-93)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *151 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.151.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 4.0 metres;
b) Minimum setback for *private garage*s from the *streetline* – 6.0 metres;
c) Minimum *lot frontage* for any *lot* containing a *heritage building* – 15.3 metres.

7.151.2 Special Site Provisions

The following additional provision applies:

a) The *lot* line abutting the buffer area adjacent to Carlton Creek shall be deemed to be the *front lot line*.

7.152 COMMUNITY AMENITY ONE ZONE, WILLIAMSTOWN, BERCZY VILLAGE
(By-law 2002-54)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *152 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.152.1 Zone Standards

The following specific *Zone* Standard applies:

a) Maximum number of *dwelling unit*s permitted – 186.
b) Maximum *Floor Space Index* (FSI) upon removal of Hold (H) provision – 1.45

7.152.2 Special Site Provisions

The following additional provisions apply:

a) Notwithstanding the *Floor Space Index* (FSI) definition, the *lot* area to be used to calculate the *Floor Space Index* shall be the sum of all the *lot areas* denoted by the symbol *152.

7.153 RESIDENTIAL STANDARDS IN THE CA3 ZONE, WILLIAMSTOWN, BERCZY VILLAGE
(By-law 2002-54)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *153 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.153.1 Zone Standards

The following specific *Zone* Standard applies:

a) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.153.2 Special Site Provisions

The following additional provisions apply:

a) Bur Oak Avenue is the *front lot line*;
b) *Driveway*s accessing a *townhouse dwelling unit* are not permitted to cross the *front lot line* or *exterior side lot line*;
c) *Lot*s that are the site of an attached or detached *private garage*, which are accessed by a *driveway* that crosses a *rear lot line* shall be deemed to be accessed by a *lane*.

7.154 RESIDENTIAL UNITS IN THE COMMUNITY AMENITY ONE AND RESIDENTIAL THREE ZONES, MARKHAM TRAILS, BERCZY VILLAGE
(By-law 2002-78, By-law 2003-59)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *154 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.154.1 Special Site Provisions

The following additional provisions apply:

a) Should the CA1 block be developed with *residential use*s only:
   i) Minimum number of *dwelling unit*s – 45;
   ii) Maximum number of *dwelling unit*s – 181;
b) Minimum number of *dwelling unit*s for R3 *Zone* at northwest corner of Castlemore Avenue and McCowan Road – 54;
c) Maximum number of *dwelling unit*s for R3 *Zone* at northwest corner of Castlemore Avenue and McCowan Road – 116;
d) Minimum number of *dwelling unit*s for R3 *Zone* at southwest corner of Castlemore Avenue and McCowan Road – 51;
e) Maximum number of *dwelling unit*s for R3 *Zone* at southwest corner of Castlemore Avenue and McCowan Road – 110.

7.155 RESERVED
7.156 RESERVED

7.157 UNIONVILLE MONTESSORI SCHOOL, NORTH OF 16TH AVENUE AND WEST OF KENNEDY ROAD
(By-law 2002-66)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *157 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.157.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *front yard* – 1.8 metres;
b) Minimum required *rear yard* – 4.5 metres.

7.158 RESERVED
7.159 RESERVED
7.160 RESERVED

7.161 LOT 320, PLAN 65M-3594, GREENSBOROUGH
(By-law 2002-151)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *161 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.161.1 Additional Permitted Uses

The following additional uses are permitted:

a) *day nursery*; and,
b) *school, private*.

7.161.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum width of *landscaped open space* area abutting the north and west *lot lines* – 1.2 metres, if lands subject to this Section are used for a *day nursery* or *private school*;
b) The existing *heritage building* is permitted to encroach into the required *landscaped open space*.

7.162 LANDS TO THE EAST OF 9TH LINE AND NORTH OF 16TH AVENUE
(By-Law 2002-174)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *162 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.162.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* for the *main building* on a *lot* accessed by a *lane* – 13.0 metres;
b) Maximum *lot coverage* of the *first storey* of all detached *accessory building*s on a *lot* used for *semi-detached dwelling*s – 20 percent of the *lot area*;
c) Maximum *height* of any detached *private garage* with an *accessory dwelling unit* in the second *storey* for *lot*s having a frontage of less than 9.75 metres – 6.75 metres.

7.163 NEIGHBOURHOOD CENTRE, BUR OAK AVENUE EAST OF 9TH LINE

(By-law 2002-174, By-law 2004-34, By-law 2014-101)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *163 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.163.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Dwelling Unit(s)*
   i) *Business office*
   ii) *Commercial School*
   iii) *Medical Office*
   iv) *Personal service*
   v) *Retail store*
   vi) *Restaurant*

7.163.2 Zone Standards

The following specific *Zone* Standards apply:

a) All applicable provisions for *single detached dwelling*s shall apply.

7.163.3 Special Parking Provisions

The following parking provisions apply:

a) Commercial uses shall be exempt from providing any required *parking space*s;

b) Minimum number of *parking space*s for *dwelling unit*s – 1 per unit;
c) Tandem *parking space*s are not permitted to be required *parking space*s for the *dwelling unit*s.

7.163.4 Special Site Provisions

a) No more than two *dwelling unit(s)* are permitted. *Dwelling unit(s)* shall be located above the *first storey* of a *building*.
b) Non-residential uses are prohibited above the *first storey* of a *building*.
c) Only one commercial *premise* shall be permitted.
d) A commercial *premise* shall not exceed a *net floor area* of 200 square metres.
e) The commercial *premise* shall be located only in the *first storey* and *basement* of a *building*.
f) The *basement* of a *building* shall only be used for *accessory uses* related to the commercial use, on the *first storey*.
g) Public access to a commercial *premise* shall only be from the *first storey* of a *building*.

7.164 LANDS TO THE EAST OF 9TH LINE AND NORTH OF 16TH AVENUE (CA2 ZONE)

(By-law 2002-174)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *164 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.164.1 Additional Permitted Uses

The following additional use is permitted:

a) *nursing home*, subject to the provisions of the CA2 *Zone*.

7.165 COMMERCIAL BLOCK ON SOUTH SIDE OF HIGHWAY 7 AT BUR OAK AVENUE

(By-law 2002-177)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *165 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.165.1 Special Site Provisions

The following additional provision applies:

a) Special Provisions 1, 2 and 3 of Table A2 shall not apply to lands subject to this Section.

7.166 PLAN 65M-3733, BERCZY VILLAGE

(By-law 2002-253)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *166 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.166.1 Zone Standards

The following specific *Zone* Standard applies:

a) Maximum garage and *driveway* width on *lot*s 27, 28, 33, 34, 37, 38, 43, 44, 48, 49, 54, 55, 58, 59, 66, 67, 72 and 73 of Plan 65M-3733 – 5.6 metres.

7.167 NORTHWEST CORNER OF HIGHWAY 7 AND TOWN CENTRE BOULEVARD (APARTMENTS)

(By-law 2002-251)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *167 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.167.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *apartment building*(s); and,
b) one (1) private recreation facility.

7.167.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *dwelling unit*s permitted – 780;
b) Minimum and maximum setback for *main building*s – See Section 8.2 of this By-law;
c) Minimum and maximum *height*s – See Section 8.3 of this By-law.

7.167.3 Special Parking Provisions

The following parking provisions apply:

a) Maximum number of *parking space*s for *apartment building*s – 1.3 *parking space*s per *dwelling unit*;
b) Maximum number of *parking space*s for *apartment building* visitors – 0.2 *parking space*s per *dwelling unit*;
c) Required parking may be provided in an underground *parking garage* that extends under adjoining lands in the OS1 *Zone*, provided the *parking garage* is below *grade*.

7.168 NORTHWEST CORNER OF HIGHWAY 7 AND TOWN CENTRE BOULEVARD (TOWNHOUSES)

(By-law 2002-251)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *168 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.168.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *home occupation*s; and,
b) *townhouse dwelling*s.

7.168.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum number of *dwelling unit*s – 155;
b) Minimum and maximum setbacks for *main building*s – See Section 8.4 of this By-law;
c) Permitted encroachments – Only stairs, bay windows and landings may encroach into the setback areas shown on Schedule 8.4 to this By-law, provided the encroachment is no more than 0.5 metres.

7.169 *(By-law 2002-251) (2025-63)*

Exception 7.169	**Dorsay Development Corporation North Side of Highway 7, East of Circa Drive**	**Parent Zone** CA2
File PLAN.22.260438		Amending By-law 2025-63

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *169 on the schedules to this Bylaw. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.169.1 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *169 shall be deemed to be one lot for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *169 as a whole and not to any subdivided part thereof.
b)	For the purpose of this By-law, the southerly *lot line* shall be deemed to be the *front lot line*.
c)	For the purposes of this By-law the following definitions apply: *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a building or structure designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public. *Podium* means the base or lower portion of a multi-*storey building*, which is located above *established grade*, and is measured from *established grade* to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium.* Notwithstanding the definition of *storey* in Section 3, any floor containing a rooftop

	mechanical penthouse and no living space shall not be deemed a *storey*. Any *storey* greater than 4.2 metres in height shall not be deemed an additional *storey.*
d)	Number of *storeys* - *podium* i) Maximum - 6 Number of *storeys* – *point tower* ii) Maximum - 25
e)	Maximum *Gross Floor Area*: 24,250 square metres
f)	Minimum required *front yard*, *rear yard*, and *side yard* setback of any *building* or *structure* below grade - 0.0 metres.
g)	Minimum setback from a daylight triangle - 1.0 metre
h)	Minimum *rear yard* setback: i) to a *podium* - 0.0 metres ii) to a *point tower* – 7.0 metres
i)	Maximum floor plate of a *point tower* – 780 square metres
j)	Minimum separation between *point towers* – 30.0 metres
k)	Minimum *landscaped open space* - 20 percent
l)	No minimum parking is required for any permitted use
m)	Where *parking spaces* are provided for any non-residential *use*, the greater of one *parking space*, or 3 percent of the spaces shall be provided as accessible *parking spaces*.
n)	*Parking spaces* and *bicycle parking spaces* provided in accordance with this exception may be located within permitted *parking garages* on lands zoned *171
o)	Minimum width of an aisle providing unobstructed access to a *bicycle parking space* - 1.2 metres
p)	Minimum *bicycle parking space* requirements: Residential: i) *Long term bicycle parking space*: 0.50 spaces per *dwelling unit* ii) *Short term bicycle parking space*: 0.10 spaces per *dwelling unit,* or 6 spaces, whichever is higher Non-Residential: *Short-term Bicycle Parking Space:* 0.10 spaces per 100 square metres of *gross floor area* or 3 spaces, whichever is greater.
q)	Minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
r)	Minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance of 1.2 metres

s)	Stacked *bicycle parking spaces* may be provided in accordance with following the minimum dimensions for each stacked *bicycle parking space*: i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres.

7.170 *(By-law 2002-251) (2025-63)*

Exception 7.170	**Dorsay Development Corporation North Side of Highway 7, West of Circa Drive**	**Parent Zone** CA
File PLAN.22.260438		Amending By-law 2025-63

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *170 on the schedules to this Bylaw. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.170.1 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *170 shall be deemed to be one lot for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *170 as a whole and not to any subdivided part thereof.
b)	For the purpose of this By-law, the southerly *lot line* shall be deemed to be the *front lot line*.
c)	For the purposes of this By-law the following definitions apply: *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a building or structure designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public. *Podium* means the base or lower portion of a multi-storey building, which is located above *established grade*, and is measured from *established grade* to the maximum *podium height* as set out in the applicable zone. A *podium*

	may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. Notwithstanding the definition of *storey* in Section 3, any floor containing a rooftop mechanical penthouse and no living space shall not be deemed a *storey*. Any *storey* greater than 4.2 metres in height shall not be deemed an additional *storey.*
d)	Number of *storeys* - *podium* i) Maximum - 6 Number of *storeys* – *point tower* ii) Maximum - 35 within 75 metres of the westerly *lot line* iii) Maximum – 34 within 75 metres of the easterly *lot line*
e)	Maximum *Gross Floor Area*: 63,250 square metres
f)	Minimum *rear yard* setback: i) to a *podium* – 0.0 metres. ii) to a *point tower* – 7.0 metres
g)	Maximum floor plate of a *point tower* – 780 square metres
h)	Minimum separation between *point towers* – 30.0 metres
i)	Minimum setback from a daylighting triangle - 1.0 metre.
j)	No minimum parking is required for any permitted use.
k)	Where *parking spaces* are provided for any non-residential use, the greater of one *parking space*, or 3 percent of the spaces shall be provided as accessible *parking spaces*.
l)	*Parking spaces* and *bicycle parking spaces* provided in accordance with this exception may be located within permitted *parking garages* on lands zoned *171
m)	Minimum width of an aisle providing unobstructed access to a *bicycle parking space* - 1.2 metres
n)	Minimum *bicycle parking space* requirements: Residential: i) *Long term bicycle parking space*: 0.50 spaces per *dwelling unit* ii) Short term *bicycle parking space*: 0.10 spaces per *dwelling unit,* or 6 spaces, whichever is higher Non-Residential: *Short-term bicycle parking space:* 0.10 spaces per 100 square metres of *gross floor area* or 3 spaces, whichever is greater.

o)	Minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
p)	Minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance of 1.2 metres
q)	Stacked *bicycle parking spaces* may be provided in accordance with following the minimum dimensions for each stacked *bicycle parking space*: i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres

7.171 *(By-law 2002-251) (2025-63)*

Exception 7.171	**Dorsay Development Corporation North Side of Highway 7, East and West of Circa Drive**	**Parent Zone** OS1
File PLAN.22.260438		Amending By-law 2025-63
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *171 on the schedules to this Bylaw. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.171.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	*Parking Garage*	
7.171.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *171 shall be deemed to be one lot for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *171 as a whole and not to any subdivided part thereof.	
b)	A *parking garage* shall be located a minimum of 1.2 metres below grade.	
c)	A *parking garage* is permitted below a *public park.*	
d)	The provisions of Section 6.16 shall not apply.	
e)	Stairs, shafts, and drains related to the parking garage are permitted in the *park*	

7.172 BLOCKS A, B, C, D AND E AND BLOCKS 3, 4 AND 5 ON PLAN 65M- 2503 AND PART 1 ON PLAN 65R-18932 (NORTHWEST CORNER OF HIGHWAY 7 AND TOWN CENTRE BOULEVARD)
(By-law 2002-251)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *172 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.172.1 Zone Standards

The following specific *Zone* Standard applies:

a) Maximum Floor Space Index – 200 percent.

7.173 16th AVENUE AND WILLIAMSON ROAD
(By-law 2003-19)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *173 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.173.1 Only Uses Permitted

The following use is the only use permitted:

a) *place of worship*.

7.174 RESERVED

7.175 STANDARDS FOR BUSINESS PARK AREA - WEST OF KENNEDY ROAD AND NORTH OF HIGHWAY 407
(By-law 2003-151)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *175 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.175.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *financial institutions*;
b) *institutional* uses;
c) research and training facilities;

d) *commercial fitness centre*s;
e) *non-profit fitness centre*s;
f) *trade and convention centre*s;
g) a *transit station*, provided that the lands do not abut or front onto Kennedy Road; and,
h) *office building*s and/or post-secondary educational institutions, along with the following *accessory* uses, provided the total *gross floor area* (GFA) devoted to these *accessory* uses does not exceed 10 percent of the GFA of the *building*:
   i) *Child Care Centre*;
   ii) *personal service shop*s;
   iii) *restaurant*s; and,
   iv) retail uses.

7.175.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum Floor Space Index in a BP (100 percent/150 percent) (H) *Zone* – 100 percent;
b) Maximum Floor Space Index in a BP (100 percent/150 percent) *Zone* – 150 percent;
c) Minimum number of *storey*s – four;
d) Maximum number of *storey*s – eight.

7.175.3 Special Parking Provisions

The following parking provisions apply:

a) Maximum depth of *parking area* in the *exterior side yard*, including the *driveway* – 18.0 metres;
b) *Parking area*s and *driveway*s between the *building* and *front lot line* are prohibited;
c) The required *parking space*s for uses permitted within this Section need not be provided on the same *lot* as the *building*, *structure* or use requiring the parking;
d) The following standards apply to underground and above *grade parking garage*s:
   i) Minimum required *front yard* – 6.0 metres;
   ii) Minimum required *side yard* – 3.0 metres;
   iii) Minimum required *rear yard* – 3.0 metres.

7.175.4 Special Site Provisions

The following additional provisions apply:

a) A *drive-through service facility* associated with any use is not permitted;

b) An individual parcel or parcels *Zone*d BP (100 percent/150 percent) may exceed a *Floor space index (FSI)* of 150 percent provided that the average density of 150 percent FSI over all lands *Zone*d BP (100 percent/150 percent) is not exceeded, and that the Holding (H) provision is removed as required by Section 7.175.5 of this By- law;
c) Notwithstanding any further division or partition on lands subject to this Section, the required setbacks and *yard*s in this Section shall continue to apply to each Block on the Registered Plans pertaining to this site as they existed on the date of passage of By-law 2003-151.

7.175.5 Removal of Holding Provision

The Holding (H) provision may be lifted upon completion/satisfaction of the following conditions:

a) A site plan for a specific development proposal being approved by the Town;
b) A detailed Precinct Plan being approved by the Town;
c) A site plan agreement being executed;
d) A detailed transportation and parking demand study being approved by the Town, including participation in the Town's transportation management association and travel demand management initiatives;
e) A stormwater management report being approved by the Town; and,
f) All additional studies required being approved by the Town.

7.176 BLOCK B OS2 ZONE – NON-PROFIT FITNESS CENTRE OR PUBLIC RECREATIONAL ESTABLISHMENT (KENNEDY ROAD)
(By-law 2003-151)

Notwithstanding any provision in By-law 177-96, as amended the following provisions apply to those lands denoted by the symbol *176 on the Schedules to this By-law. All other provisions of this By-law not inconsistent with this provision shall continue to apply.

7.176.1 Only Uses Permitted

The following uses are the only uses permitted

a) A *non-profit fitness centre* or public *community centre*, along with the following *accessory* uses provided the total *gross floor area* (GFA) devoted to these *accessory* uses does not exceed 10 percent of the GFA of the *building*:
   i) *Child Care Centre*;
   ii) *business office*s;

iii) *personal service shop*s;
iv) *restaurant*s; and,
v) retail uses.

7.176.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum Floor Space Index in a BP (100 percent/150 percent) (H) *Zone* – 100 percent;
b) Maximum Floor Space Index in a BP (100 percent/150 percent) *Zone* – 150 percent;
c) Maximum number of *storey*s – eight;
d) Minimum *building floor area* – 4,650 square metres.

7.176.3 Special Parking Provisions

The following parking provisions apply:

a) Maximum width of *parking area* in the *exterior side yard*, including the *driveway* – 18.0 metres;
b) *Parking area*s and *driveway*s between the *building* and *front lot line* are prohibited;
c) The required *parking space*s for uses permitted within this Section need not be provided on the same *lot* as the *building*, *structure* or use requiring the parking.

7.176.4 Special Site Provisions

The following additional provisions apply:

a) A *drive-through service facility* associated with any use is not permitted;
b) The existing designated *heritage building*, including any necessary changes or additions required to ensure compliance with applicable *building* and fire code regulations, will not be subject to the setback requirements of this By-law;
c) An individual parcel or parcels *Zone*d BP (100 percent/150 percent) may exceed a *Floor space index (FSI)* of 150 percent provided that the average density of 150 percent FSI over all lands *Zone*d BP (100 percent/150 percent) is not exceeded, and that the Holding (H) provision is removed as required by Section 7.176.5 of this By- law;
d) Notwithstanding any further division or partition on lands subject to this Section, the setbacks in this Section shall continue to apply to each Block on the Registered Plans pertaining to this site as they existed on the date of passage of this By-law.

7.176.5 Removal of Holding Provision

The Holding (H) provision may be lifted upon completion/satisfaction of the following conditions:

a) A site plan for a specific development proposal being approved by the Town;
b) A detailed Precinct Plan being approved by the Town;
c) A site plan agreement being executed;
d) A detailed transportation and parking demand study being approved by the Town, including participation in the Town's transportation management association and travel demand management initiatives;
e) A stormwater management report being approved by the Town; and,
f) All additional studies required being approved by the Town.

7.177 BLOCK C STANDARDS FOR BUSINESS PARK AREA, KENNEDY ROAD
(By-law 2003-151)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *177 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.177.1 Only Uses Permitted

The following uses shall be the only uses permitted:

a) *financial institutions*;
b) *institutional* uses;
c) parking *lot*s and *parking garage*s;
d) research and training facilities;
e) *commercial fitness centre*s;
f) *non-profit fitness centre*s;
g) *trade and convention centre*s; and,
h) *business office building*s and/or post-secondary educational institutions, along with the following *accessory* uses provided the total *gross floor area* (GFA) devoted to these uses does not exceed 10 percent of the GFA of the *building*:
    i) *Child Care Centre*;
    ii) *personal service shop*s;
    iii) *restaurant*s; and,
    iv) retail uses.

7.177.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum Floor Space Index in a BP (100 percent/150 percent) (H) *Zone* – 100 percent;
b) Maximum Floor Space Index in a BP (100 percent/150 percent) *Zone* – 150 percent;
c) Minimum *lot frontage* – 50.0 metres;
d) Minimum required *front yard* –6.0 metres;
e) Minimum number of *storey*s – four;
f) Maximum number of *storey*s – eight.

7.177.3 Special Parking Provisions

The following parking provisions apply:

a) Maximum width of *parking area* in the *exterior side yard*, including the *driveway* – 18.0 metres;
b) *Parking area*s and *driveway*s between the *building* and *front lot line* are prohibited;
c) The required *parking space*s for uses permitted within this Section need not be provided on the same *lot* as the *building*, *structure* or use requiring the parking;
d) The following standards apply to underground and above *grade parking garage*s:
    i) Minimum required *front yard* – 6.0 metres;
    ii) Minimum required *side yard* – 3.0 metres;
    iii) Minimum required *rear yard* – 3.0 metres.

7.177.4 Special Site Provisions

The following additional provisions apply:

a) A *drive-through service facility* associated with any use is not permitted;
b) An individual parcel or parcels *Zone*d BP (100 percent/150 percent) may exceed a *Floor space index (FSI)* of 150 percent provided that the average density of 150 percent FSI over all lands *Zone*d BP (100 percent/150 percent) is not exceeded, and that the Holding (H) provision is removed as required by Section 7.177.5 of this By- law;
c) Notwithstanding any further division or partition on lands subject to this Section, the setbacks in this Section shall continue to apply to each Block on the Registered Plans pertaining to this site as they existed on the date of passage of this By-law.

7.177.5 Removal of Holding Provision

The Holding (H) provision may be lifted upon completion and/or satisfaction of the following conditions:

a) A site plan for a specific development proposal being approved by the Town;
b) A detailed Precinct Plan being approved by the Town;
c) A site plan agreement being executed;
d) A detailed transportation and parking demand study being approved by the Town, including participation in the Town's transportation management association and travel demand management initiatives;
e) A stormwater management report being approved by the Town; and,
f) All additional studies required being approved by the Town.

7.178 RESERVED
7.179 RESERVED

7.180 NORTHEAST CORNER OF KENNEDY ROAD AND CASTAN AVENUE, SOUTH UNIONVILLE
(By-law 2003-162)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *180 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.180.1 Special Site Provisions

The following additional provisions apply:

a) No part of the *first storey* of any *building* shall be used as a *dwelling unit*;
b) A *private garage*, as well as stairs accessing a *residential use* on the floor above the *first storey*, shall be permitted as part of the *first storey*;
c) At least 10.0 square metres of the *first storey* shall be used exclusively as a *business office* or *personal service shop*.

7.181 RESERVED

7.182 SPECIAL DRIVEWAY SETBACKS SOUTH OF MAJOR MACKENZIE DRIVE AND WEST OF HIGHWAY 48, WISMER COMMONS
(By-law 2003-207)

Notwithstanding any other provision of this By-law, the provisions in this Section

shall apply to those lands denoted by the symbol *182 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.182.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for a *driveway* from the *interior side lot line* – 0.3 metres;
b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.
c)

7.183 SPECIAL DRIVEWAY SETBACKS WEST OF MINGAY AVENUE, SOUTH OF BUR OAK AVENUE, WISMER COMMONS
(By-law 2003-205)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *183 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.183.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for a *driveway* from the *interior side lot line* – 0.3 metres;
b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.184 SPECIAL DRIVEWAY SETBACKS SOUTH OF MAJOR MACKENZIE DRIVE AND EAST OF MCCOWAN ROAD, WISMER COMMONS
(By-law 2003-203)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *184 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.184.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for a *driveway* from the *interior side lot line* – 0.3 metres;
b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.185 SPECIAL DRIVEWAY SETBACKS SOUTH OF MAJOR MACKENZIE DRIVE AND EAST OF MCCOWAN ROAD, WISMER COMMONS
(By-law 2003-201, 2014-88)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *185 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.185.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for a *driveway* from the *interior side lot line* – 0.3 metres;
b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.186 LOTS HAVING A LOT DEPTH OF 30 METRES OR GREATER
(By-law 2003-201)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *186 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.186.1 Zone Standards

The following specific *Zone* Standards apply:

a) The provisions of Table B2, Part 3 of 3 – "Standards for the Residential Two (R2) *Zone*, *Wide shallow lots*" – shall apply;
b) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.187 LANDS ON WEST SIDE OF MARKHAM ROAD SOUTH OF MAJOR MACKENZIE DRIVE EAST
(By-law 2003-263)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *187 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.187.1 Additional Permitted Uses

The following additional uses are permitted:

a) *apartment dwellings*;
b) *townhouse dwellings*; and,

c) *multiple dwelling*s.

7.187.2 Prohibited Uses

The following additional uses are prohibited:

a) *places of worship*.

7.187.3 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot area* – 0.4 hectares;
b) Minimum *lot frontage* – 60 metres;
c) Minimum setback for all *building*s and *structure*s from the Markham Road *streetline* – 10.0 metres;
d) Minimum setback for all *building*s and *structure*s from any other *streetline* or *lot* line – 3.0 metres;
e) Minimum setback for all *building*s and *structure*s from a residential *Zone* – 7.5 metres;
f) Minimum setback to *parking area* or patio without footings from Markham Road *streetline* – 6.0 metres;
g) Minimum width of *landscaping* strip along Markham Road – 6.0 metres;
h) Minimum width of *landscaping* strip along Castlemore Avenue, Edward Jeffreys Avenue, Bur Oak Avenue and adjacent a residential *Zone* – 3.0 metres;
i) Minimum *landscaped open space* for *apartment* and multi-*unit building*s – 20 percent;
j) Minimum *landscaped open space* for all *building*s except *apartment* and multi-unit *building*s – not applicable;
k) Maximum Floor Space Index for *apartment*, *townhouse building*s and multi-unit *building*s – 2.0;
l) All uses permitted in the CA1 *Zone* and permitted on the lands subject to this Section are subject to the standards of the CA1 *Zone*, unless such standard has been modified or amended by this Section.

7.187.4 Special Site Provisions

The following additional provisions apply:

a) The following requirements apply to *building*s that have a *net floor area* of 557 square metres or less:
   i) At least 80 percent of the *main wall* of *building*s facing Markham Road shall be located no further than 12 metres from the *streetline* of a Municipal/Regional right-of-way or 1.0 metre greater than the Ministry of

Transportation's minimum setback requirement from a Provincial right-of-way, notwithstanding that when the 40 percent provision in Section 7.187.4 b) is complied with the provisions of this Subsection do not apply.

ii) At least 60 percent of the surface area of each wall facing Markham Road and within 30 metres of Markham Road shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof.

b) For *building*s within each area identified as A, B, C and E shown on Schedule 8.7 in Section 8.7 of this By-law, a minimum of 40 percent of the Markham Road *streetline* shall be the location of a *main wall* that is set back no further than 12 metres from the *streetline* of a Municipal/Regional right-of-way or 1.0 metre greater than the Ministry of Transportation's minimum setback requirement from a Provincial right-of-way.

c) The following requirements apply to each area identified as W, X, Y and Z shown on Schedule 8.7 in Section 8.7 of this By-law:

i) Within the areas identified as 'W', measured 30 metres from the intersection of Markham Road and Bur Oak Avenue and 30 metres from the intersection of Markham Road and Castlemore Avenue *drive-through service facilities* and *queuing lane*s are prohibited.

ii) Within the areas identified as 'X', measured 30 metres from the intersection of Markham Road and Edward Jeffreys Avenue *queuing lane*s located between the *main wall* and the Markham Road *streetline* and the Edward Jeffreys *streetline* are prohibited.

iii) Within the area identified as 'Y', measured 30 metres from the Markham Road *queuing lane*s between the *main wall* and the Markham Road *streetline* and the *main wall* and a *driveway* are prohibited.

iv) Within the areas identified as 'Z', measured 30 metres from Markham Road *queuing lane*s between the *main wall* and the Markham Road *streetline* are prohibited.

d) A minimum of 60 percent of the Bur Oak Avenue *streetline* shall be the location of a wall that is set back no further than 5 metres from the Bur Oak Avenue *streetline*.

e) The maximum *height* of any *building* containing *dwelling unit*s is 30 metres. Notwithstanding this provision, within 40 metres of a residential *Zone* boundary, the maximum *height* of any *building* containing *dwelling unit*s is 13.0 metres.

7.188 LANDS ON THE SOUTH SIDE OF BUR OAK DRIVE WEST OF MARKHAM ROAD

(By-law 2003-263)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *188 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.188.1 Only Uses Permitted

The following uses are the only uses permitted:

a) All uses permitted by the CA1 *Zone*.

7.188.2 Prohibited Uses

The following additional use is prohibited:

a) *place of worship*.

7.188.3 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum setback for all *building*s and *structure*s from Markham Road- 10.0 metres;
b) Minimum setback for all *building*s and *structure*s from Bur Oak Avenue or any other *lot* line – 3.0 metres;
c) Minimum setback to *parking area* or patio without footings from Markham Road – 6.0 metres;
d) Minimum setback for all *building*s and *structure*s from the west *lot* line – 7.5 metres;
e) Minimum landscape strip adjacent a Residential *Zone* – 3.0 metres;
f) Minimum *landscaped open space* for *apartment* and multi-unit *building*s – 20 percent;
g) Minimum *landscaped open space* for all *building*s except *apartment* and multi-unit *building*s – not applicable;
h) Maximum Floor Space Index for *apartment*, *townhouse* and *multiple-unit building*s – 2.0;
i) Maximum *height* of any *building* – 30.0 metres;
j) Maximum *height* of any *building* within 40 metres of a Residential *Zone* boundary – 13.0 metres;
k) Minimum setback for any floor wholly above the first 8.2 metres of any *building* from the Bur Oak Avenue *streetline* – 9.0 metres;
l) All uses permitted in the CA1 *Zone* and permitted on the lands

subject to this Section are subject to the standards of the CA1 *Zone*, unless such standard has been modified or amended by this Section.

7.188.4 Special Site Provisions

The following additional provisions apply:

a) A minimum of 60 percent of the Bur Oak Avenue *streetline* shall be the location of a main front wall that is set back no further than 6.0 metres from the Bur Oak Avenue *streetline*. This provision shall only apply to that portion of the *main wall* that is within 8.2 metres of *established grade*;
b) Within the area identified as D shown on Schedule 8.8 in Section 8.8 of this By-law, a minimum of 40 percent of the Markham Road *streetline* shall be the location of a *main* front wall that is set back no further than 12 metres from the *streetline* of a Municipal/Regional right-of-way or 1.0 metre greater than the Ministry of Transportation's minimum setback requirement from a Provincial right-of-way;
c) The following requirements apply to each area identified as W and Z shown Schedule 8.8 in Section 8.8 of this By-law:
    i) Within the area identified as 'W', measured 30 metres from the intersection of Markham Road and Bur Oak Avenue *drive-through service facilities* are prohibited.
    ii) With the area identified as 'Z', measured 30 metres from Markham Road *queuing lane*s located between the *main wall* and the Markham Road *streetline* are prohibited.

7.189 ANGUS GLEN DEVELOPMENTS – EAST VILLAGE
(By-law 2003-254)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *189 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.189.1 Special Site Provisions

The following additional provision applies:

a) Stairs that are used to provide access to a *porch* from the ground may encroach into the required *front yard* and *exterior side yard* provided that no stair is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*.

7.190 ADDITIONAL STANDARDS, CORNELL

(By-law 2003-257)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *190 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.190.1 Additional Permitted Use

The following additional use is permitted:

a) One (1) *accessory dwelling unit* is permitted on a *lot* provided that:
   i) it is *accessory* to a *single detached*, *semi detached* or *townhouse dwelling unit* on the same *lot*;
   ii) it is located above a *private garage* in either the *main building* or an *accessory building* on the same *lot*, excepting that stairways providing access to the *accessory dwelling unit* may extend down to *grade*; and,
   iii) the required *parking space* is independently accessible from the *parking space*s for the *main dwelling unit* on the *lot*.

7.190.2 Zone Standards

a) The following specific *Zone* Standards shall apply to all *main building*s except *duplex*es:

   i) Minimum required *front yard* - 3.0 metres;
   ii) Minimum required *rear yard* - 13.0 metres;
   iii) Maximum *height* - 12.0 metres;
   iv) On *lot*s having a minimum *lot frontage* of at least 11 metres and a minimum depth of 25 metres, *single detached dwelling*s with attached *private garage*s are permitted and are subject to the following additional provisions:
      i. Minimum required *rear yard* - 0.6 metres;
      ii. an *outdoor amenity space* shall be provided and shall be subject to the following regulations:
         1. The *outdoor amenity space* shall have a minimum area of 40 square metres and a minimum dimension of 7.0 metres on one side.
         2. No part of the required *outdoor amenity space* shall be located further than 15 metres from the *rear lot line*.
         3. *Balconies* and roofed *porch*es shall not

encroach into the required *outdoor amenity space*.

4. *Deck*s and associated stairs may encroach into the required *outdoor amenity space*.

b) The following specific *Zone* Standards apply to *duplex dwelling*s and detached *private garage*s that are *accessory* to a *duplex dwelling*:
   i) Minimum *lot frontage* – 7.0 metres;
   ii) Minimum required *front yard* – 1.0 metres;
   iii) A *duplex dwelling* may be attached to one (1) other *duplex dwelling*;
   iv) Minimum required *interior side yard* – 1.2 metres, except that the minimum *interior side yard* may be 0.0 metres where the *building* shares a common wall with another *duplex dwelling* on an abutting *lot*;
   v) Minimum required *rear yard* – 11 metres;
   vi) Minimum setback required for a detached *private garage* from the *main building* on the *lot* – 5.0 metres;
   vii) *Balconies* may encroach into the required *rear yard* a distance of no more than 3.0 metres. Stairs used to access a *Balcony* shall not be subject to the setback requirements of this Section.

c) The following specific *zone* standards apply to *carport*s and *private garage*s and to habitable *floor area* that may be located above a *private garage*:
   i) Minimum setback required from the *rear lot line* – 0.6 metres;
   ii) Minimum setback required from an interior or *exterior side lot line* – 0.3 metres;
   iii) Minimum setback required from the *interior side lot line* where the *carport* or *private garage* (with or without habitable *floor area* above) shares a common wall with another *carport* or *private garage* (with or without habitable *floor area* above) on an abutting *lot* – 0.0 metres;
   iv) No more than two *carport*s or *private garage*s (with or without habitable *floor area* above) on abutting *lot*s are permitted to share common walls;
   v) Maximum *height* of a detached *private garage* – 8.0 metres.

d) The following specific *zone* standards apply to all *building*s:
   i) Eaves and roof overhangs may encroach into any required setback area or *yard* up to the *lot* line;
   ii) Maximum permitted *height* of *porch*es, with the *height* being measured from the *established grade* to the underside of the rafters or ceiling of the *porch*, located within a required *yard* – 5.0 metres;
   iii) *Porch*es may encroach to a required *front yard* or *exterior side yard* provided that no part of the *porch* is located closer than 1.0 metre from the *front lot line* or *exterior*

side lot line and no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*.

7.190.3 Special Parking Provisions

The following special parking provisions apply:

a) Parking shall be required at a rate of one *parking space* for each *duplex dwelling unit*.
b) Tandem *parking space*s are not permitted to be required *parking space*s for *duplex dwelling unit*s.

7.190.4 Special Site Provisions

The following additional provisions apply:

a) The conventional *lot* standards set out in Table B2 shall also apply to *wide shallow lot*s.
b) A *lot* separated from a *public street* by a strip of land owned by a *public authority* and used for the purpose of *landscaping* is deemed to abut such a *public street*.

7.191 MIXED USE DEVELOPMENT, CORNELL

(By-law 2003-257)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *191 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.191.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* – 7.0 metres;
b) Minimum required *exterior side yard* – 0.0 metres;
c) Minimum required *rear yard* – 6.0 metres;
d) *Balconies* may encroach into the required *rear yard* a distance of no more than 4.0 metres. Stairs used to access a *Balcony* shall not be subject to the setback requirements of this Section;
e) Minimum required *landscaped open space* – 0 percent;
f) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.192 REDUCED DEPTH LOTS, CORNELL

(By-law 2003-259)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *192 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.192.1 Zone Standards

The following specific *Zone* Standards apply:

a) On *corner lot*s, *single detached dwelling*s with attached *private garage*s are permitted and are subject to the following specific *Zone* Standards:
   i) Minimum *lot depth* – 25.0 metres;
   ii) Minimum *lot frontage* – 11.0 metres;
   iii) Minimum required *rear yard* – 0.6 metres;
   iv) The wall of the attached *private garage* that contains the opening for *motor vehicle* access shall be set back no further than 1.2 metres from the *rear lot line*;
   v) An *outdoor amenity space* shall be provided and shall be subject to the following regulations:
      1. The *outdoor amenity space* shall have a minimum area of 40 square metres and a minimum dimension of 7.0 metres on one side;
      2. No part of the required *outdoor amenity space* shall be located further than 15 metres from the *rear lot line*;
      3. Balconies and *porch*es shall not encroach into the required *outdoor amenity space*; and,
      4. *Deck*s and associated stairs may encroach into the required *outdoor amenity space*.

b) On *corner lot*s fronting on 16th Avenue, and on *interior lot*s that have a *lot frontage* of less than 11.0 metres, *single detached dwelling*s with attached *private garage*s are permitted and are subject to the following specific *Zone* Standards:
   i) Minimum *lot depth* – 25.0 metres;
   ii) Minimum *lot frontage* – 9.0 metres;
   iii) Minimum required *rear yard* – 5.8 metres;
   iv) Maximum *driveway* width and *garage width* on *lot*s with a *lot frontage* of 9.0 metres or less – 3.5 metres;
   v) An *outdoor amenity space* shall be provided and shall be subject to the following regulations:
      1. The *outdoor amenity space* shall have a minimum area of 35 square metres and a minimum dimension of 7.0 metres on one side.

2. No part of the required *outdoor amenity space* shall be located further than 15 metres from the *rear lot line*.
3. *Balconies* and *porch*es shall not encroach into the required *outdoor amenity space*.
4. *Deck*s and associated stairs may encroach into the required *outdoor amenity space*.

c) *Semi-detached dwelling*s with attached *private garage*s are permitted and are subject to the following specific *Zone* Standards:
   i) Minimum *lot depth* – 25.0 metres;
   ii) *Semi-detached dwelling*s with attached *private garage*s are permitted only on *interior lot*s; excepting that *semi-detached dwelling*s with attached *private garage*s are permitted on *corner lot*s which front onto 16th Avenue;
   iii) Minimum *lot frontage* – 7.0 metres/unit
   iv) Minimum required *rear yard* – 5.8 metres;
   v) Maximum *driveway* width and *garage width* – 3.5 metres;
   vi) An *outdoor amenity space* shall be provided and shall be subject to the following regulations:
      1. The *outdoor amenity space* shall have a minimum area of 30 square metres and a minimum dimension of 7.0 metres on one side;
      2. No part of the required *outdoor amenity space* shall be located further than 15 metres from the *rear lot line*;
      3. Balconies and *porch*es shall not encroach into the required *outdoor amenity space*; and,
      4. *Deck*s and associated stairs may encroach into the required *outdoor amenity space*.

7.193 NARROW TOWNHOUSE LOTS, CORNELL
(By-law 2003-259)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *193 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.193.1 Zone Standards

The following specific *Zone* Standards apply to *townhouse dwelling*s:

a) Minimum *lot frontage* for an interior unit – 4.5 metres/unit;
b) Minimum setback for a detached *private garage* from the *main building* on the *lot* - 5.0 metres;

c) Minimum *lot frontage* for an end unit on a *corner lot* – 7.0 metres/unit;
d) Minimum *lot frontage* for an end unit on an *interior lot* – 5.7 metres;
e) Minimum setback for detached *private garage*s from *rear lot line* – 5.8 metres;
f) Minimum required *rear yard* – 5.8 metres;
g) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane;*
h) Minimum required *front yard* – 0.6 metres.

7.194 NEIGHBOURHOOD CENTRE, CORNELL

(By-law 2005-137)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *194 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.194.1 Only Permitted Uses

(By-law 2014-44)

a) i) *retail;*
ii) *restaurant;*
iii) *take-out restaurant*; and
iv) *dwelling units*

or

b) *single detached dwelling.*

7.194.2 Zone Standards

a) Minimum *lot frontage* – 12.0 metres;
b) Minimum required *front yard* – 3.0 metres;
c) Minimum required side yard – 1.2 metres on one side, 0.6 metres on the other;
d) Minimum required *rear yard – 0.6 m*

7.194.3 Special Park Provisions

The following parking provisions apply:

a) Parking shall be required at a rate of one space for each *dwelling unit;*
b) Tandem *parking spaces* are not permitted as required *parking spaces* for *dwelling units*.
c) No *parking spaces* are required for any non-residential use.

7.194.4 Special Site Provisions
(By-law 2014-44)

a) The combined *net floor area* of *retail stores*, *restaurants*, and *take-out restaurants* shall not exceed 120 m² and shall be located only in the *first storey* of a *building*.
b) *Dwelling units* associated with a mixed use *building* shall only be permitted above the *first storey*.
c) Maximum number of *dwelling units* associated with a mixed use *building* – 2.
d) A *single detached dwelling* shall comply with the conventional *lot* standards set out in Table B2 and exception numbers *190 and *192.

7.195 BLOCKS 13 TO 15, 65M-3680 AND BLOCKS 12-14, 65M-3687
(By-law 2004-37)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *195 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.195.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* for an attached garage on Block 13 of Plan 65M-3680 – 9.0 metres;
b) Minimum required *rear yard* for an attached garage on Blocks 14 and 15 of Plan 65M-3680 – 8.0 metres;
c) Minimum required *rear yard* for an attached garage on Blocks 12 and 14 of Plan 65M-3687 – 8.0 metres;
d) Minimum required *rear yard* for an attached garage on Block 13 of Plan 65M-3687 – 6.8 metres;
e) Maximum garage and *driveway* width – 3.4 metres;
f) Minimum required *rear yard* – 14.0 metres;
g) Minimum area of the *outdoor amenity space* – 36.0 square metres;
h) Minimum length of the *outdoor amenity space* – 14.0 metres;
i) Detached *private garage*s are prohibited;

j) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.195.2 Special Site Provisions

The following additional provisions apply:

a) A *deck* and associated stairs is permitted in an *outdoor amenity space*.

7.196 LANE-BASED SINGLE DETACHED DWELLINGS IN CATHEDRAL TOWN *(2006-179)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *196 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section**.**

7.196.1 Only Uses Permitted:

The following uses are the only uses permitted:

a) *Single Detached Dwellings.*

7.196.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 13.0 metres;
b) Minimum *lot depth* - 25.0 metres;
c) Minimum required *front yard* - 3.5 metres;
d) Rear yard provisions for *main building* with an attached *private garage:*
    i) Minimum required *rear yard* -1.0 metres;
    ii) Maximum required *rear yard* - 6.5 metres;
    iii) Maximum required *rear yard* setback for *corner lots* and *lots* at the intersection of a *lane* and a *public street* -1.6 metres;
e) Rear yard provision for *main building* with a detached *private garage:*
    i) Minimum required *rear yard* -12.0 metres;
    ii) Maximum setback for detached *private garage* from the *rear lot line* - 6.5 metres;
    iii) Maximum setback for detached *private garage* from the *rear lot line* for *corner lots* and *lots* at the intersection of a *lane* and a *public street* -1.6 metres;
f) Minimum required *interior side yard* for an attached *private garage* shall be - 0.6 metres;
g) Minimum required *setback of porch or landing from front lot line* - 1.5 metres;
h) Minimum required setback of *porch* stairs or landing stairs from

front *lot* line - 0.75 metres;

i) Minimum required setback of *porch, porch* stairs, landing or landing stairs from exterior side *lot* line - 0.75 metres;

j) An underground cold cellar may also encroach into the required *yard,* provided an underground cold cellar is located entirely underneath the landing;

k) Provisions for *outdoor amenity space:*
   i) Minimum area of *outdoor amenity space* - 60 sq. metres;
   ii) Minimum additional area of landscaped open space to be provided in a location adjacent to the *dwelling unit* and contiguous with the *outdoor amenity space* - 15 square metres;

l) The minimum side yard setback for a detached *private garage* shall be 0.22 metres from an interior side *lot* line created by a Hydro Transformer Notch;

m) An accessory dwelling unit is permitted on *lot* provided that:
   i) it is accessory to a permitted residential use on the *lot;*
   ii) an accessory *dwelling unit* is not located in the *main building* on the *lot;*

n) A *private garage* is permitted to be within or attached to the *main building,* if the *lot* is accessed by a *lane*.

7.196.3 Special Site Provisions

The following additional provisions shall apply:

a) *Outdoor Amenity Space:*
   i) shall be located within the *side yard* or *rear yard* immediately adjacent to and directly accessible from the dwelling;
   ii) may include a *deck* and associated stairs but shall not include a *porch;*

b) An opening for a door is permitted in any portion of a wall facing the *interior side lot line* that is less than 1.2 metres from the *interior side lot line.*

7.197 LANE-BASED SEMI-DETACHED DWELLINGS IN THE WEST CATHEDRAL COMMUNITY
(By-law 2006-179)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *197 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.197.1 Only Uses Permitted:

The following use is the only use permitted:

a) Semi-detached Dwellings.

7.197.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* – 8.5 metres;
b) Minimum *lot depth* – 28.0 metres;
c) Minimum required *front yard* – 3.5 metres;
d) *Rear yard* provisions for *main building* with an attached *private garage*:
   i) Minimum required *rear yard* – 1.0 metres;
   ii) Maximum required *rear yard* – 6.5 metres;
   iii) Maximum required *rear yard* setback for *corner lots* and *lots* at the intersection of a *lane* and a *public street* – 1.6m;
e) Rear yard provision for *main building* with a detached *private garage*:
   i) Minimum required *rear yard* – 12.0 metres;
   ii) Maximum required setback of detached *private garage* from the *rear lot line* – 6.5 metres;
   iii) Maximum setback for detached *private garage* from the *rear lot line* for *corner lots* and *lots* at the intersection of a *lane* and *public street* – 1.6m;
f) The Minimum required *interior side yard* for an attached *private garage* shall be - 0.6 metres;
g) Minimum required setback of *porch* or landing from *front lot line* - 1.5 metres;
h) Minimum required setback of *porch* stairs or landing stairs from *front lot line* - 0.75 metres;
i) Minimum required setback of *porch, porch* stairs, landing or landing stairs from *exterior side lot line* - 0.75 metres;
j) An underground cold cellar may also encroach into the required *yard,* provided the underground cold cellar is located entirely underneath the landings;
k) Provisions for *outdoor amenity space:*
   i) Minimum area *of outdoor amenity space*- 30.0 square metres;
   ii) Minimum additional area of *landscaped open space* to be provided in a location adjacent to the *dwelling unit* and contiguous with the *outdoor amenity space* - 6.0 square metres;
l) An accessory dwelling unit is permitted on *lot* provided that:
   i) it is accessory to a permitted residential use on the *lot;*
   ii) an accessory *dwelling unit* is not located in the *main building* on the *lot;*
m) A *private garage* is permitted to be within or attached to the *main building,* if the *lot* is accessed by a *lane*.

7.197.3 Special Site Provisions

The following additional provisions shall apply:

a) *Outdoor Amenity Space:*
   i) shall be located within the *side yard* or *rear yard* immediately adjacent to and directly accessible from the dwelling;
   ii) may include a *deck* and associated stairs but shall not include a *porch;*
b) An opening for a door is permitted in any portion of a wall facing the *interior side lot line* that is less than 1.2 metres from the *interior side lot line*.

7.198 LANE-BASED TOWNHOUSE DWELLINGS IN THE WEST CATHEDRAL COMMUNITY
(By-law 2006-179)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *198 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.198.1 Only Uses Permitted:

The following uses are the only uses permitted:

a) Townhouse Dwellings.

7.198.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* – 5.5 metres;
b) Minimum *lot depth* – 30 metres;
c) Minimum required *front yard* – 3.5 metres;
d) Rear yard provisions for *main building* with an attached *private garage*:
   i) Minimum required *rear yard* – 1.0 metres;
   ii) Maximum required *rear yard* – 6.5 metres;
e) Rear yard provision for *main building* with a detached *private garage*:
   i) Minimum required *rear yard* – 11.5 metres;
   ii) Maximum setback of detached *private garage* from the *rear lot line* – 6.5 metres;
f) Minimum required setback of *porch* or landing from *front lot line* – 1.5 metres;
g) Minimum required setback of *porch* stairs or landing stairs from

front lot line – 0.75 metres;

h) Minimum required setback of *porch, porch* stairs, landing or landing stairs from *exterior side lot line* – 0.75 metres;

i) An underground cold cellar may also encroach into the required *yard,* provided the underground cold cellar is located entirely underneath the landing;

j) Maximum *height* of any portion of a *building* or *structure* located within 10.6 metres of the *rear lot line* - 4.5 metres;

k) Provisions for *outdoor amenity space*:
   i) Minimum area of *outdoor amenity space* – 20 square metres;
   ii) Minimum additional area of *landscaped open space* to be provided in a location adjacent to the *dwelling unit* and contiguous with the *outdoor amenity space* -7 square metres;

l) Maximum width of an attached *private garage* – 3.5 metres;

m) Maximum width of a detached *private garage* – 5.8m;

n) Provisions for *corner lots* and *lot*s at the intersection of a *lane* and a *public street:*
   i) Maximum width of an attached *private garage* - 5.8 metres;
   ii) The provisions of 7.198.2 1) shall not apply
   iii) Maximum setback for detached or attached *private garage* from the *rear lot line* - 1.6 metres;

o) The minimum side yard setback for a detached garage shall be 0.22 metres from an interior side for line created by a Hydro Transformer Notch;

p) A detached *private garage* may share a common wall with an attached *private garage* on an abutting *lot*, and no setback from the *interior side lot line* is required on that side of the *lot;*

q) All detached *private garages* and any storey above the first storey of a detached *private garage* shall be set back a minimum of 5.0 metres from the *main building* on the *lot;*

r) An accessory dwelling unit is permitted on a *lot* provided that:
   i) it is accessory to a permitted residential use on the *lot;*
   ii) an accessory *dwelling unit* is not located in the *main building* on the *lot;*

s) A *private garage* is permitted to be within or attached to the *main building,* if the *lot* is accessed by a *lane*.

7.198.3 Special Site Provisions

The following additional provisions shall apply:

a) *Outdoor Amenity Space:*
   i) shall be located within the *side yard* or *rear yard* immediately adjacent to and directly accessible from the dwelling;

ii) may include a *deck* and associated stairs, but shall not include a *porch;*

b) An opening for a door is permitted in any portion of a wall facing the *interior side lot line* that is less than 1.2 metres from the *interior side lot line*.

7.199 TOWNHOUSES FRONTING ON WOODBINE AVENUE
(By-law 2003-284)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *199 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.199.1 Zone Standards

Notwithstanding the provisions of 7.198.2(b) and 7.198.2(c), the following provisions shall apply:

a) Minimum *lot depth* – 31.0 metres;
b) Minimum required *front yard* – 2.5 metres.

7.199.2 Special Site Provisions

The following additional provisions apply:

a) All *lot*s are subject to the *wide shallow lot* standards of this By-law.
b) An opening for a door is permitted in any portion of a wall facing the *interior side lot line* that is less than 1.2 metres from the *interior side lot line*.

7.200 REVISED LOT FRONTAGE STANDARDS – BERCZY VILLAGE
(By-law 2004-16)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *200 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.200.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum *lot frontage* for *townhouse building*s – 6.0 metres.

7.201 REVISED GARAGE AND DRIVEWAY STANDARDS – BERCZY VILLAGE
(By-law 2004-314)

Notwithstanding any other provisions of this by-law, the provisions in this section shall apply to those lands denoted with the symbol *201 on the Schedules to this by-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section:

7.201.1 Zone Standards

The following specific *Zone* Standard applies:

a) Maximum garage and *driveway* width – 5.6 metres.

7.202 RESERVED
7.203 RESERVED

7.204 NORTHWEST CORNER LOT, MARKHAM BY-PASS AND CASTLEMORE AVENUE
(By-law 2003-326)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *204 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.204.1 Special Site Provisions

The following additional provisions apply:

a) The *lot line* abutting the public road cul-de-sac is deemed to be the *front lot line*;
b) There is no maximum setback required from the *front lot line*.

7.205 LOTS WITH A SIDE LOT LINE SEPARATED FROM THE MARKHAM BY-PASS OR RAILWAY RIGHT-OF-WAY BY OPEN SPACE ZONES - 9TH LINE NORTH OF CASTLEMORE
(By-law 2003-326)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *205 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.205.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* – 7.0 metres;

b) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

c) An attached one-*storey private garage* shall be located no closer than 0.6 metres from the *rear lot line*, provided a *rear yard* of 7.5 metres is provided between the *main building* and the *rear lot line* across at least 50 percent of the width of the *lot*.

7.205.2 Special Site Provisions

The following additional provision applies:

a) A side *lot* line abutting an Open Space *Zone* is deemed to be an *interior side lot line*.

7.206 LOTS AND BLOCKS ACCESSED BY A LANEWAY ABUTTING THE REAR LOT LINE - 9TH LINE NORTH OF CASTLEMORE

(By-law 2003-326, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *206 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.206.1 Zone Standards

a) The following specific *Zone* Standards apply to *semi-detached dwelling*s:

i) Minimum required *lot frontage* – 6.0 metres/unit;
ii) Minimum required *front yard* – 1.8 metres;
iii) Minimum required *rear yard* on all *lot*s – 13.0 metres;
iv) Minimum required *exterior side yard* – 1.8 metres;
v) Minimum required *interior side yard* – 0.9 metres on one side, 0.0 metres on the other;
vi) Maximum *height* – 12.0 metres;
vii) Maximum setback from *front lot line* - no maximum.

b) The following specific *Zone* Standards apply to *townhouse dwelling*s adjacent to the OS1 *Zone* at Castlemore Avenue

and Swan Park Road:

i) Minimum required *front yard* – 0.6 metres;
ii) Minimum required *rear yard* – 13.0 metres;
iii) Minimum required *exterior side yard* – 1.8 metres;
iv) Minimum required *interior side yard* – 0.6 metres for an end unit;
v) Maximum *height* – 12 metres;
vi) Maximum setback from *front lot line* - no maximum;
vii) Minimum *lot frontage* - 6.0 metres/unit.

c) The following specific *Zone* Standards apply to detached *private garage*s for both *semi-detached* and *townhouse dwelling*s:
   i) Minimum setback required from *exterior side lot line* – 1.2 metres;
   ii) Minimum setback required from *main building* – 5.0 metres;
   iii) Maximum *lot coverage* – no maximum.

7.206.2 Special Site Provisions

The following additional provisions apply:

a) In no case shall a detached *private garage* share a common wall with more than one other detached *private garage* on an abutting *lot*. In such instances, and where there are no doors or windows on the wall facing the *interior side lot line* on the open side, the *private garage* shall be located no closer than 0.3 metres from that *interior side lot line*.
b) For *townhouse dwelling*s, the *lot* line farthest from and opposite to the *lane* is deemed to be the *front lot line*;
c) For both *semi-detached* and *townhouse dwelling*s:
   i) A *side lot line* abutting an Open Space *Zone* or a *lane*way is deemed to be an *interior side lot line*;
   ii) Sills, cornices, eaves and roof overhangs may encroach into any required *yard* up to 0.1 metres from the *lot* line;
   iii) *balconies*, roofed *porch*es and stairs that are used to provide access to the *porch* from the ground, underground cellars and stairs and landings used to access a *main building* may encroach into the required *front yard* and/or into the required *exterior side yard* provided no part of any *structure* is located closer than 0.6 metres from the *front lot line* and *exterior side lot line*.

7.206.3 Special Parking Provisions

The following parking provision applies:

a) There is no maximum setback for *parking pad*s from the *rear lot line*.

7.207 SINGLE DETACHED DWELLINGS - 9TH LINE NORTH OF CASTLEMORE
(By-law 2003-326)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *207 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.207.1 Special Site Provisions

The following additional provisions apply to *single detached dwelling*s:

a) Sills, cornices, eaves and roof overhangs may encroach into any required *yard* up to 0.1 metres from the *lot* line;
b) Balconies, roofed *porche*s and stairs that are used to provide access to the *porch* from the ground, underground cellars and stairs and landings used to access a *main building* may encroach into the required *front yard* and/or into the required *exterior side yard* provided no part of any *structure* is located closer than 0.6 metres from the *front lot line* and *exterior side lot line*.

7.208 BUR OAK AVENUE BETWEEN 16TH AVENUE AND 9TH LINE, CORNELL
(By-law 2004-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *208 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.208.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* for an end unit on a *corner lot* – 6.4 metres;

b) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.209 HERITAGE HOME ON EAST SIDE OF 9TH LINE, NORTH OF 16TH AVENUE, CORNELL

(By-law 2004-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *209 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.209.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *rear yard* – 3.0 metres;
b) Maximum setback from *front lot line* - no maximum;
c) Minimum setback of a detached *private garage* from the *main building* on the *lot* – 2.0 metres.

7.210 LANDS NORTH OF 16TH AVENUE AND EAST OF 9TH LINE, CORNELL

(By-law 2004-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *210 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.210.1 Zone Standards

The following specific *Zone* Standards apply:

a) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.210.2 Special Site Provisions

The following additional provisions shall apply:

a) Maximum permitted *lot coverage* for detached *private garage*s - no maximum;
b) Stairs and landings that access any part of the *main building* on the *lot*, and are not associated with a *deck* or *porch*, may encroach into the required *rear yard* a distance of no more than 3.0 metres;
c) Maximum setback from *front lot line* - no maximum.

7.211 43-81 OMEGA STREET & 272-310 ROY RAINEY AVENUE
(By-law 2004-57)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *211 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.211.1 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot depth* for a *wide shallow lot* – 24.5 metres.

7.211.2 Special Parking Provisions

The following parking provision applies:

a) Minimum unenclosed *parking space* width for Blocks 67-72 on Registered Plan 65M-3613 – 2.68 metres.

7.212 TO 7.219 - RESERVED

7.220 GAS BAR AND CAR WASH FACILITY – SOUTHEAST CORNER OF 16TH AVENUE AND 9TH LINE
(By-law 2004-90)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *220 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.220.1 Zone Standards

The following specific *Zone* Standards shall apply:

a) Maximum *front yard* - 6.0 metres;
b) Minimum required *exterior side yard* – 3.0 metres;
c) Maximum required *exterior side yard* – 6.0 metres;
d) Minimum *landscaped open space* – 10 percent;
e) Maximum *height* – 6.0 metres.

7.220.2 Special Site Provisions

The following additional provisions apply:

a) There are no special setback requirements for *car wash*es;

b) Maximum setback requirements shall only apply to the *gas bar* on the subject lands.

7.221 LANDS ON WEST SIDE OF HIGHWAY 48 SOUTH OF MAJOR MACKENZIE DRIVE EAST

(By-law 2004-149)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *221 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.221.1 Prohibited Uses

The following uses are prohibited:

a) *places of worship*

7.221.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot area* – 0.75 hectares
b) Minimum *lot frontage* – 65 metres
c) Minimum setback to *parking area*s and patios without footings from Markham Road *streetline* - 6.0 metres;
d) Minimum landscape strip along Markham Road – 6.0 metres.

7.221.3 Special Site Provisions

The following additional provisions apply:

a) The following requirements apply to *building*s that have a *net floor area* of 557 square metres or less:

   i) At least 80 percent of the *main wall* of *building*s facing Markham Road shall be located no further than 14 metres from the *streetline* of a Municipal/Regional right-of-way.
   ii) At least 60 percent of the surface area of each wall facing Markham Road and within 30 metres of Markham Road shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof.

b) *Queuing lane*s are prohibited between the *main wall* and

Markham Road if the setback from the Markham Road *streetline* to the *main wall* is less than 30 metres.

7.222 LOTS 6, 7, AND 8, CONCESSION 9 BOX GROVE COMMUNITY
(By-law 2004-149)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *222 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.222.1 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum *lot frontage* for a *single detached dwelling* - 10.4 metres;
b) The maximum *garage width* and *driveway* width on a *wide shallow lot* with a frontage from 12.8 metres to 13.29 metres and not accessed by a *lane* - 5.5 metres;
c) Minimum *lot depth* - 26 metres.

7.223 LOTS 6, 7, AND 8, CONCESSION 9 BOX GROVE COMMUNITY (PLACE OF WORSHIP)
(By-law 2004-146, By-law 2004-149)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *223 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.223.1 Permitted Uses:

The following is the only use permitted in the R2(H) *Zone*:

a) One *place of worship*.

7.223.2 Zone Standards for a Place of worship

The following specific *zone* standards apply to a *place of worship*:

a) Minimum required *front yard* - 6.0 metres;
b) Minimum required *rear yard* - 6.0 metres;
c) Minimum required *side yard* - 6.0 metres;
d) Maximum *exterior side yard* - 3.0 metres;
e) Maximum *height* - 10 metres;
f) Minimum width of *landscaping* area required adjacent to the *front lot line* - 6.0 metres;

g) Minimum width of *landscaping* area required adjacent to all other *lot* lines - 3.0 metres;
h) Minimum *lot area* - 1.0 hectare.

7.223.3 Special Site Provisions

The following additional provisions apply:

a) The *front lot line* is the 9th Line By-Pass *streetline*.
b) No parking shall be permitted between the *building* and the *front lot line*.
c) No parking shall be permitted between the *building* and the south *exterior side lot line*.

7.224 LOTS 3 TO 5, AND LOTS 6 TO 8, CONCESSION 9 BOX GROVE COMMUNITY
(By-law 2004-146, By-law 2004-149, By-law 2004-151)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *224 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.224.1 Special Site Provisions

The following additional provisions apply:

a) Architectural features, such as sills, belt cornices, eaves, roof overhangs may encroach into the required *front yard* and/or *exterior side yard* provided no part of such architectural features are located closer than 0.1 metres to the *front lot line* and/or exterior *lot* line.

b) Stairs are permitted to encroach into the required *front yard* and/or required *exterior side yard* provided no part of the stairs is located closer than 0.6 metres to the *front lot line* and/or *exterior side lot line*.

7.225 LOTS 3 TO 5, AND LOTS 6 TO 8, CONCESSION 9 BOX GROVE COMMUNITY
(By-law 2004-146, 2004-151)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *225 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.225.1 Special Site Provisions

The following additional provisions apply:

a) Minimum required *rear yard* - 13.0 metres;
b) Maximum *lot coverage* for detached *private garage* – 20 percent;

7.226 LOTS 6, 7, AND 8, CONCESSION 9 BOX GROVE COMMUNITY
(By-law 2004-146)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *226 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.226.1 Special Site Provisions

Notwithstanding Section 7.222.1(c), the following provision shall apply:

a) Minimum *lot depth* - 24 metres.

7.227 LOTS 6, 7, AND 8, CONCESSION 9 BOX GROVE COMMUNITY
(By-law 2004-146)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *227 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.227.1 Special Site Provisions

The following additional provision applies:

a) The eastern *lot* line is the *front lot line*.

7.228 LOTS 6, 7, AND 8, CONCESSION 9, BOX GROVE COMMUNITY
(By-law 2004-146)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *228 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.228.1 Permitted Uses

The following uses are the only uses permitted:

a) *Business office*s;
b) *Child Care Centre;*
c) *Financial institutions*;
d) *Personal service shop*s;
e) *Repair shop*s;
f) One *Restaurant*;
g) *Retail store*s;
h) One (1) *dwelling unit*.

7.228.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* - 15 metres;
b) Minimum required *front yard* - 2.0;
c) Maximum *front yard* – 8.0 metres;
d) Minimum required *exterior side yard* - 4.5 metres;
e) Minimum required side *yard* (west) - 3.5 metres;
f) Minimum required side *yard* (east) - 1.2 metres;
e) Minimum required *rear yard* - 7.5 metres;
f) Maximum *height* - 11.0 metres;
g) Maximum *building* depth - 20 metres;
h) Minimum number of *storey*s - two *storey*s;
i) Minimum width of *landscaped open space* required adjacent to *front lot line* - same as *front yard* for *main building*;
j) Minimum width of *landscaped open space* required adjacent to the exterior *lot* line - same as *exterior side yard* for *main building*.
k) Sections 7.228(2) (f) and (h) shall not apply to a *building* or any addition to a *building* designated under Part IV of the Ontario *Heritage* Act.

7.228.3 Special Site Provisions

The following additional provisions apply:

a) No part of the *first storey* of any *building* shall be used as a *dwelling unit*.
b) The *first storey* shall be used for commercial uses set out in Section 7.228.1 (a) to (g).
c) No parking shall be permitted between the *building* and the *front lot line*.
d) No parking shall be permitted between the *building* and the

exterior *lot* line.

e) An access ramp is permitted to cross the *landscaped open space*.

f) A *private garage*, as well as stairs accessing a *residential use* on the floor above the *first storey*, shall be permitted as part of the *first storey*.

g) The opening for *motor vehicle* access in a *private garage* shall not face the *front lot line*.

h) Section 7.228.3 (a) and (b) shall not apply to a *building* or any addition to a *building* designated under Part IV of the *Ontario Heritage Act*, on the lands as shown on Schedule 'A' attached hereto.

Exception 7.229	**Box Grove Shopping Centre 66 Copper Creek Dr., east of 9th Line**	**Parent Zone BC**
File ZA 16 114234		Amending By-law 2016-126, 2013-108, 2007-14, 2004-146
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *229 on the Schedules to this By-law. All other provisions of this By-law unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.229.1 Additional Permitted Uses		
The following additional uses are permitted on lands *zone*d Business Corridor:		
a)	*School, Public*	
b)	*Supermarket*	
c)	*Child Care Centre*	
7.229.2 Special Site Provisions		
The following additional provisions apply:		
a)	*Supermarket* minimum *net floor area* – 300 square metres	
b)	*Supermarket* maximum *net floor area* – 6,000 square metres	
c)	The minimum *net floor area* for individual retail store premises shall be 93 square metres on the lands zoned Business Corridor	
d)	The total combined store floor area of all individual retail store premises with new floor areas less than 300 square metres shall not exceed 15 percent of the total *net floor area* of all *building*s on the lands zoned Business Corridor	
e)	Free standing restaurants and takeout restaurants shall be permitted within any *building* on the lands zoned business corridor	
f)	One (1) free standing financial institution shall be permitted on the lands zoned Business Park	
g)	For the purposes of By-law 2016-126 only, the following definition applies: *Child Care Centre* means an establishment operated by a person that is licensed in accordance with the Child Care and Early Years Act, as amended	

7.230 LOTS 6 AND 7, CONCESSION 9, BOX GROVE COMMUNITY
(By-law 2004-149)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *230 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.230.1 Additional Permitted Uses:

The following additional uses are permitted:

a) *Business office*s

7.230.2 Zone Standards

The following specific *zone* standards apply:

a) Minimum *lot frontage* - 19 metres;
b) Maximum *front yard* - 6.0 metres;
c) Minimum required *front yard* - 5.0 metres;
d) Minimum required *side yard* (west) - 5.0 metres;
e) Minimum required *side yard* (east) - 1.2 metres;
f) Minimum required *rear yard* - 7.5 metres;
e) Maximum *height* - 11.0 metres;
f) Minimum width of *landscaped open space* required adjacent to *lot* line (west) - 1.5 metres;
g) Minimum width of *landscaped open space* required adjacent to the *front lot line* - equal to the *front yard* of the *main building*;
h) Maximum *building* depth - 20 metres.

7.230.3 Special Site Provisions

The following additional provisions apply:

a) No part of the *first storey* of any *building* shall be used as a *dwelling unit*;
b) The *first storey* shall be used as a *business office*;
c) No parking shall be permitted between the *building* and the *front lot line*;
d) An access ramp shall be permitted to cross the *landscaped open space*;
e) A *private garage*, as well as stairs accessing a *residential use* on the floor above the *first storey*, shall be permitted as part of the *first storey*;
f) The opening for *motor vehicle* access in a *private garage* shall not face the *front lot line*.

7.231 LOTS 6 AND 7, CONCESSION 9, BOX GROVE COMMUNITY
(By-law 2004-149)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *231 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.231.1 Permitted Uses

The following are the only permitted uses:

a) *Business office*s;
b) *Child Care Centre*;
c) *Financial institutions*;
d) *Personal service shop*s;
e) *Repair shop*;
f) One (1) *Restaurant*;
g) *Retail store*s;
h) One (1) *dwelling unit* above the *first storey*.

7.231.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum *lot frontage* - 35 metres;
b) Minimum required *front yard* - 3.0 metres;
c) Maximum *front yard* - 4.0;
d) Minimum required *side yard* (west) - 5 metres;
e) Minimum required *side yard* (east) - 1.2 metres;
d) Minimum required *rear yard* - 7.5 metres;
e) Maximum *height* - 11 metres;
f) Maximum *building* depth - 20 metres;
g) Maximum number of *storey*s - two *storey*s;
h) Minimum width of *landscaped open space* required adjacent to west *lot* line - 0.6 metres;
i) Minimum width of *landscaped open space* required adjacent to *front lot line* - equal to the *front yard* of the *main building*;
j) Minimum width of *landscaped open space* required adjacent to the *exterior side lot line* - equal to the *exterior side yard* of the *main building*.

7.231.3 Special Site Provisions

The following additional provisions apply:

a) No part of the *first storey* of any *building* shall be used as a *dwelling unit*;

b) The *first storey* shall be used for the uses set out in Section 7.231.1 (a) to (g);
c) No parking shall be permitted between the *building* and the *front lot line*;
d) An access ramp shall be permitted to cross the *landscaped open space*;
e) A *private garage*, as well as stairs accessing a residential *use* on the floor above the *first storey*, shall be permitted as part of the *first storey*;
f) The opening for *motor vehicle* access in a *private garage* shall not face the *front lot line*;
g) Portions of a *storey* exceeding 4.2 metres in *height* shall not be deemed to be an additional *storey*.

7.232 RESERVED

7.233 LOTS 3, 4 AND 5, CONCESSION 9 BOX GROVE COMMUNITY
(By-law 2004-151)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *233 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this Section

7.233.1 Permitted Uses

The following are the only uses permitted:

a) *Apartment dwelling*s;
b) *Business office*s;
c) *Child Care Centre*;
d) *Financial institutions*;
e) *Libraries;*
f) *Personal service shop*s;
g) *Repair shop*s;
h) One (1) *Restaurant*;
i) One (1) *Restaurant*, *Take-Out;*
j) *Retail store*s.

7.233.2 Zone Standards

The following specific *Zone* Standard applies:

a) Minimum *lot frontage* - 25 metres;
b) Minimum required *front yard* - 6.0 metres;
c) Minimum required *exterior side yard* - 6.0 metres;
d) Minimum required *interior side yard* - 6.0 metres;
e) Minimum required *rear yard* - 6.0 metres;

f) Minimum *height* - 9.0 metres;
g) Maximum *height* - 11 metres;
h) Minimum width of *landscaped open space* required adjacent to the *front lot line* - equal to the *front yard* of the *main building*;
i) Minimum width of *landscaped open space* required adjacent to the exterior *lot* line - equal to the *exterior side yard* of the *main building*;
j) Minimum width of *landscaping* area required adjacent to all other *lot lines* - 3.0 metres;

7.233.3 Special Site Provisions

The following additional provisions apply:

a) The *front lot line* is the 14th Avenue *streetline*
b) No parking shall be permitted between the *building* and the *front lot line*.
c) No part of the *first storey* of any *building* shall be used as a *dwelling unit*.
d) A *private garage*, as well as stairs accessing a *residential use* on the floor above the *first storey*, shall be permitted as part of the *first storey*.
e) The *first storey* shall only be used for the uses set out in Section 7.233.1 (b) to (j).

7.234 CORNELL SOUTH – LINDVEST PROPERTIES REDUCED BUILDING SEPARATION
(By-law 2004-187)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *234 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.234.1 Zone Standards

The following specific *zone* standards shall apply:

a) Minimum setback for a detached *private garage* from the *main building* on a *lot* for *townhouse dwellings* – 5.0 metres.

7.235 CORNELL SOUTH – LINDVEST PROPERTIES AND WYKLAND ESTATES INC., PHASTE 2, MATTAMY (COUNTRY GLEN) LIMITED DETERMINATION OF FRONT LOT LINE
(By-law 2004-187)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *235 on the schedules to this by-law. All

other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.235.1 Special Site Provisions

The following additional provisions apply:

a) A *lot* shall also include a parcel of land that abuts an open space *zone* provided that the parcel of land is accessed by a *lane*;
b) For the purposes of this Section, the *lot* line that abuts the open space (OS1) *Zone* shall be deemed the *front lot line*;
c) For the purposes of this Section, a *lot* that abuts a *lane* shall be deemed to abut a street.

7.236 CORNELL SOUTH – LINDVEST PROPERTIES REDUCED EXTERIOR SIDE YARD SETBACKS FOR TOWNHOUSES
(By-law 2004-187)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *236 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.236.1 Zone Standards

The following specific *zone* standards shall apply:

a) Minimum required *exterior side yard* for *townhouse dwellings* - 0.6 metres.

7.237 CORNELL SOUTH – LINDVEST PROPERTIES REDUCED YARD SETBACKS FOR DWELLINGS ABUTTING TRAFFIC CIRCLES
(By-law 2004-187)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *237 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.237.1 Additional Permitted Use

The following additional use is permitted:

a) One *accessory dwelling unit* is permitted on a *lot* provided that:

i) it is *accessory* to a *single detached*, semi detached or *townhouse dwelling unit* on the same *lot*; and,

ii) it is only located above a *private garage* in either the *main building* or above a detached *private garage*. The stairs accessing a *residential use* on the floor above the *first storey*, shall be permitted as part of the *first storey*.

7.237.2 Zone Standards

The following specific *Zone* Standards shall apply:

a) Minimum required *front yard* for *single detached dwelling*s - 0.3 metres;
b) *Porch*es may encroach into the required *front yard* or *exterior side yard* provided that no part of the *porch* or stairs is located closer than 0.1 metres from the *front lot line* or *exterior side lot line*;
c) Minimum required *rear yard* – 0.6 metres;
d) Minimum area of *outdoor amenity space* - 40 square metres;
e) Minimum width of *outdoor amenity space* - 5.0 metres;
f) Minimum length of *outdoor amenity space* - 6.0 metres;
g) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.237.3 Special Site Provisions

The following additional provisions apply:

a) A *deck* and associated stairs is permitted in an *outdoor amenity space*.

7.238 CORNELL SOUTH– LINDVEST PROPERTIES SPECIFIC DEVELOPMENT STANDARDS FOR EXISTING HERITAGE DWELLING
(By-law 2004-187)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *238 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.238.1 Zone Standards

The following specific *Zone* Standards shall apply:

a) Minimum required *front yard* – 13.0 metres;
b) Minimum required *exterior side yard* – 1.2 metres.
c) Minimum required *rear yard* – 4.5 metres.

7.239 RESERVED

7.240 TOWNHOUSE DWELLINGS IN THE SOUTH UNIONVILLE PLANNING DISTRICT

(BY-LAW 2005-215)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *240 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.240.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Townhouse dwellings.*
b) *Home occupations.*

7.240.2 Zone Standards for Townhouse Buildings with Attached Garages

The following specific zone standards apply to *townhouse buildings* with an attached *private garage* accessed by a *lane:*

a) Minimum required *lot frontage:*
    i) Interior Units - 4.5 m
    ii) End Units - 6.2 m
b) Minimum *lot depth* - 25.0 m
c) Required yards:
    i) Minimum *Front Yard* - 3.0 m
    ii) Minimum *Interior Side Yard*
        a) Interior Units - 0.0 m
        b) End Units - 1.2 m
    iii) Minimum *Exterior Side Yard* - 1.2m
    iv) Minimum *Rear Yard* - 5.8 m
    v) Maximum *Rear Yard – 7.2m* Provisions for second floor covered *balcony.*
d) Provisions for second floor covered *balcony*:
    i) Minimum area of *balcony* - 6.0 square metres
    ii) The floor of any *balcony* that is located between a *main wall* of a *building* and a *streetline* or *public park* shall extend at least 1.5 metres towards the *streetline* or *public park* from the *main wall* that abuts the *balcony.* Windows, stairs, columns, piers and/or railings associated with the *balcony* are permitted to encroach up to 0.45 metres within this area,
    iii) No portion of the required *balcony* shall be farther than 5.0 metres from the *front lot line;*
e) Provisions for comer *lots* and *lots* at the intersection of a

lane and a *public street:*

i) Minimum *height* of any *building* or portion of a *building* located within 6.0 metres of the *rear lot line* - 5.0m;

7.240.3 Zone Standards for units with detached garages

The following specific zone standards for *townhouse dwellings* units with a detached *private garage* accessed by a *lane* apply:

a) Minimum required *lot frontage:*
   i) Interior Units - 4.5 m
   ii) End Units - 6.2 m

b) Minimum *lot depth* - 25.0m

c) Required yards
   i) Minimum *Front Yard* - 3.0 m
   ii) Minimum *Interior Side Yard*

a) Interior Units - 0.0 m

b) End Units - 1.2 m
   iii) Minimum *Exterior Side Yard* - 1.2m
   iv) Minimum *Rear Yard* for *a private garage* - 5.8 metres Maximum *Rear Yard* for a *private garage* - 7.2m

d) Provisions for *corner lots* and *lots* at the intersection of a *lane* and a public street:
   i) Minimum *height* of any *building* or portion of a *building* located within 6.0 metres of the *rear lot line* - 5.0 metres;

7.240.4 Special Site Provisions

a) *Private garages* within or attached to the main *building* are permitted on *lot*s accessed by a *lane*.

b) All units with an attached *private garage* shall have a *porch* and a *balcony* in the *front yard* and attached to the main *building.*

7.241 CORNELL SOUTH – LINDVEST PROPERTIES
(By-law 2004-187, 2004-329) (Hold Removal via By-law 2015-101)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *241 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.241.1 Additional Permitted Use

The following additional use is permitted:

a) One *accessory dwelling unit* is permitted on a *lot* provided that:
   (i) it is *accessory* to a *single detached*, *semi detached* or *townhouse dwelling unit* on the same *lot*; and,
   (ii) it is only located above a detached *private garage* on the same *lot*. The stairs accessing a *residential use* on the floor above the *first storey* shall be permitted as part of the *first storey*.

7.241.2 Zone Standards

The following specific *zone* standards shall apply:

a) *Main Building*

i)	Minimum required *rear yard*	13.0 metres
ii)	Maximum *height*	12.0 metres
iii)	Maximum eave and roof overhang encroachment - to the *lot* line	
iv)	Maximum *height* of *porch*es, with the *height* being measured from the *established grade* to the underside of the rafters or ceiling of the *porch*	5.0 metres

b) Detached *Private garage*s

i)	Minimum setback from *interior* or *exterior side lot line*	0.3 metres
ii)	Minimum setback from *interior side yard* where the *private garage* shares a common wall with another *private garage* on an abutting *lot*	0.0 metres
iii)	Maximum *height*	8.0 metres
iv)	Maximum *lot coverage*	20 percent of the *lot area*
v)	Maximum eave and roof overhang encroachment - to the *lot* line	

c) The conventional *lot* standards apply to all *lot*s.

d) For all *dwelling* types, *porch*es may encroach into the required *front yard* or *exterior side yard* provided that no part of the *porch* is located closer than 0.3 metres from the *front lot line* or *exterior side lot line* and no part of the stairs or architectural features (excluding eaves, gutters, roof overhangs, cantilevered window bays or balconies) is located closer than 0.1 metres from the *front lot line* or *exterior side lot line*.

7.241.3 Special Site Provisions

The following additional provisions apply:

a) There is no restriction on the maximum setback of the *dwelling* from the *front lot line*;
b) *Motor vehicle* access is only permitted over a *lot* line that abuts a *lane*.

7.241.4 Special Parking Provisions

The following parking provision applies:

a) There is no maximum setback for *parking pad*s from the *rear lot line*.

7.242 RESTRICTED PERMITTED USES – BERCZY VILLAGE
(*By-law 2004-314)*

Notwithstanding any other provisions of this by-law, the provisions in this section shall apply to those lands denoted with the symbol *242 on the Schedules to this by-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section:

7.242 Only Permitted Use

The following use is the only use permitted:

a) A *driveway* associated with the adjacent *place of worship* at 4898/4916 16th Avenue.

7.243 WEST OF McCOWAN ROAD AND SOUTH OF MAJOR MACKENZIE DRIVE
(By-law 2004-274)

Notwithstanding any other provisions of this By-law, the provisions of this Section shall apply to those lands denoted by the symbol *243 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.243.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Townhouse dwelling*s on *lot*s not accessed by a *lane*.

7.243.2 Zone Standards

The following specific *Zone* Standards apply to *townhouse dwelling*s not accessed by a *lane*:

a) Minimum *lot frontage* - 85 metres;
b) Minimum block area - 1.3 ha;
c) Maximum *height* - 12 metres;
d) Minimum required *interior side yard* - 2.0 metres;
e) Minimum required *exterior side yard* - 0.8 metres;
f) Minimum required *front yard* - 0.43 metres;
g) Minimum required *rear yard* - 5.0 metres.

7.243.3 Special Site Provisions

The following additional provisions apply:

a) The stairs that are used to provide access to the *porch* from the ground may encroach into the required *front yard* and/or *exterior side yard* provided that no stair is located closer than 0.2 metres from the *front lot line* and/or *exterior side lot line*.

7.244 WEST OF McCOWAN ROAD AND SOUTH OF MAJOR MACKENZIE DRIVE *(By-law 2004-274)*

Notwithstanding any other provisions of this By-law, the provisions of this Section shall apply to those lands denoted by the symbol *244 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.244.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Townhouse dwelling*s on *lot*s not accessed by a *lane*.

7.244.2 Zone Standards

The following specific *Zone* Standards apply to *townhouse dwelling*s not accessed by a *lane*:

a) Minimum *lot frontage* - 140 metres;
b) Minimum block area - 1.3 ha;
c) Maximum *height* - 12 metres;
d) Minimum required *interior side yard* - 1.50 metres;
e) Minimum required *exterior side yard* - 0.6 metres;
f) Minimum required *front yard* - 0.52 metres;
g) Minimum required *rear yard* - 5.2 metres.

7.244.3 Special Site Provisions

The following additional provisions apply:

a) The stairs that are used to provide access to the *porch* from the ground may encroach into the required *front yard* and/or *exterior side yard* provided that no stair is located closer than 0.2 metres from the *front lot line* and/or *exterior side lot line*.

7.245 WEST OF McCOWAN ROAD AND SOUTH OF MAJOR MACKENZIE DRIVE *(By-law 2004-274)*

Notwithstanding any other provisions of this B-law, the provisions of this Section shall apply to those lands denoted by the symbol *245 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.245.1 Zone Standards

The following specific *Zone* Standards apply to *townhouse dwellings* not accessed by a *lane*:

a) Minimum *lot frontage* - 167 metres;
b) Minimum block area - 1.2 ha
c) Maximum *height* - 12 metres;
d) Minimum required *interior side yard* - 5.0 metres;
e) Minimum required *exterior side yard* - not applicable;
f) Minimum required *front yard* - 2.5 metres;
g) Minimum required *rear yard* – 7.0 metres.

7.246 COMMERCIAL RETAIL PLAZA AT 9899 HWY 48 - HIPA INVESTMENTS *(By-law 2005-18, By-law 2013-108)*

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *246 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.246.1 Zone Standards

a) Minimum *lot area* 1.0ha;
b) Minimum *lot frontage* 100 metres;
c) Maximum required *front yard* NOT APPLICABLE;
d) Minimum required *rear yard* 30 metres;
e) Minimum width of *landscaping* adjacent to an *interior side lot line* 1.5 metres;
f) Minimum width of *landscaping* adjacent to & *front lot line* 4.5

metres;
g) Minimum *height* 5 metres.

7.246.2 Special Parking Provisions

The following parking provisions apply:

a) 146 *parking spaces* shall be required for the subject property having a *net floor area* of not more than 3750 square metres.
b) No *loading spaces* shall be required.

7.246.3 Special Site Provisions

a) Only one (1) *child care centre* having a maximum floor area of 230 square metres is permitted.
b) Maximum *floor area* for all *restaurants* – 475 square metres
c) *Driveways,* and utility *structure*s are permitted encroach into the required *landscaping* adjacent to a required front or *interior lot line.*

7.247 LANDS EAST OF MARKHAM ROAD, NORTH OF KIRKHAM DRIVE, WEST OF THE CNR LINE (MAJOR COMMERCIAL)

(By-Law 2004-281)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *247 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.247.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *art galleries*;
b) *business office*s;
c) *commercial fitness centre*s;
d) *community centre*s;
e) *Child Care Centre*;
f) *financial institutions*;
g) *libraries*;
h) *medical office*s;
i) *museum*s;
j) *non-profit fitness centre*s;
k) *personal service shop*s;
l) *restaurant*s;
m) *restaurant*s, *take-out*;
n) *retail store*s, subject to Section 7.247.3(a);

o) *schools, commercial*; and
p) *theatre*s.

7.247.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *yard* adjoining any street or property line - 6 metres, with the exception that any part of the *main wall* may encroach up to 3 metres into the required *yard*;
b) Notwithstanding Section 7.247.2(a), the minimum required setback from the CNR property line is 30 metres;
c) Minimum required *landscaped open space* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *landscaped open space*;
d) Minimum required *landscaped open space* adjoining any other *lot* line - 3.0 metres;
e) In addition to the provisions of Section 7.247.2(c), the following encroachments shall be permitted in the required *landscaped open space* adjoining streets:
    i) access ramps and *driveway*s, provided they are more or less perpendicular to the street line;
    ii) awnings, roof overhands, open colonnades, canopies, uncovered platforms or stairs;
f) Maximum *height* - 12 metres.

7.247.3 Special Site Provisions

a) The maximum *net floor area* for any *retail store premises* is 3,500 square metres.

7.248 LANDS AT THE NORTHEAST CORNER OF MARKHAM ROAD AND KIRKHAM DRIVE (MAJOR COMMERCIAL)

(By-Law 2004-281, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *248 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.248.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *art galleries*;
b) *business office*s;
c) *commercial fitness centre*s;

d) *community centre*s;
e) *Child Care Centre*;
f) *financial institutions*;
g) *libraries*;
h) *medical office*s;
i) *motor vehicle service station*s, subject to Section 7.248.3(c);
j) *museum*s;
k) *non-profit fitness centre*s;
l) *personal service shop*s;
m) *restaurant*s;
n) *restaurant*s, *take-out*;
o) *retail store*s, subject to Section 7.248.3(a);
p) *schools, commercial*;
q) *supermarket;* subject to sub-section 7.248.3 a); and
r) *theatre*s.

7.248.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *yard* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to
3.0 metres into the required *yard*;
b) Minimum required *landscaped open space* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *landscaped open space*;
c) in addition to the provisions of Section 7.248.2(b), the following encroachments shall be permitted in the required *landscaped open space* adjoining streets;
    i) access ramps and *driveway*s, provided they are more or less perpendicular to the *streetline*;
    ii) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs;
d) minimum *height* - 6.0 metres; and
e) maximum *height* - 12 metres.

7.248.3 Special Site Provisions

a) The maximum *net floor area* for any *retail store* or *supermarket premises* is 3,500 square metres;

b) Within 40 metres of the Markham Road *streetline*, the following additional provisions apply:
    i) maximum *yard* from the Markham Road *streetline* - 6.0 metres;
    ii) minimum *height* - 8.0 metres;

iii) *queuing lane*s located between a *main wall* and the Markham Road *streetline* are not permitted;
iv) a minimum of 50 percent of the surface area of each *main wall* facing the street shall be comprised of openings. This provision only applies to that portion of the *main wall* that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;
v) doors associated with *loading space*s shall not face Markham Road;

b) Only the *motor vehicle service station* uses existing on September 28, 2004, are permitted.

7.249 LANDS AT THE SOUTHEAST CORNER OF MARKHAM ROAD AND KIRKHAM DRIVE (MAJOR COMMERCIAL)

(By-Law 2004-281, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *249 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.249.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *art galleries*;
b) *business office*s;
c) *commercial fitness centre*s;
d) *community centre*s;
e) *Child Care Centre*;
f) *financial institutions*;
g) *libraries*;
h) *medical office*s;
i) *museum*s;
j) *non-profit fitness centre*s;
k) *personal service shop*s;
l) *restaurant*s;
m) *restaurant*s, *take-out*;
n) *retail store*s, subject to Sections 7.249.3(a) and 7.249.3(b)(i);
o) *schools, commercial;*
p) *supermarket;* subject to sub-section 7.249.3 a) and 7.249.3 b) i)
q) *theatre*s.

7.249.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *yard* adjoining any street - 6.0 metres; with the exception that any part of the *main wall* may encroach up to
3.0 metres into the required *yard*;
b) Minimum required *landscaped open space* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *landscaped open space*;
c) in addition to the provisions of Section 7.249.2(b), the following encroachments shall be permitted in the required *landscaped open space* adjoining streets:
    i) access ramps and *driveway*s, provided they are more or less perpendicular to the *streetline*;
    ii) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs;
d) minimum *height* - 6.0 metres; and
e) maximum *height* - 12 metres.

7.249.3 Special Site Provisions

a) The maximum *net floor area* for any *retail store* or *supermarket premises* is 3,500 square metres.

b) Within 40 metres of the *public street* at the south limit of the lands *zone*d MJC*249, the following additional provisions apply:
    i) notwithstanding Section 7.249.3(a), the maximum *net floor area* for any one *retail store* or supermarket *premises* within 40 metres of the *public street* at the south limit of the lands zoned MJC*249 is 1,000 square metres;
    ii) minimum *height*;
    iii) maximum setback of any *main wall* facing the street - 6.0 metres;
    iv) a minimum of 70 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6.0 metres from the *streetline*;
    v) a minimum of 60 percent of the surface area of each wall facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;
    vi) doors associated with *loading space*s shall not face the

street at the south limit of the *zone*.

c) Within 40 metres of the Markham Road *streetline*, the following additional provisions apply:
   i) minimum *height* - 8.0 metres;
   ii) maximum setback from the Markham Road property line, or from the street at the south limit of this *zone* - 6.0 metres;
   iii) *drive-through service facilities* and *queuing lane*s are not permitted;
   iv) a minimum of 50 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6.0 metres from the *streetline*;
   v) a minimum of 50 percent of the surface area of each wall facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;
   vi) doors associated with *loading space*s shall not face Markham Road.

7.250 LANDS EAST OF MARKHAM ROAD, NORTH OF THE GOLDEN AVENUE INTERSECTION (MAJOR COMMERCIAL)

(By-Law 2004-281, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *250 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.250.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *art galleries*;
b) *business office*s;
c) *commercial fitness centre*s;
d) *community centre*s;
e) *Child Care Centre*;
f) *financial institutions*;
g) *libraries;*
h) *medical office*s;
i) *museum*s;
j) *non-profit fitness centre*s;
k) *personal service shop*s;
l) *restaurant*s;

m) *restaurant*s, *take-out*;
n) *retail store*s, subject to Section 7.250.3(a) and 7.250.3(c)(i);
o) *schools, commercial*;
p) *supermarkets;* subject to sub-section 7.250.3 a) and 7.250.3 c) i); and,
q) *theatre*s.

7.250.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *yard* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to
3.0 m into the required *yard*;
b) Minimum required *landscaped open space* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *landscaped open space* adjoining streets;
   i) access ramps and *driveway*s, provided they are more or less perpendicular to the *streetline*;
   ii) awnings, roof overhands, open colonnades, canopies, uncovered platforms or stairs;
c) in addition to the provisions of Section 7.250.2(b), the following encroachments shall be permitted in the required *landscaped open space* adjoining streets:
   i) access ramps and *driveway*s, provided they are more or less perpendicular to the *streetline*;
   ii) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs.
d) minimum *height* - 6.0 metres; and
e) maximum *height* - 12 metres.

7.250.3 Special Site Provisions

a) The maximum *net floor area* for any *retail store* or *supermarket premises* is 3,500 square metres.
b) The east limit of the *zone* is defined as no further than 360 metres from the Markham Road property line.
c) Within 40 metres of the *public street* at the north limit of the lands *zone*d MJC*250, the following provisions shall apply:
   i) the maximum *net floor area* for any one *retail store* or *supermarket premises* within 40 metres of the *public street* at the north limit of the lands *zone*d MJC*250 is 1,000 square metres;
   ii) minimum *height* - 8.0 metres;
   iii) maximum setback of any *main wall* from the street at the

north limit of this *zone* - 6.0 metres;

iv) *drive-through service facilities* and *queuing lane*s are not permitted;

v) a minimum of 70 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6.0 metres from the *streetline*;

vi) a minimum of 60 percent of the surface area of each *main wall* facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof.

vii) doors associated with *loading space*s shall not face the street.

d) Within 40 metres of the south limit of the lands zoned MJC*250, the following additional provisions apply:

i) minimum *height* - 8.0 metres;

ii) maximum setback from the Markham Zone property line, or from the street at the south limit of this *zone* - 6.0 metres;

iii) *drive-through service facilities* and *queuing lane*s are not permitted;

iv) a minimum of 50 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6.0 metres from the *streetline*;

v) a minimum of 50 percent of the surface area of each *main wall* facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;

vi) doors associated with *loading space*s shall not face the street at the south limit of the *zone*.

e) Within 40 metres of the Markham Road *streetline*, the following additional provisions apply:

i) minimum *height* - 8.0 metres;

ii) maximum setback from the Markham Road property line, or from the street at the south limit of this *zone* - 6.0 metres;

iii) *drive-through service facilities* and *queuing lane*s are not permitted;

iv) a minimum of 50 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6.0 metres from the *streetline*;

v) a minimum of 50 percent of the surface area of each

main wall facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;

vi) doors associated with *loading space*s shall not face Markham Road.

7.251 MARKHAM ROAD
(By-Law 2004-281)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *251 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.251.1 Additional Permitted Uses

The following additional uses are permitted:

a) *retail store*s with a *net floor area* greater than 3,500 square metres and less than 6,000 square metres.

7.251.2 Special Site Provisions

The following additional provisions apply:

a) the maximum number of *retail store premises* with a *net floor area* more than 3,500 square metres and less than 6,000 square metres is one (1).

b) no *retail store premises* with a *net floor area* greater than 3,500 square metres and less than 6,000 square metres is permitted within 40 metres of:
   i) Markham Road;
   ii) the *public street* at the south limit of the lands *zone*d MJC*249; and
   iii) the *public street* at the north limit of the lands *zone*d MJCV*250.

7.252 LANDS ON THE EAST SIDE OF MARKHAM ROAD SOUTH OF KIRKHAM DRIVE (MAJOR COMMERCIAL)
(By-Law 2004-281, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *252 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.252.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *art galleries*;
b) *motor vehicle* tire sales and repair, subject to Section 7.252.3(d);
c) *motor vehicle* sales, subject to Section 7.252.3(e);
d) *business office*s;
e) *community centre*s;
f) *commercial fitness centre*s;
g) *Child Care Centre*;
h) *financial institutions*;
i) *libraries*;
j) *medical office*s;
k) *museum*s;
l) *non-profit fitness centre*s;
m) *outdoor display and sales*, subject to Section 7.252.3(f);
n) *personal service shop*s;
o) propane dispensing facility, subject to Section 7.252.3(g);
p) *restaurant*s, *take-out*;
q) *restaurant*s;
r) *retail store*s, subject to Section 7.252.3(b), (c) and (i);
s) *schools, commercial*;
t) *supermarkets;* subject to sub-section 7.252.3 b), 7.252.3 c) and 7.252.3 i).
u) *theatre*s.

7.252.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *yard* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to
3.0 metres into the required *yard*;
b) Minimum required *landscaped open space* adjoining any street - 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *landscaped open space*;
c) in addition to the provisions of Section 7.252.2(b), the following encroachments shall be permitted in the required *landscaped open space* adjoining streets;
    i) access ramps and *driveway*s, provided they are more or less perpendicular to the *streetline*;
    ii) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs;
d) minimum *height* - 6.0 metres; and
e) maximum *height* - 12 metres.

7.252.3 Special Site Provisions

a) The east limit of the lands subject to exception *252 shall be no further than 450 metres from Markham Road.
b) The *net floor area* of any *retail store or supermarket premises* shall be either:
   i) less than 3,500 square metres, or
   ii) more than 10,000 square metres and less than 15,000 square metres;
c) The maximum number of *retail store* or *supermarket premises* with a *net floor area* more than 10,000 square metres and less than 15,000 square metres is one (1);
d) *motor vehicle* tire sales and repair are permitted subject to the following provisions:
   i) only within a *retail store building* containing a *retail store* premise with a *net floor area* more than 10,000 square metres;
   ii) maximum *gross floor area* - 560 square metres;
e) *motor vehicle* sales are restricted to the indoor display of a maximum of two vehicles within a *retail store* premise with a *net floor area* more than 10,000 square metres and less than 15,000 square metres. Indoor storage of *motor vehicle*s and/or the outdoor display or storage of *motor vehicle*s is not permitted;
f) *outdoor display and sales* in the form of a garden centre are permitted subject to the following provisions:
   i) only in association with a *retail store* premise with a *net floor area* more than 10,000 square metres and less than 15,000 square metres;
   ii) maximum *gross floor area* - 560 square metres.
g) a propane dispensing facility is permitted subject to the following provisions:
   i) only in association with a *retail store* premise with a *net floor area* more than 10,000 square metres and less than 15,000 square metres
   ii) maximum area - 100 square metres;
   iii) maximum *height* - 4.0 metres.
h) The following provisions apply to a retail or *supermarket building* with a *net floor area* more than 10,000 square metres and less than 15,000 square metres:
   i) no part of the *building* or *structure* shall be located closer than 40 metres from the *public street* at the south limit of the lands *zone*d MJC*252
   ii) Minimum required *yard* adjoining any street or property line – 6m
   iii) minimum width of *landscaping* adjoining any street – 6m
   iv) minimum *height* – 6.0 m

v) maximum *height* – 14 m
vi) For the purposes of calculating parking, this *building* shall not be considered to be part of a shopping centre. Parking shall be provided in accordance with the *retail store* requirements in Table B of By-law 28-97, as amended.

i) Within 40 metres of the street at the south limit of the lands zoned MJC*252**,** the following additional provisions apply:
i) maximum *net floor area* for any one *retail store premises* is 1,000 square metres;
ii) maximum setback of any *main wall* from the street at the south limit of this *zone* – 6m;
iii) *drive-through service facilities* and *queuing lane*s are not permitted;
iv) where a *building* is located within 40 metres of the street at the south limit of the lands zoned MJC*252, a minimum of 70 percent of the length of a street line within a *lot*/block shall be the location of a *main wall* that is set back no further than 6m from the *streetline*;
v) where a *building* is located within 40 metres of the street at the south limit of the lands zoned MJC*252, a minimum of 60 percent of the surface area of each *main wall* facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof.

7.253 LANDS EAST OF MARKHAM ROAD, WEST OF THE CNR RAIL LINE (RESIDENTIAL THREE)

(By-Law 2004-281)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *253 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.253.1 Only Permitted Uses

The following are the only permitted uses:

a) *townhouse dwelling*s;
b) *multiple dwelling*s;
c) *apartment dwelling*s;
d) *home occupation*s;
e) *retail store*s, subject to Section 7.253.3(a)(ii);
f) *personal service shop*s, subject to Section 7.253.3(a)(ii); and
g) *business office*s, subject to Section 7.253.3(a)(ii).

7.253.3 Special Site Provisions

a) Within 40 metres of the street at the south limit of the lands *zone*d R3*253 the following additional provisions apply:
   i) the provisions of the CA1 *Zone* shall apply;
   ii) *retail store*s, *personal service shops* and *business office*s are permitted only in the *first storey* of residential *building*s;
   iii) Minimum required depth for retail, *personal service* or *business office* uses in the *first storey* of a residential *building* – 6.0 metres;
   iv) a minimum of 70 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6.0 metres from the *streetline*.

7.254 LANDS EAST OF MARKHAM ROAD, WEST OF THE CNR RAIL LINE (RESIDENTIAL THREE)

(By-Law 2004-281)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *254 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.254.1 Only Permitted Uses

The following are the only permitted uses:

a) *townhouse dwelling*s;
b) *multiple dwelling*s;
c) *apartment dwelling*s;
d) *home occupation*s;
e) *retail store*s, subject to Section 7.253.3(a)(ii);
f) *personal service shop*s, subject to Section 7.253.3(a)(ii);
g) *business office*s, subject to Section 7.253.3(a)(ii).

7.254.2 Special Site Provisions

a) Within 40 metres of the street at the north limit of the lands *zone*d R3*254 the following additional provisions apply:
   i) The provisions of the CA1 *zone* shall apply;
   ii) *retail store*s, *personal service shops* and *business office*s are permitted only in the *first storey* of residential *building*s;
   iii) within 450 metres of the Markham Road street line, *retail store*s, *personal service shops* and *business office*s are the only permitted uses in the *first storey* of residential

*building*s;

iv) Minimum required depth for retail, personal service or *business office* uses in the *first storey* of a residential *building* – 6.0 metres;

v) a minimum of 70 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that is set back no further than 6m from the *streetline*.

7.255 CORNELL LANDS ON BUR OAK BETWEEN 16TH AVENUE AND WHITE'S HILL AVENUE BY-LAW 2004-305

(By-Law 2004-305)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *255 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.255.1 Additional Permitted Uses

The following additional uses are permitted:

a) *medical office*s;
b) *financial institutions*;
c) *repair shop*s;
d) *retail store*s.

7.255.2 Special Parking Provisions

The following parking provisions shall apply:

a) Two (2) additional *parking space*s are required for any commercial use permitted by Section 7.255.1.

7.255.3 Special Site Provisions

The following additional site provisions apply:

a) all commercial uses permitted by Section 7.255.1 are to be located only in the *first storey* of a *building*. Further, the maximum permitted *floor area* for a commercial use is 90 square metres.

7.256 CORNELL LANDS ON BUR OAK BETWEEN 16TH AVENUE AND WHITE'S HILL AVENUE BY-LAW 2004-305

(By-Law 2004-305)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *256 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.256.1 Additional Permitted Use

The following additional use is permitted:

a) *restaurant*s.

7.257 RESERVED

7.258 LANDS EAST OF MARKHAM ROAD, NORTH OF ENVIRONMENTAL CHANNEL (MIXED COMMERCIAL AND RESIDENTIAL)

(By-Law 2004-305)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *258 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.258.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *apartment dwelling*s;
b) *art galleries subject* to Section 7.258.3(b)(iii);
c) *business office*s subject to Section 7.258.3(b)(iii);
d) *commercial fitness centre*s subject to Section 7.258.3(b)(iii);
e) *community centre*s subject to Section 7.258.3(b)(i) and 7.258.3(b)(iii);
f) *Child Care Centre* subject to Section 7.258.3(b)(i) and 7.258.3(b)(iii);
g) *financial institutions* subject to Section 7.258.3(b)(iii);
h) *home occupation*s;
i) *libraries* subject to Section 7.258.3(b)(i) and 7.258.3(b)(iii);
j) *medical office*s subject to Section 7.258.3(b)(iii);
k) *museum*s subject to Section 7.258.3(b)(iii);
l) *multiple dwelling*s;
m) *non-profit fitness centre*s;
n) *personal service shop*s subject to Section 7.258.3(b)(ii);
o) *restaurant*s subject to Section 7.258.3(b)(ii);

p) *restaurants, take-out* subject to Section 7.258.3(b)(ii);
q) *retail stores*, subject to Section 7.258.3(b)(ii);
r) *schools, commercial* subject to Section 7.258.3(b)(iii); and
s) *theatres*.

7.258.2 Zone Standards

The following specific *Zone* Standards apply:

a) Minimum required *yard* adjoining any street – 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *yard*;
b) Minimum required setback from south and east property lines – 10 metres;
c) Minimum required *landscaped open space* adjoining any street – 6.0 metres, with the exception that any part of the *main wall* may encroach up to 3.0 metres into the required *landscaped open space*;
d) in addition to the provisions of Section 7.258.2(c), the following encroachments shall be permitted in the required *landscaped open space* adjoining streets:
    i) access ramps and *driveways*, provided they are more or less perpendicular to the *streetline*;
    ii) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs;

e) Minimum required *landscaped open space* adjoining the south and east property lines – 10 metres;
f) maximum *floor space index (FSI)* – 1.0;
g) minimum *height* – 6.0 metres; and
h) maximum *height* – 12.0 metres.

7.258.3 Special Site Provisions

The following additional provisions apply:

a) Within 40 metres of the Markham Road *streetline*, and the street at the north limit of the lands zoned CA2*258, the following additional provisions apply:

    i) minimum *height* – 8.0 metres;
    ii) maximum setback of any *main wall* from the Markham Road property line, or from the street at the north limit of this *zone* – 6.0 metres;
    iii) *drive-through service facilities* and *queuing lanes* are not permitted;
    iv) a minimum of 50 percent of the length of a *streetline* within a *lot*/block shall be the location of a *main wall* that

is set back no further than 6.0 metres from the *streetline*;

v) a minimum of 50 percent of the surface area of each *main wall* facing the street shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of *established grade*. For the purpose of this provision, "openings" are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;

vi) doors associated with *loading space*s shall not face Markham Road or the street at the north limit of the lands *zone*d CA2*258.

b) To uses as identified in Section 7.258.1:

i) *Building*s containing only this use are permitted;

ii) this use is permitted only in the *first storey* of an *apartment building* or in the *first storey* of an *office building*;

iii) this use is permitted only in the *first storey* of an *apartment building* and on any floor of an *office building*.

7.260 PART OF LOT 16, CONCESSION 5

(By-law 2005-35, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *260 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.260.1 Zone Standards

The following specific zone standards apply:

a) Maximum required *front yard* – 18 metres
b) Minimum *exterior side yard* – 0 metres
c) Minimum required *interior side yard* abutting a Residential Zone – 2.5 metres
d) Minimum required *rear yard* – 3 metres
e) Minimum *height* – not applicable

7.260.2 Special Parking Provisions

a) *Loading Spaces* – not required

7.261 SOUTH EAST CORNER OF HIGHWAY 7 AND TIMES AVENUE

(By-law 2005-27)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *261 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.261.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Business offices;*
b) *Commercial fitness centres;*
c) *Commercial schools;*
d) *Financial institutions;*
e) *Medical offices;*
f) *Financial institutions;*
g) *Personal service shops;*
h) *Repair shops;*
i) *Restaurants;*
j) *Restaurants, take out;* and
k) *Retail stores.*

7.261.2 Zone Standards

The following specific zone standards shall apply:

a) Minimum required front yard - 3.0 metres.
b) Minimum required setback to the Times Avenue streetline - 3 metres.
c) Minimum required rear yard - 4.5 metres.
d) The maximum *height* is 10.0 metres.
e) The CA2 zone standards in Table B7 do not apply.

7.261.3 Special Site Provisions

The following additional provisions shall apply:

a) *Outdoor storage* and *outdoor display and sales area* shall not be permitted;
b) *Restaurants* and *Restaurants, Take-out* are limited to a maximum *gross leasable floor area* of 930 square metres;
c) *Restaurants* and *Restaurants, Take-out* are permitted only in *building*s where the front or exterior *main walls* are located no more than 10 metres from the street lines of Highway 7 or Times Avenue;
d) *Drive-Through Service Facilities* and *Queuing lanes* are not permitted; and
e) *The front lot line* shall be the Highway 7 *streetline.*

7.262 GAS BAR CAR WASH FACILITY AND RETAIL STORE -SOUTH CAST CORNER OF MAJOR MACKENZIE DRIVE
(By-law 2005-30, By-law 2013-108)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *262 on the schedules to this by-law. All

other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.262.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Retail stores;*
b) *Business offices;*
c) *Financial institutions;*
d) *Medical offices;* and,
e) *Personal service shops*.

7.262.2 Zone Standards

The following specific zone standards shall apply:

a) Maximum *lot* area not applicable;
b) Maximum *front yard* not applicable;
c) Minimum required *exterior side yard* 4.5 metres;
d) Maximum *exterior side yard* not applicable;
e) Minimum required *interior side yard* 4.5 metres;
f) Minimum required *rear yard* 6 metres: and
g) Minimum width of *landscaping* 4.5 metres adjacent to the *interior* and *rear lot lines*
h) Minimum width of *landscaping* adjacent to the *front* and *exterior side lot lines* - 6 metres;
i) Maximum *height* - 7.5 metres;

7.262.3 Special Site Provisions

a) For the purposes of this By-law, the *lot line* adjacent to Major MacKenzie Drive shall be deemed to be the *front lot line.*
b) Underground storage tanks and associated concrete pads may encroach into the required *landscaping* adjacent to a required front or *exterior lot line.*

7.263 CERTAIN PART LOTS ON PLAN 19TM-06009
(By-law 2010-120)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *263 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.263.1 Special Site Provisions

The following additional provisions shall apply:

a) Size of *Porch*es
*Porch*es are subject to the development standards that were in effect prior to January 18, 2005.
b) Encroachments of Architectural Features and Balconies The following provisions shall apply for window bays:
i) Window bays are not required to be cantilevered; and
ii) There is no maximum width.
c) Encroachment of *Porch*es and Underground Cellars
*Porch*es and underground cellars are subject to the development standards that were in effect prior to January 18, 2005.

7.264 NORTH WEST CORNER OF OLIVIA DRIVE AND WILLIAM BERCZY BOULEVARD
(By-law 2005-53, By-law 2013-108)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to the lands denoted by the symbol *264 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section continue to apply to the lands subject to this Section.

7.264.1 Zone Standards

The following specific zone standards apply:

a) Minimum rear yard setback - 12 metres;
b) Minimum setback between - 5.4 metres detached *private garage*s and the main *building*;
c) Minimum setback for detached - 0.6 metres *private garage*s from the rear *lot* line;
d) Minimum setback for detached - 0.5 metres *private garage*s from the interior side *lot* line; and
e) Maximum permitted first storey - 20 percent floor area for detached *private garage*s.

7.264.2 Special Site Provisions

The following provisions apply:

a) An unobstructed rear yard of at least 10 metres in depth from the main *building* be provided across at least 32 percent of the width of the *lot*.

7.265 COMMUNITY AMENITY 1 NORTH WEST CORNER OF MCCOWAN ROAD AND BUR OAK AVENUE

(By-law 2005-152, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *265 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.265.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Gas bar*

7.265.2 Zone Standards

The following specific zone standards apply to a *Gas Bar:*

a) Minimum required front yard -1.8 metres;
b) Minimum required rear yard - 3.0 metres;
c) Maximum/Minimum Height - Not applicable;
d) Maximum Floor Space Index - Not applicable; and
e) The remaining zone standards for Apartment, Institutional and Office *Building*s in the Community Amenity One (CA1) zone shall apply.

7.265.3 Special Parking Provisions

The following parking provisions apply to a *gas bar*:

a) Minimum number *of parking spaces* - 17

7.265.4 Special Site Provisions

The following additional provisions apply to a gas bar:

a) An accessory *retail store* and *restaurant* with a *drive-through service facility* is permitted provided the combined *net floor area* for both uses does not exceed 300 square metres.

7.266 ROUGE NORTHEAST

(By-law 2005-226)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *266 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.266.1 Only Permitted Uses

The following uses are the only uses permitted:

(a) *Single detached dwellings;*
(b) *Home Child Care;* and,
(c) *Home occupation.*

7.266.2 Zone Standard

The following specific zone standard applies:

(a) The minimum *rear yard* shall be 13.0 metres for *lane* based units.

7.267 BEST HOMES CANADA INC. - 9582 HIGHWAY 48 RESIDENTIAL TWO — LANE ACCESS ZONE [R2-LA*267] MEDIUM DENSITY TOWNHOUSE DEVELOPMENT
(By-law 2010-165, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol R2-LA*267 on the Schedule 'A' to this By- law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.267.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse buildings;* and
b) *Home occupations.*

7.267.2 Zone Standards

The following specific zone standards apply:

a) Maximum *height* -. 14.0 metres;
b) Minimum required *rear yard* - 5.8 metres;
c) Minimum *lot* depth - 21 metres;
d) Minimum *lot frontage* per unit - 5.0 metres; and
e) *Minimum front yard*- 1.2 metres.

7.267.3 Special Site Provisions

The following special site provisions apply:

a) The *main wall* of an attached *private garage,* that contains the

opening for motor vehicle access, shall be set back a minimum of 6.0 metres from the *rear lot line.*

b) A *private garage* is permitted to be within or attached to the *main building,* only if the *lot* is accessed by a *lane.*
c) Minimum *garage width* for *townhouse* dwellings - 3.5 metres.
d) *Outdoor amenity spaces* and *decks space* may be located on the roof of an attached *garage.*

7.267.4 Community Amenity One Zone [CA1*267] Mixed Use - High Density Development

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol CA1*267 on the Schedule to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.267.5 Only Uses Permitted

The following are the only uses permitted:

a) *Apartment dwellings;*
b) *Art galleries;*
c) *Business offices;*
d) *Commercial fitness centres;*
e) *Commercial schools;*
f) *Community centres;*
g) *Child Care Centre;*
h) *Financial institutions;*
i) *Home occupations;*
j) *Non-profit fitness centres;*
k) *Personal service shops;*
l) *Home Child Care;*
m) *Restaurants;*
n) *Restaurants, take out*; and
o) *Retail stores.*

7.267.6 Zone Standards

The following specific zone standards apply:

a) Minimum *height* - 20 metres;
b) Minimum number of *storeys* – 10;
c) Maximum *height* - 55 metres;
d) Maximum number of *storeys* – 18;
e) Maximum *Floor Space Index* - 1.75;
f) Maximum number of *dwelling units* – 220;
g) Minimum setback of the *main wall* from the front *lot line* -10

metres;

h) Maximum setback of the *main wall* from the front *lot line* - 18 metres;

i) Minimum landscape strip from the front and rear *lot* line - 3.0 metres; and

j) Minimum setback from *lot lines* other than the Highway 48 streetline - 3.0 metres.

7.267.7 Special Site Provisions

The following additional provisions shall apply:

a) The following uses are permitted only in the *first storey* and *second storey* of an *apartment building:*

i) *Art galleries;*
ii) *Business offices;*
iii) *Commercial fitness centres;*
iv) *Commercial schools;*
v) *Community centres;*
vi) *Child Care Centre;*
vii) *Financial institutions;*
viii) *Home occupations;*
ix) *Non-profit fitness centres;*
x) *Personal service shops;*
xi) *Home Child Care;*
xii) *Restaurants;*
xiii) *Restaurants, take out; and*
xiv) *Retail stores.*

b) *Residential uses* on the ground floor of an *apartment building* shall not exceed 35 percent of the total ground floor gross floor area.

c) Maximum gross floor area for a *retail* store - 500 square metres

d) *Floor space index* shall be calculated using the *lot* and the floor area of the CA1*267 and R2-LA*267 *zones,* subject to this exception.

e) The following *floor areas* shall be exempted from the *FSI* calculation:
   i) *Parking areas* below *established grade;*
   ii) Rooftop mechanical penthouses; and,
   iii) Loading areas, storage lockers, garbage/recycling, utility, mechanical and electrical rooms, and similar *ancillary uses* located below *established grade.*

f) Any ornamental roof construction features including (but not limited to) towers, steeples or cupolas, shall not be included in the calculation of height. Mechanical features, including their screening, and *structure*s containing the equipment necessary

to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the height of the *building*.

g) Any portions of a main wall that extends beyond 20 metres in height shall be setback 2 metres from the line of the main wall that is less than 20 metres high.

7.268 APARTMENTS - EAST OF KENNEDY ROAD, SOUTH OF DENISON STREET *(By-law 2005-250)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *268 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.268.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Apartment dwellings;*
b) *Home occupations;*
c) *Multiple dwellings;*
d) *Personal service shops;*
e) *Home Child Care*; and
f) *Retail stores.*

7.268.2 Zone Standards

The R4 zone standards in Table B6 do not apply. The following specific zone standards apply:

a) minimum *lot area* - 1.5ha;
b) Minimum required *yard* from the north *streetline* of the *public street*
that forms the south limit of the *268 exception - 3.0m;
c) Minimum required *yard* from the Kennedy Road *streetline* - 3.0m;
d) Minimum required *yard* from the Old Kennedy Road *streetline* - 10.0m;
e) Minimum required *yard* from a *lot line* not adjacent to a *public street*
-20.0m;
f) minimum required *landscaped open space* - 25 percent;
g) maximum number of *dwelling units* per hectare – 148; and
h) minimum *height* of the *main wall* within 6.0 metres of the Kennedy Road *streetline* and of the north *streetline* of the *public street* that is the south limit of the *268 exception - 11.0m
i) maximum *height* - 26.0m.

7.268.3 Special Site Provisions

The following additional provisions apply:

a) *Personal service shops* and *retail stores* are permitted only in the *first storey* of an *apartment building.*
b) At least 75 percent of the *main wall* facing the *public street* that is the south limit of the *268 exception shall be located within 6.0 metres of the north *streetline* of die *public street* that is the south limit of the zone.
c) At least 75 percent of the *main wall* facing Kennedy Road shall be located within 6.0 metres of the Kennedy Road *streetline.*

7.269 APARTMENTS/MULTIPLE DWELLINGS/TOWNHOUSES - NORTH OF VICTORY AVENUE, EAST OF KENNEDY ROAD

(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *269 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.269.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Apartment dwellings;*
b) *Multiple dwellings;*
c) *Townhouse dwellings;*
d) *Home occupations;*
e) *Home Child Care;*
f) *Retail stores; and*
g) *Personal service shops.*

7.269.2 Zone Standards

The R4 zone standards in Table B6 do not apply. The following specific zone standards apply:

a) The following standards shall apply for *apartment buildings:*
   i) Minimum required *front yard* - 3.0m;
   ii) Minimum required *exterior side yard* - 3.0m;
   iii) Minimum required *interior side yard* - 6.0m;
   iv) Minimum required *rear yard* - 20.0m;
   v) minimum required *landscaped open space* - 25 percent;
   vi) minimum *height* of main wall within 6.0 metres of *the front lot line* - 11.0m;

vii) maximum *height* -18.0 metres; and
viii) maximum number of *dwelling units* per hectare – 96.

b) The following standards shall apply for *multiple-unit buildings* and *townhouse buildings:*
   i) The R3 *multiple-unit buildings* standards in Table B5 apply to *multiple-unit buildings.*
   ii) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse buildings.*

7.269.3 Special Site Provisions

The following additional provisions apply:

a) *Personal service shops* and *retail stores* are permitted only in the *first storey* of an *apartment building;*
b) A *lot* with *building* that faces the *public street* at the east limit of the exception shall only be accessed from a *lane;* and
c) At least 75 percent of the *main wall* facing the *front lot line* shall be located within 6.0 metres of *the front lot line.*

7.270 MULTIPLE DWELLINGS/TOWNHOUSE DWELLINGS - NORTH OF VICTORY AVE, WEST OF OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *270 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.270.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Multiple dwellings;*
b) *Townhouse dwellings;*
c) *Home occupations;* and
d) *Home Child Care.*

7.270.2 Zone Standards
The following specific zone standards apply:

a) The R3 *multiple-unit buildings* standards in Table B5 apply to *multiple-unit buildings.*
b) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse buildings.*

7.270.3 Special Site Provisions

The following additional provisions apply:

a) A *lot* with a *building* that faces Old Kennedy Road shall only be accessed from a *lane.*
b) A *lot* with a *building* that faces the *public street* at the west limit of the *270 exception shall only be accessed from a *lane.*

7.271 SCHOOL SITE - NORTH OF VICTORY AVENUE, WEST OF OLD KENNEDY ROAD

(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted, by the symbol *271 on the Schedules to this By- law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.271.1 Additional Permitted Uses

The following additional uses are permitted:

a) *School, public*

7.271.2 Zone Standards

The following specific zone standards shall apply:

a) The *public school buildings* standards in Table B9 apply to *public school buildings.*

7.272 MULITPLE DWELLINGS/TOWNHOUSE DWELLINGS – EAST OF KENNEDY ROAD, SOUTH OF VICTORY AVENUE

(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *272 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.272.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Multiple dwellings;*
b) *Townhouse dwellings;*
c) *Home occupations;* and
d) *Home Child Care.*

7.272.2 Zone Standards

The following specific zone standards shall apply:

a) The R3 *multiple-unit buildings* standards in Table B5 apply to *multiple-unit buildings.*
b) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse buildings.*

7.272.3 Special Site Provisions

The following additional provisions apply:

a) A *lot* with a *building* that faces the *public street* at the east limit of the *272 exception shall only be accessed from a *lane*.

7.273 MULTIPLE DWELLINGS/TOWNHOUSES DWELLINGS – WEST OF OLD KENNEDY ROAD, SOUTH OF VICTORY AVENUE

(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *273 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.273.1 Only Uses Permitted

The following are the only uses permitted:

a) *Multiple dwellings*
b) *Townhouse dwellings*
c) *Home occupations*
d) *Home Child Care*

7.273.2 Zone Standards

The following specific zone standards shall apply:

a) The R3 *multiple-unit buildings* standards in Table B5 apply to *multiple-unit buildings*.
b) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse dwellings*.

7.273.3 Special Site Provisions

The following additional provisions apply:

a) A *lot* with a *building* that faces the *public street* at the west limit of the *273 exception shall only be accessed from a *lane*.

7.274 COMMERCIAL USES – 186 OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *274 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.274.1 Additional Use Permitted

The following additional uses are permitted within the *building* existing prior to the effective date of this By-law.

a) *Financial institutions*
b) *Business offices*
c) *Child Care Centre*
d) *Personal service shops*
e) *Retail stores*
f) *Supermarkets*

7.274.2 Special Parking Provisions

The following parking provisions apply:

a) A *parking area* associated with the uses permitted in 7.274.1 is permitted.

7.275 MEDIUM DENSITY RESIDENTIAL - WEST OF OLD KENNEDY ROAD, SOUTH OF ALDERGROVE DRIVE
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *275 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.275.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Multiple dwellings;*

b) *Townhouse dwellings;*
c) *Home occupations;* and
d) *Home Child Care.*

7.275.2 Zone Standards

The following specific zone standards shall apply:

a) The R3 *multiple-unit buildings* standards in Table B5 apply to *multiple-unit buildings.*
b) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse buildings.*

7.276 MEDIUM DENSITY RESIDENTIAL - EAST OF OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *276 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.276.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Townhouse dwellings;*
b) *Home occupations*; and
c) *Home Child Care*.

7.276.2 Zone Standards

The following specific zone standards shall apply:

a) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse buildings.*

7.277 PLACE OF WORSHIP - 133 OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *277 on the Schedules to this By- law, municipally known as 133 Old Kennedy Road. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.277.1 Additional Permitted Uses

The following uses are permitted in an R2*276(H)*277 zone and in a CA2*283(H)*277 zone prior to, and subsequent to, removal of the Holding provision:

a) *Place of worship*

7.277.2 Zone Standards

The following specific zone standards shall apply to a *place of worship:*

a) Minimum required *front yard* - 9.0m;
b) Minimum required *rear yard* - 6.0m;
c) Minimum required west *side yard* - 2.0m; and
d) minimum required *landscaped open space* along the east *lot line* -3.0m, except that the minimum *landscaped open space* between any *building* and the east *lot line* is 6.0m.

7.277.3 Special Site Provisions

The following additional provisions apply:

a) A 15 square metre portion of the *building* may encroach into the required *landscaped open space* along the east *lot line* and into the north side yard setback.

7.278 COMMERCIAL USES - 210 OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *278 on the Schedules to this By- law, municipally known as 210 Old Kennedy Road. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.278.1 Additional Permitted Uses

The following use is the only use permitted in the CA2*284(H)*278 zone, prior to the removal of the Holding provision:

a) *Motor vehicle repair garage*

7.278.2 Zone Standards

The following specific zone standards shall apply for a *motor vehicle repair garage:*

a) *minimum lot frontage* - 46.0m;
b) *minimum lot area* - 0.2 ha;
c) Minimum required *front yard* - 6.0m;
d) Minimum required *interior side yard* -15.0m;
e) Minimum required *exterior side yard r* 20.0m;
f) Minimum required *rear yard* - 8.0m;
g) maximum *height*-6.0m;
h) minimum width of *landscaped open space* abutting the south *lot line* - 2.0m;
i) minimum width of *landscaped open space* abutting the north, and east *lot lines* - 6.0m;
j) minimum width of *landscaped open space* abutting the west *lot line* - 3.0m; and
k) minimum number of loading spaces – 0.

7.278.3 Special Provisions

The following additional provisions apply:

a) The *front lot line* is defined as the north *lot line.*

7.279 MIXED RESIDENTIAL AND NON-RETAIL COMMERCIAL - WEST OF OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *279 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.279.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Apartment dwellings;*
b) *Art galleries;*
c) *Business offices;*
d) *Community centres;*
e) *Commercial fitness centres;*
f) *Financial institutions;*
g) *Home occupations;*
h) *Libraries;*
i) *Medical offices;*
j) *Multiple dwellings;*
k) *Municipal parking lots;*
l) *Non-profit fitness centres;*
m) *Parking garages;*

n) *Personal service shops;*
o) *Private clubs;*
p) *Home Child Care;*
q) *Repair shops;*
r) *Schools, commercial;*
s) *Schools, private;*
t) *Schools, public;*
u) *Townhouse dwellings;*
v) *Public transit systems*; and
w) *Transit stations.*

7.279.2 Zone Standards

The following specific zone standards apply:

a) The provisions of the CA4 Zone in Table B7 apply for stand-alone non-residential uses.
b) The following specific zone standards apply for stand-alone residential uses:
   i) The R3 *multiple-unit buildings* standards in Table B5 apply to *multiple-unit buildings.*
   ii) The R2 *townhouse buildings* standards in Table B2 apply to *townhouse buildings.*
c) The maximum *floor space index (FSI)* for non-residential *building*s is 0.75.
d) The maximum *floor space index (FSI)* for stand-alone residential *building*s is 1.0.

7.280 RECREATIONAL USES -146 OLD KENNEDY ROAD
(*By-law 2005-250)*

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *280 on the Schedules to this By-law, municipally known as 146 Old Kennedy Road. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.280.1 Additional Permitted Uses

The following uses are permitted in a CA1*279(H)*280 zone and in a CA2*283(H)*280 zone prior to, and subsequent to, removal of the Holding provision:

a) *Recreational establishments*; and,
b) *Restaurants.*

7.280.2 Special Provisions

The following additional provisions apply for *restaurants* uses:

a) A *restaurant* with a *gross floor area* not exceeding 464.5 square metres within the *building* existing prior to the effective date of this By- law is permitted.

7.281 TOWNHOUSE, MULTIPLE UNIT, & MIXED USE BUILDINGS IN MILLIKEN MAIN STREET - WEST SIDE OF OLD KENNEDY ROAD
(By-law 2005-205)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *281 on the Schedules to this By- law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.281 Only Uses Permitted

The following are the only uses permitted:

a) *Apartment dwellings;*
b) *Multiple dwellings;*
c) *Townhouse dwellings;*
d) *Home occupations;*
e) *Home Child Care;*
f) *Art galleries;*
g) *Business offices;*
h) *Community centres;*
i) *Commercial fitness centres;*
j) *Financial institutions;*
k) *Libraries;*
l) *Non-profit fitness centres;*
m) *Personal service/shops;*
n) *Repair shops;*
o) *Retail stores;*
p) *Schools, commercial;*
q) *Transit stations*; and
r) *Public transit system.*

7.281.2 Zone Standards

The CA1 zone standards in Table B7 do not apply. The following specific zone standards apply:

a) minimum *lot area* - 1.0 ha;
b) Minimum required *yard* from Old Kennedy Road - 3.0m;
c) maximum *yard* from Old Kennedy Road - 6.0m;

d) Minimum required *yard* from the *streetline* at the north limit of the zone - 1.5m;
e) Minimum required *yard* from the south *lot line* - 15.0m, except that within 20m of the Old Kennedy Road *streetline* the Minimum required *yard* from the south *lot line* is 1.8m, and within 20m of the west *lot line* the Minimum required *yard* from the south *lot line* is 2.5m;
f) Minimum required *yard* from the west *lot line* - 5.5m;
g) *maximum floor space index* - 1.25; and
h) maximum *height* - 14.0m.

7.281.3 Special Site Provisions

a) The following additional provisions apply to *residential uses:*

i) The maximum number of *dwelling units* is 135.
ii) *Dwelling units* are not permitted within *first storey suites* facing Old Kennedy Road.
iii) The wall of the *first storey* of the *main building* or *porch* facing the *front lot line* shall not be located more than 1.5m farther from the *front lot line* than the wall of the attached *private garage* facing *the front lot line.*
iv) The wall of an attached *private garage* that contains the opening for *motor vehicle* access shall be set back a minimum of 5.8m from the *lot line* that the driveway crosses to access the attached *private garage.*

b) The following additional provisions apply to the permitted uses f) through p) inclusive in Section 7.281.1:
i) Permitted only within *suites* facing Old Kennedy Road.
ii) The establishment of a *drive-through service facility* is not permitted.

7.282 INDUSTRIAL USE-82 OLD KENNEDY ROAD
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *282 on the Schedules to this By- law, municipally known as 82 Old Kennedy Road. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.282.1 Additional Permitted Uses

The following uses are permitted in a CA1*279(H)*282 zone and in a CA2*283(H)*282 zone prior to, and subsequent to, removal of the Holding provision:

a) *Industrial uses*

7.282.2 Zone Standards

The following specific zone standards shall apply for *industrial uses:*

a) Minimum required *front yard* - 6.0m;
b) *maximum* required *front yard* - 20.0m;
c) Minimum required *interior side yard* adjoining the north *lot line* -0.0m;
d) Minimum required *interior side yard* adjoining the south *lot line* - 7.0m;
e) Minimum required *rear yard* - 15.0m;
f) maximum *height* - 15.0m;
g) minimum *height* of the *main front wall* of a *main building* - 8.0m; and
h) minimum width of *landscaped open space* abutting all *lot lines* -
3.0m.

7.282.3 Special Provisions

The following additional provisions apply:

a) *Industrial uses* are limited to the manufacture of c*lot*hing, sportswear and similar products, subject to the portion of the *main building* facing Old Kennedy Road being used as a *retail store* and/or *business office accessory use* associated with the *industrial use.*
b) A driveway may encroach into *landscaped open space* abutting the
side and *rear lot lines.*
c) A *main building* may encroach into the *landscaped open space* abutting the north *interior yard* to the north side *lot line.*

7.283 MIXED RESIDENTIAL/RETAIL/OFFICE USES - OLD KENNEDY ROAD MAIN STREET, SOUTH OF ALDERGROVE DRIVE
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *283 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this

Section, continue to apply to the lands subject to this Section.

7.283.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Apartment dwellings;*
b) *Multiple dwellings;*
c) *Townhouse dwellings;*
d) *Home Child Care;*
e) *Home occupations;*
f) *Art galleries;*
g) *Business offices;*
h) *Community centres;*
i) *Commercial fitness centres;*
j) *Financial institutions;*
k) *Libraries;*
l) *Medical offices;*
m) *Non-profit fitness centres;*
n) *Personal service shops;*
o) *Private clubs;*
p) *Repair shops;*
q) *Restaurants, take-out;*
r) *Restaurants;*
s) *Retail stores;*
t) *Schools, commercial;*
u) *Public transit systems;* and
v) *Transit stations.*

7.283.2 Zone Standards

The CA2 zone standards in Table B7 do not apply. The following specific zone standards apply:

a) *minimum lot frontage* -19.2m;
b) Minimum required *front yard* - 1.8m;
c) Minimum required *exterior side yard* - 1.8m;
d) Minimum required *interior side yard* - 0.0m, except that the required yard shall be increased to 6.0m if it abuts a Residential zone;
e) Minimum required *rear yard* - 7.5m;
f) minimum required *landscaped open space* - 25 percent;
g) maximum *floor space index (FSI)* - 1.0;
h) minimum *height* - 10.5m; and
i) maximum *height* - 12.0m.

7.283.3 Special Site Provisions

The following additional provisions apply:

a) *Dwelling units* are not permitted within the *first storey* of *buildings.*
b) No less than 80 percent of the wall of *the first storey* facing Old Kennedy Road shall be located any further than 6m from the Old Kennedy Road *streetline.*
c) No less than 80 percent of the wall of the *first storey* facing the *exterior side lot line* shall be located any further than 3.0m from the *exterior side lot line.*
d) The maximum *gross floor area* permitted per *retail store* or *supermarket premises* is 1,000 square metres.
e) The establishment of a *drive-through service facility* is not permitted.

7.284 MIXED RESISENTIAL/RETAIL/OFEICE USES - OLD KENNEDY ROAD MAIN STREET, NORTH OF ALDERGROVE DRIVE

(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *284 on the Schedules to this By- law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.284.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Apartment dwellings*;
b) *Art galleries;*
c) *Business offices*;
d) *Community centres;*
e) *Commercial fitness centres*;
f) *Child Care Centre*;
g) *Financial institutions;*
h) *Home occupations*;
i) *Libraries;*
j) *Medical offices*;
k) *Multiple dwellings*;
l) *Non-profit fitness centres;*
m) *Personal service shops;*
n) *Private clubs;*
o) *Home Child Care;*
p) *Repair shops;*
q) *Restaurants, take-out;*
r) *Restaurants;*

s) Retail stores;
t) *Schools, commercial;* and
u) *Townhouse dwellings.*

7.284.2 Zone Standards

The CA2 zone standards in Table B7 do not apply. The following specific zone standards apply:

a) *minimum lot frontage* - 19.2m;
b) Minimum required *front yard* - 1.8m, except that no less than 80 percent of the *main wall* of *the first storey* facing Old Kennedy Road shall be located further than 6.0m from the Old Kennedy Road *streetline;*
c) Minimum required *exterior side yard* - 1.8m, except that no less than 80 percent of the wall of the *first storey* facing the *exterior side lot line* shall be located further than 3.0m from the *exterior side lot line;*
d) Minimum required *interior side yard* - 0.0m, except that the required *yard* shall be increased to 6.0m if it abuts a Residential zone;
e) Minimum required *rear yard* - 7.5m;
f) minimum required *landscaped open space* - 25 percent;
g) maximum *floor space index (FSI)* - 1.0;
h) minimum *height* - 10.5m; and
i) maximum *height* - 12m.

7.284.3 Special Site Provisions

The following additional provisions apply:

a) The maximum *gross floor area* permitted per *retail store* or *supermarket premises* is 1,000 square metres.
b) The establishment of a *drive-through service facility* is not permitted;

7.285 COMMERCIAL USES - STEELES AVENUE
(By-law 2005-250)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *285 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.285.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Art galleries;*
b) *Business offices;*
c) *Community centres;*
d) *Commercial fitness centres;*
e) *Financial institutions;*
f) *Hotels;*
g) *Libraries;*
h) *Medical offices;*
i) *Non-profit fitness centres;*
j) *Personal service shops;*
k) *Private clubs;*
l) *Public transit system;*
m) Re*pair shops;*
n) *Restaurants, take-out;*
o) *Restaurants;*
p) *Retail stores;*
q) *Schools, commercial;*
r) *Schools, private;*
s) *Supermarkets;*
t) *Transit stations;* and,
u) *Veterinary clinics.*

7.285.2 Zone Standards

The following specific zone standards apply:

a) maximum floor space index - 0.75.

7.285.3 Special Site Provisions

The following additional provisions apply:

a) The maximum *gross floor area* permitted per *retail store* or *supermarket premises* is 6,000 square metres.

7.286 COMMERCIAL/RESIDENTIAL – 4600 STEELES AVENUE
(By-law 2007-98)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *286 on the Schedules to this By-law, municipally known as 4600 Steeles Avenue East. All other provisions, unless specifically modified or amended by this Section, shall continue to apply to the lands subject to this Section.

7.286.1 Only Uses Permitted

The following uses are the only uses permitted:

Residential:

a) *Apartment dwellings;*
b) *Multiple dwellings*; and
c) *Townhouse dwellings.*

Non-residential:

a) *Art galleries;*
b) *Business offices;*
c) *Community centres;*
d) *Commercial fitness centres;*
e) *Financial institutions;*
f) *Libraries;*
g) *Medical offices;*
h) *Non-profit fitness centres;*
i) *Personal service shops;*
j) *Private clubs;*
k) *Repair shops;*
l) *Retail stores;*
m) *Schools, commercial;*
n) *Schools, private;*
o) *Schools, public*; and
p) *Supermarkets.*

7.286.2 Zone Standards

The CA4 zone standards in Table B7 do not apply. The following site specific zone standards apply:

a) minimum *lot area* - 0.7 ha

b) minimum required *yard* from the Steeles Avenue East *street line:*
   i) for the *main building* that existed on the site prior to the effective date of this by-law - 0 metres.
   ii) for any new *building* or any addition to the *main building* that existed on the site prior to the effective date of this by-law - 3.0 metres.
c) minimum required *yard* from the east limit:
   i) within 60 metres of the Steeles Avenue East *street line* - 16 metres.
   ii) more than 60 metres from the Steeles Avenue East *street line* - 6m.

d) minimum required *yard* from the north limit - 7.5 metres;
e) minimum required *yard* from the west limit (the *street line* of future Midland Avenue) - 0 metres;
f) minimum width of *landscaped open space* abutting the east and north limits - 6.0 metres;
g) minimum required *landscape open space* - 25 percent;
h) maximum *floor space index* - 1.6;
i) maximum permitted number of *storeys:*
    i) within 25 metres of the north limit – 3.
    ii) more than 25 metres from the north limit and within 18 metres of the east limit – 4.
    iii) more than 25 metres from the north limit and between 18 and 24 metres from the east limit – 6.
    iv) more than 25 metres from the north limit and more than 24 metres from the east limit – 7.

7.286.3 Special Site Provisions

a) maximum number of *dwelling units* – 129;
b) maximum combined *net floor area* of non-residential uses - 300 square metres; and
c) The establishment of a *drive-through service facility* is not permitted.

7.286.4 Special Parking Provisions

The following specific parking provisions shall apply:

a) *Apartment dwellings* - 1 space per *dwelling unit* plus 0.2 spaces per *dwelling unit* for visitors.

7.287 ZONE STANDARDS FOR R2 STANDARDS, ANGUS GLEN WEST VILLAGE (PHASE 2)

(By-law 2010-106, 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *287 on the Schedules to this By- law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.287.1 Zone Standards

The following specific zone standards apply:

Notwithstanding any other provision in this By-law, no person shall hereafter erect any *building*, *structure*s, architectural elements including but not limited to asphalt, brickwork, concrete stonework or any other private infra*structure*, 6 metres from the north property

line.

7.288 ZONE STANDARDS FOR R2 STANDARDS, ANGUS GLEN WEST VILLAGE (PHASE 2)
(By-law 2010-106, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *288 on the Schedules to this By- law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.288.1 Zone Standards

The following specific zone standards apply:

a) Maximum *rear yard* of a *private garage* or *accessory building* is 0.5 metres.
b) Maximum depth of a *private garage* is 15 metres.
c) Maximum permitted *floor area* of an *accessory building* is 20 square metres.

7.288.2 Special Site Provisions

The following additional provisions apply:

a) The *private garage* must be setback 1.0 metres behind the *main wall* closest to the front property line.

7.289 RESERVED
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7.292 SPECIAL PROVISIONS FOR TOWNHOUSES ADJACENT TO THE WOODBINE BY-PASS/SERVICING BUFFER
(By-law 2006-179, By-law 2013-108)

Notwithstanding any other provisions of this by-law, the following provisions shall apply to those lands denoted with the symbol *292 on the Schedules to this by-law. All other provision of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

a) Rear yard provision for *main building* with an attached *private garage:*
   i) Minimum required *rear yard* - 6.0 metres;
   ii) There shall be no maximum required *rear yard;*
b) Rear yard provisions for *main building* with a detached *private garage*:
   i) Minimum required *rear yard* -6.0 metres;

ii) There shall be no maximum required *rear yard;*

c) The provisions of 7.198.2 l) shall not apply;
d) Maximum width of an attached *private garage* - 5.8 metres;
e) The roof top of an *attached garage* may be used for the required
outdoor amenity space and landscaped open space.

7.293 NORTH EAST CORNER OF HIGHWAY 404 AND MAJOR MACKENZIE DRIVE (BY-LAW 2006-7)

(By-law 2006-7)

Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *293 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.293.1 Special Site Provisions

The following uses shall only be located within a *building* containing a *hotel,* a *trade and convention centre,* and/or located only in the first storey of an *office building:*

a) *Art galleries;*
b) *Commercial and non-profit fitness centres;*
c) *Financial institutions;*
d) *Libraries;*
e) *Personal service shops;*
f) *Private clubs;*
g) *Recreational establishments;*
h) *Restaurants;*
i) *Retail stores; and*
j) *Take-out restaurants.*

Exception 7.294	404 Major Mac West Developments Limited Part of Lot 21, Concession 3 Markland Street	Parent Zone MJC
File PLAN 23 116352		Amending By- law 2024-71

Notwithstanding any other provisions of this By-law, the following provisions shall apply to land outlined on Schedule "A" to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.294.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Motor Vehicle Sales Establishment*

b) *Motor Vehicle Repair Garage*

7.294.2 Special Zone Standards

The following specific Zone Standards shall apply:

a) The maximum *net floor area* for individual *Retail Stores* is 6,000 square metres, except that one *Retail Store* may have a maximum *net floor area* of 16,350 square metres

b) *Minimum Lot Area* - not applicable

c) *Minimum Lot Frontage* - not applicable

d) *Maximum Front Yard* - not applicable

e) *Maximum Exterior Side Yard* - not applicable

f) Minimum *height* - not applicable

g) Minimum width of *landscaped open space* adjacent to Major Mackenzie Drive - 9 metres

h) *Outdoor display and sales areas:*

- *i)* *Outdoor display and sales areas* associated with a retail store that exceeds a *net floor area* of 6,000 square metres are permitted
- *ii)* Outdoor *display and sales areas* shall be set back at least 45.0 metres from the Major Mackenzie Drive *streetline*
- *iii)* Special Site Provision 7.294.2 h) ii) shall not apply to the *Outdoor display and sales areas* associated with a *Motor Vehicle Sales Establishment*

i) *Drive-Through Service Facilities and Queuing Lanes* associated with *restaurants* shall be set back at least 45.0 metres from the Major Mackenzie Drive *streetline*

j) The Major Mackenzie Drive *streetline* shall be the *front lot line*

k) *Loading Spaces* may be provided inside a building associated with a *Motor Vehicle Sales Establishment* and a *Motor Vehicle Repair Garage*.

7.295 NORTH SIDE OF MAJOR MACKENZIE DRIVE BETWEEN MARKLAND STREET AND WOODBINE AVENUE

(By-Law 2006-7)

Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *295 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended

by this section, continue to apply to the lands subject to this section.

7.295.1 Additional Permitted Uses

The following additional use is permitted:

a) *Motor vehicle repair garage.*

7.295.2 Zone Standards

The following specific Zone Standards shall apply:

a) *Minimum Lot Area:* not applicable;
b) *Minimum Lot Frontage:* not applicable;
c) *Maximum Front Yard:* not applicable;
d) *Maximum Exterior Side Yard:* not applicable; and
e) Minimum *height:* not applicable.

7.295.3 Special Site Provisions

a) The maximum *net floor area* for individual *Retail Stores* is 6,000 square metres, except that one *Retail Store* may have a *net floor area* of up to 10,000 square metres;
b) *Outdoor display and sales areas:*
   i. *Outdoor display and sales areas* associated with a retail store that exceeds a *net floor area* of 6,000 square metres are permitted;
   ii. *Outdoor display and sales areas* shall be set back at least 45.0 metres from the Major Mackenzie Drive *street line:*
c) *Drive-Through Service Facilities* and *Queuing Lanes* associated with *restaurants* shall be set back at least 45.0 metres from the Major Mackenzie Drive *streetline.*
d) The Major Mackenzie Drive *streetline* shall be the *front lot line.*
e) *Motor vehicle repair garage:*
   i) Only one *motor vehicle repair garage* shall be permitted
   ii) The *motor vehicle repair garage* shall only be located in a *building* with a *retail store* that exceeds a *net floor area* of 6,000 square metres.
   iii) The *motor vehicle and repair garage* shall be set back at least 45.0 metres from the Major Mackenzie Drive *streetline.*

7.296 NORTH SIDE OF BUR OAK AVENUE AND ABUTTING GREENSBOROUGH VILLAGE CIRCLE
(By-law 2005-361, By-law 2013-108)

Notwithstanding any provisions of this By-law, the provisions in this section shall

apply to those lands denoted by the symbol *296 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.296.1 Special Site Provisions

The following additional provisions apply:

a) *Residential uses* (except for carports, interior vestibules and stairways leading to *dwelling units* located above the *first storey)* are prohibited on the first storey.

7.297 PART OF LOT 9, CONCESSION 6 AND BLOCK 156 AND PART OF BLOCK 155, REGISTERED PLAN 65M-33246
(By-law 2005-354, By-law 2013-108)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *297 on the Schedules to this By- law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.297.1 Zone Standards

a) there shall be no openings, including doors and windows, in any *building* or *structure*, on the lands subject to this provision, below an elevation of 172.3 metres above sea level;
b) the *minimum exterior side yard* setback to a *private garage* from the South Unionville Avenue *streetline* is 6.0 metres.

7.298 SOUTH OF MAJOR MACKENZIE DRIVE, WEST OF MCCOWAN ROAD - BERCZY VILLAGE
(By-law 2005-340, November 29, 2005)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *298 on the Schedules to this By- law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.298.1 Special Parking Provisions

a) *Driveways* that cross a *front lot line* and are used for parking of *motor vehicles* and/or are used to access a *single detached dwelling unit* shall be located:
   i) no closer to an *interior side lot line* than the minimum distance requirement for the *main building* from *the interior side lot line;* and,
   ii) no closer to an *exterior side lot line* than the minimum distance requirement for the *main building* from the

exterior side lot line.

b) *Driveways* that cross an *exterior side lot line* and are used for the parking of *motor vehicles* and/or are used to access a *single detached dwelling unit* shall be located:
   i) no closer to a *rear lot line* than the minimum distance requirement for the *main building* from the *rear lot line;* and,
   ii) no closer to a *front lot line* than the minimum distance requirement for the *main building* from the *front lot line.*

7.298.2 Special Site Provisions

The following additional provisions apply:

a) The R2-S*298 lands shall be subject to the *wide shallow lot* provisions of this By-law.

7.299 MAXIMUM NET FLOOR AREA FOR ANY INDIVIDUAL RETAIL STORE OR SUPERMARKET PREMISES
(By-law 2005-376)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *299 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.299.1 Zone Standards

The following specific zone standards apply:

a) Maximum *Net Floor Area* for any individual *retail store* or *supermarket* premises - 6000 square metres
b) Maximum *Net Floor Area* permitted on a *lot* - 30,000 square metres

7.300 OPEN SPACE IN THE NORTH EAST QUADRANT OF HIGHWAY 404 AND MAJOR MACKENZIE DRIVE
(By-law 2006-7)

Notwithstanding any other provision of this by-law, the provisions of this section shall apply to those lands denoted by the symbol *300 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.300.1 Additional Permitted Use

The following additional use is permitted:

a) *Private park.*

7.301 APARTMENTS - SOUTHEAST CORNER OF KENNEDY ROAD AND DENISON STREET

(By-law 2005-359)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *267 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.301.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Apartment dwellings;*
b) *Home occupations;*
c) *Personal service shops;*
d) *Home Child Care;* and
e) *Retail stores.*

7.301.2 Zone Standards

The R4 zone standards in Table B6 do not apply. The following specific zone standards apply:

a) minimum *lot area* - 1.5ha;
b) Minimum required *yard* from the Kennedy Road *streetline* - 3.0m;
c) Minimum required *yard* from the Denison Street *streetline* - 3.0m;
d) Minimum required *yard* from the Old Kennedy Road *streetline* - 10.0m;
e) Minimum required *yard* from a *lot line* other than a *streetline* - 10.0m;
f) minimum required *landscaped open space* - 25 percent;
g) maximum number of *dwelling units* per hectare -148;
h) minimum *height* of *main wall* within 6.0 metres of the Kennedy Road and Denison Street *streetlines* - 11.0m; and
i) maximum *height* - 26.0m.

7.301.3 Special Site Provisions

a) *Personal service shops* and *retail stores* are permitted only in *the first storey* of an *apartment building.*
b) At least 70 percent of the *main wall* facing Kennedy Road shall be located within 6.5 metres of the Kennedy Road *streetline.*
c) At least 75 percent of the *main wall* facing Denison Street shall be located within 9.5 metres of the Denison Street *streetline.*

7.302 9718 McCOWAN ROAD - BEHRAM AND ANAHITA FAROOGH (RADIANT WAY MONTESSORI)

(By-law 2006-46)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *302 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.302.1 Only Uses Permitted

The following uses are the only uses permitted:

a) Schools, private, and,
b) *Child Care Centre*

7.302.2 Zone Standards

The following specific *zone* standards apply:

a) Minimum *lot area* - 0.30 ha;
b) Maximum *front yard* - 27 metres; and
c) Minimum width of *landscaping* adjacent to the *front lot line - 2* metres.

7.302.3 Special Site Provisions

The following additional provisions apply:

a) An *accessory building* not exceeding 15 square metres is permitted within *landscaping* required adjacent to the *interior* and *rear lot lines,* subject to the following:
   i) Minimum setbacks - 0.65 metres.
b) The maximum *front yard* shall only apply to *buildings* which have a *gross floor area* of 464 square metres or less.

7.303 BLOCKS 1&2 REGISTERED PLAN 65M-2505 - NORTHEAST CORNER OF HIGHWAY 48 & ANDERSON AVENUE

(By-law 2006-209)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *303 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.303.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Apartment dwellings*
b) *Multiple dwellings*

7.303.2 Zone Standards

The following specific zone standards apply:

a) Minimum *Lot Area* - 1.4 ha;
b) Minimum *Lot Frontage* - 75.0 metres.
c) Minimum required *front yard* - 3.0 metres;
d) Maximum required *front yard* for *building*s abutting Highway 48, - 5.5 metres;
e) Minimum required *exterior side yard* -1.5 metres;
f) Maximum required *exterior side yard* - 4.5 metres;
g) Minimum width of *landscaping* adjacent to the *front* and *exterior side lot lines* - 3.0 metres, except that any part of the *main wall* may encroach up to 1.5 metres into the required *landscaping*.

7.303.3 Special Site Provisions

a) Maximum required *front yard* provisions shall not apply to the daylighting triangle.

7.304 CORNELL ROUGE
(By-law 2006-51)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *304 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.304.1 Special Site Provisions

The following specific site provisions shall apply:

a) The wall of the detached *private garage* that contains the opening for *motor vehicle* access shall be set back no further than 1.5 metres from the *rear lot line.*

7.305 CORNELL ROUGE

(By-law 2006-51)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *305 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.305.1 Special Site Provisions

The following specific site provisions shall apply:

a) The wall of the attached or detached *private garage* that contains the opening for *motor vehicle* access shall be set back no further than 4.5 metres from the *rear lot line.*

7.306 CORNELL ROUGE

(By-law 2006-51)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *306 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.306.1 Special Site Provisions

The following specific site provisions shall apply:

a) On *lot*s with a *lot frontage* greater than 11.0 metres:
   i) the maximum width of a window bay in *the front yard* is 4.0 metres; and,
   ii) window bays in the *front yard* are not required to be cantilevered.

7.307 NORTH SIDE OF ELGIN MILLS, WEST OF WOODBINE AVENUE – MONARCH CORPORATION, WEST CATHEDRAL COMMUNITY

(By-law 2006-133)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *307 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.307.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*

7.307.2 Zone Standards

The following specific zone standards apply:

a) A *private garage* may be attached to the *main building*.
b) *Rear yard* provision for *main building* with attached *private garage:*
   i) Minimum required *rear yard* – 6.0
c) Provisions for *Outdoor amenity space*:
   i) Minimum area of *outdoor amenity space* – 35 square metres.
   ii) A flat root of an attached *private garage* may be used as the *outdoor amenity space*.

7.307.3 Special Site Provisions

The following provisions shall apply:

a) A deck and associated stairs is permitted to encroach into the *outdoor amenity space.*

7.308 WYNBERRY DEVELOPMENTS INC., WISMER COMMONS
(By-law 2006-148)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *308 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.308.1 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *front yard* - 4.3 metres;
b) Minimum required *rear yard* - 15 metres;
c) Minimum required *interior side yard* - 1.8 metres on one side, 1.2 metres on the other side;
d) Maximum *height* for *Lot*s 4, 5 and 6, as shown on Schedule ‘A’ attached hereto - 9.15 metres;
e) Maximum *height* for *Lot*s 1, 2, 3 and 7 to 12, inclusive, as shown on Schedule 'A' attached hereto - 10 metres; and
f) Minimum width of *landscaping* adjacent to the rear *lot* line - 3.0 metres.

7.308.2 Special Site Provisions

The following additional provisions apply:

a) The *main wall* of a *dwelling* shall be setback no further than 4.5 metres from the front *lot* line.
b) The *main wall* of an attached *private garage* that contains the opening for motor vehicle access shall be setback no further than
5.8 metres from the *front lot line.*
c) Detached *private garages* are not permitted.
d) The height of the dwellings on all *lot*s shall be measured from the *established grade* at the front *main wall* to the highest point of the ridge of a gabled, hip, gambrel roof or other type of pitched roof.
e) No part of the grade at the rear wall shall be lower than 0.8 metres than the average grade along the front wall.

7.309 SOUTH SIDE OF ELGIN MILLS ROAD, WEST OF WOODBINE AVENUE TUCCIARONE
(By-law 2006-181)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *309 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.309.1 Special Site Provisions

The following specific zone standards apply:

a) For the purposes of this By-law, the *lot line* adjacent to the Woodbine Avenue By-pass shall be deemed to be the *front lot line.*

7.310 NORTH SIDE OF ELGIN MILLS, WEST OF WOODBINE AVENUE - MONARCH CORPORATION, WEST CATHEDRAL COMMUNITY
(By-law 2006-133)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *310 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.310.1 Zone Standards

The following specific zone standards apply:

a) Minimum *rear yard* setback - 6.5 metres.

7.311 TOWNHOUSE DEVELOPMENT ON A NEW PUBLIC ROAD
(By-law 2006-193)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *311 on the Schedules to this By- law, formerly known municipally as 83 Old Kennedy Road. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.311.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Townhouse dwellings;*
b) *Home occupations; and*
c) *Home Child Care.*

7.311.2 Zone Standards

a) The following specific zone standards shall apply:

i) *minimum lot frontage;*
   a) 6.0m per unit on an *interior lot;*
   b) 7.5m per end unit on an *interior lot;* and
   c) 8.4m per end unit on a *corner lot.*
ii) Minimum required *front yard* - 3.0m;
iii) maximum driveway width - 3.5m;
iv) maximum width of a *private garage* - 3.5m;
v) Minimum required *exterior side yard* - 2.4m; and
vi) Minimum required *interior side yard.*
   a) 0.0m for interior units; and
   b) 1.5m for end units.
vii) Minimum required *rear yard* - 6.0m, except that the Minimum required *rear yard* above the *first storey* is 7.5m;
viii) maximum *height*- 12.0m.

7.312 MIXED-USE DEVELOPMENT ON OLD KENNEDY ROAD
(By-law 2006-193)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol *312 on the Schedules to

this By- law, formerly known municipally as 83 Old Kennedy Road. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.312.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Multiple dwellings;*
b) *Apartment dwellings;*
c) *Home occupations;*
d) *Home Child Care;*
e) *Art galleries;*
f) *Business offices;*
g) *community centres;*
h) *commercial fitness centres;*
i) *financial institutions;*
j) *libraries;*
k) *non-profit fitness centres;*
l) *personal service shops;*
m) *repair shops;*
n) *retail stores; and*
o) *schools, commercial.*

7.312.2 Zone Standards

a) The following specific zone standards shall apply:

i) Minimum required *yard* from the Old Kennedy Road *streetline* - 1.0m;
ii) minimum *height* - 10.5m;
iii) maximum *height* - 12.0m;
iv) Minimum required *exterior side yard* - 1.0m;
v) Minimum required *interior side yard* - 1.0m; and
vi) *maximum floor space index* - 1.25.

7.312.3 Special Site Provisions

a) The following additional provisions apply:

i) *Dwelling units* are not permitted within the *first storey* of *buildings.*
ii) The establishment of a *drive-through service facility* is not permitted.

7.313 SPECIAL PROVISIONS FOR LOTS FRONTING BUFFERS AND OTHER OPEN/SPACE AREAS
(By-law 2006-179)

Notwithstanding any other provisions of this by-law, the following provisions shall apply to those lands denoted with the symbol *313 on the Schedules to this by-law. All other provision of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

a) For purpose of this section, a *lot* that abuts a *lane* shall be deemed to abut a street; and
b) For the purpose of this Section, the *lot* line that abuts the buffer or other open space area shall be deemed *the front lot line.*

7.314 SPECIAL PROVISIONS FOR DEEP LOTS IN THE CATHEDRAL TOWN COMMUNITY
(By-law 2006-179)

Notwithstanding any other provisions of this By-law, the following provision shall apply to those lands denoted with the symbol *314 on the Schedules to this By-law. All other provision of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

a) Maximum required setback for detached *private garage* from *rear lot line* -10.5 metres; and
b) Maximum required *rear yard* setback for *main building* with attached *private garage* - 10.5 metres;

7.315 RESERVED

7.316 NORTH SIDE OF ELGIN MILLS, WEST OF WOODBINE AVENUE - MONARCH CORPORATION, WEST CATHEDRAL COMMUNITY
(By-law 2006-133)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *316 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section:

7.316.1 Zone Standards

The following specific zone standards apply:

a) Minimum *rear yard* setback -11.35 metres;
b) Maximum detached *garage coverage* - 23 percent;
c) Minimum distance from detached *garage building* - 5.0 metres; and
d) Minimum *outdoor amenity space* - 30 square metres

7.317 NORTH SIDE OF 16TH AVENUE, WEST OF KENNEDY ROAD - KYLEMORE HOMES

(By-law 2006-215)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *317 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.317.1 Zone Standards

The following specific zone standards apply:

a) Minimum *Lot Frontage* - 7.0 metres; and
b) Maximum *Height* -12 metres.

7.317.2 Special Site Provisions

The following provisions apply:

a) A *lot* is permitted to front onto a *private street.*

7.318 NORTH SIDE OF 16TH AVENUE, WEST OF KENNEDY ROAD - KYLEMORE HOMES

(By-law 2006-215)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *318 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.318.1 Special Site Provisions

The following additional provisions apply:

a) The maximum *driveway* width and *garage* width shall not apply.

7.319 LOTS FLANKING A NEIGHBOURHOOD PARK IN CATHEDRALTOWN
(By-law 2006-177)

Notwithstanding any other provisions of this by-law, the following provisions shall apply to those lands denoted with the symbol *319 on the Schedules to this by-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply.

7.319.1 Zone Standards

The following specific zone standards apply:

a) Maximum *driveway* width - 6.5 metres;
b) Maximum *garage width* - 6.5 metres;
c) Minimum required *exterior side yard* -1.8 metres;
d) Minimum distance of detached *private garage* from *interior side lot line* if there are no doors or windows on the wall facing the interior side *lot* line - 0.15 metres;
e) Minimum required setback of *porch* stairs or landing stairs from front *lot* line - 0.75 metres;
f) Minimum required setback of *porch, porch* stairs, landing or landing stairs from exterior side *lot* line - 0.4 metres; and
g) An underground cold cellar may also encroach into the required *yard,* provided an underground cold cellar is located entirely underneath the landing.

7.320 AMBER PLAIN INVESTMENTS LTD., WISMER COMMONS
(By-law 2006-175)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *320 on the Schedule to this By-law. All other provisions of this Bylaw unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.320.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Retail stores;* and
b) one *dwelling unit.*

7.320.2 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *front yard* - 3.0 metres;
b) Minimum required *rear yard* -12 metres;
c) Minimum required *interior side yard*- 0.6 metres; and

d) Minimum required *exterior side yard* - 3.0 metres.

7.320.3 Special Site Provisions

The following additional provisions apply:

a) *Retail stores:*
   i) maximum *net floor area* per premises - 95 square metres
   ii) permitted location -*first storey* of a *building;*
b) *Dwelling unit:*
   i) permitted location - above the *first storey* of a *building.*

7.321 AMBER PLAIN INVESTMENTS LTD., WISMER COMMONS
(By-law 2006-175)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *321 on the Schedule to this By-law. All other provisions of this Bylaw, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.321.1 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *front yard* - 2.4 metres;
b) Minimum required *rear yard* - 7 metres;
c) Minimum required *interior side yard* - 7 metres;
d) Minimum required *interior side yard* for most southerly block of townhouse units - 3 metres.

7.321.2 Special Site Provisions

The following additional provisions apply:

a) The *lot line* abutting Bur Oak Avenue is deemed to be the *front lot line.*
b) The *main wall* of a *dwelling unit* shall be setback a minimum of 6.7 metres from the centreline of a private road.
c) The *main wall* of an attached *private garage* that contains the opening for motor vehicle access shall be setback a minimum of
9.5 metres from the centreline of a private road.

7.322 NORTH OF 14TH AVENUE, EAST OF 9TH LINE, BOX GROVE SECONDARY PLAN AREA - BOX GROVE HILL DEVELOPMENTS INC., BOX GROVE NORTH INC., BOX GROVE CENTRE INC.

(By-law 2006-171)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *322 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.322.1 Special Site Provisions

The following special site provisions shall apply:

a) The wall of the *first storey* of the *main building* or *porch* facing the *front lot line* shall not be located more than 3.0 metres farther from the *front lot line* than the wall of the attached garage facing *the front lot line.*
b) Window bays are not required to be cantilevered.

7.323 SOUTH OF 14TH AVENUE, EAST OF 9TH LINE, BOX GROVE COMMUNITY (WINTER GARDEN ESTATES, PHASE 2)

(By-law 2006-220)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *323 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.323.1 Special Parking Provisions

a) *Driveways* that cross a *front lot line* and are used for the parking of *motor vehicles* and/or are used to access a *single detached, semi-detached* or *townhouse dwelling unit* shall be located:
   i) no closer to an *interior side lot line* than the minimum distance requirement for the *main building* from the *interior side lot line;* and
   ii) no closer to an *exterior side lot line* than the minimum distance requirement for the *main building* from the *exterior side lot line.*
b) *Driveways* that cross an *exterior lot line* and are used for the parking of *motor vehicles* and/or are used to access a *single detached, semi-detached* or *townhouse dwelling* unit shall be located:
   i) no closer to a *rear lot line* than the minimum distance requirement for the *main building* from the *rear lot line;*

and

ii) no closer to a *front lot line* than the minimum distance requirement for the *main building* from *the front lot line.*

7.324 SOUTH OF 14TH AVENUE, EAST OF 9TH LINE, BOX GROVE COMMUNITY (WINTER GARDEN ESTATES, PHASE 2)

(By-law 2006-220)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *324 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.324.1 Zone Standards

The following specific zone standards apply:

a) Minimum required *rear yard - 5*.0m.

7.325 SOUTH OF 14TH AVENUE, EAST OF 9TH LINE, BOX GROVE COMMUNITY (WINTER GARDEN ESTATES, PHASE 2)

(By-law 2006-220, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *325 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.325.1 Zone Standards

The following specific zone standards apply:

a) Minimum required *exterior side yard* - 1.8m.

7.326 SOUTH OF 14TH AVENUE, EAST OF 9TH LINE, BOX GROVE COMMUNITY, (HOME SPORT PROPERTIES LTD)

(By-law 2006-222)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *326 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.326.1 Special Parking Provisions

a) *Driveways* that cross a *front lot line* and are used for the parking of *motor vehicles* and/or are used to access a *single*

detached, semi-detached or *townhouse dwelling unit* shall be located:

i) no closer to an *interior side lot line* than the minimum distance requirement for the *main building* from the *interior side lot line;* and

ii) no closer to an *exterior side lot line* than the minimum distance requirement for the *main building* from the *exterior side lot line.*

b) *Driveways* that cross an *exterior lot line* and are used for the parking of *motor vehicles* and/or are used to access a *single detached, semi-detached* or *townhouse dwelling* unit shall he located:

i) no closer to a *rear lot line* than the minimum distance requirement for the *main building* from the *rear lot line;* and

ii) no closer to a *front lot line* than the minimum distance requirement for the *main building* from the *front lot line.*

7.327 NORTH SIDE OF 16TH AVENUE, WEST OR KENNEDY ROAD - VILLAGE GROCER

(By-law 2009-58)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *327 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.327.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *Supermarket* with associated seasonal outdoor display; and
b) *Business* and *professional offices.*

7.327.2 Prohibited Uses

The following additional use is prohibited:

a) *Drive-through service facility.*

7.327.3 Zone Standards

The following specific Zone Standards apply:

a) Minimum *front yard:* 9 metres
b) Minimum *exterior side yard:* 60 metres
c) Minimum *rear yard:* 3 metres
d) Minimum *interior side yard:* 3 metres

e) Minimum *building height:* 12 metres
f) Maximum *building height:* 14 metres

7.327.4 Special Site Provisions

The following additional provisions apply:

a) 16th Avenue frontage shall be deemed to be the *front lot line.*
b) The *first storey* shall only be used for a *supermarket.*
c) Minimum required landscaped open space adjoining:
Rear and *interior lot lines* - 3.0 metres *Exterior lot line* - 1.8 metres
d) 40 percent of the *front lot line* shall have a minimum *landscaped open space* of 5 metres adjoining the *front lot line.*
e) Access ramps and *driveways* that are more or less perpendicular to the *streetline,* are permitted to cross the *landscaped open space*
f) Stairs not used to access the *building* may encroach into any required yard.
g) Eaves, awnings and roof overhangs may encroach 1.5 metres into any required yard.
h) A covered pedestrian walkway may encroach into the *exterior side yard* subject to the following minimum setbacks:
15 metres from Yorkton Blvd. 20 metres from 16th Avenue 20 metres from north *lot* line 65 metres from east *lot* line
i) *Loading spaces* shall be fully enclosed within a *building.*
j) *Outdoor display and sales* is permitted subject to the following provisions:
    i) only in association with a *supermarket* with a *gross floor area* greater than 3,000 square metres and less than 3,200 square metres; and
    ii) maximum area of outdoor display and sales - 220 square metres

7.327.5 Special Parking Provisions

The following parking provisions apply:

(a) Minimum number of required parking spaces – 74.

7.328 SPECIAL PROVISIONS FOR CORNER LOTS AND LOTS AT THE INTERSECTION OF A LANE AND A PUBLIC STREET
(By-law 2006-179)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to those lands denoted with the symbol *328 on the Schedules to this by-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

a) Maximum required *rear yard* setback on *corner lots* and *lots* at the intersection of a *lane* and a *public mud* for *main buildings* with and attached *private garage* - 1.6 metres;
b) Maximum setback for detached *private garage* from the *rear lot line* for *corner lots* and *lots* at the intersection of a *lane* and a *public road* - 1.6 metres.

7.329 SOUTH SIDE OF MAJOR MACKENZIE DRIVE, EAST OF GLENBOUME PARK DRIVE - ANGUS GLEN FARM LTD. & ANGUS GLEN GOLF CLUB LTD., ANGUS GLEN COMMUNITY.
(By-law 2006-218)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *329 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.329.1 Zone Standards

The following specific zone standards apply:

a) Minimum *Lot* Area - 0.12 ha; and
b) Maximum number of *storeys* – 2.

7.330 SOUTH SIDE OF MAJOR MACKENZIE DRIVE, EAST OF GLENBOURNE PARK DRIVE - ANGUS GLEN FARM LTD. & ANGUS GLEN GOLF CLUB LTD., ANGUS GLEN COMMUNITY
(By-law 2006-218)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *330 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.330.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Retail stores.*

7.330.2 Special Parking Provisions

The following specific zone standards apply:

a) *Retail stores* shall be exempt from providing the parking spaces required.

7.330.3 Special Site Provisions

The following additional provisions apply:

a) *Retail stores* shall:
   i) only be permitted in the first storey; and,
   ii) have a maximum *gross floor area* of 100 square metres.

7.331 SOUTH SIDE OF MAJOR MACKENZIE DRIVE, EAST OF GLENBOUME PARK DRIVE - ANGUS GLEN FARM LTD. & ANGUS GLEN GOLF CLUB LTD., ANGUS GLEN COMMUNITY
(By-law 2006-218)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *331 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.331.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Apartment dwellings*

7.331.2 Zone Standards

The following specific zone standards apply:

a) Minimum setback between the Residential Four *331(Hold 1) [R4*331(H1)] and the Open Space One (OS1) zone, as shown on Schedule 'A' attached to By-law 2006-218 - 7.5 metres.
b) Maximum number of *storeys* - 4.

7.332 SOUTH OF 14TH AVENUE, EAST OF 9TH LINE, BOX GROVE COMMUNITY, (HOME SPORT PROPERTIES LTD)
(By-law 2006-222)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *332 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.332.1 Zone Standards

The following specific zone standards apply:

a) maximum number of *storeys – 2.*

7.333 SOUTH OF 14th AVENUE, EAST OF 9th LINE, BOX GROVE COMMUNITY (WINTER GARDEN ESTATES, PHASE 2)
(By-law 2006-220)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *333 on the Schedules to this By-law. All other provisions of this by-law unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.333.1 Zone Standards

The following specific zone standards apply:

a) maximum number of *storeys* – *2.*

7.334 RESERVED

7.335 EAST OF KENNEDY ROAD, NORTH OF BUR OAK AVENUE – FAIRGLEN HOMES LTD.
(2006-289, 2006-290)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *335 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.335.1 Zone Standards
The following specific zone standards apply:

a) Minimum required *exterior side yard* – 1.2 metres

7.335.2 Special Site Provisions

The following additional provisions apply:

a) Stairs and landings may encroach into the required *exterior side yard* of a distance of no more than 75 percent of the required *exterior side yard* for the *main building* on the *lot.*

7.336 7781 WOODBINE AVENUE, NORTH OF 14TH STREET MILLER PAVING LIMITED
(By-law 2007-150)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *336 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.336.1 Zone Standards

The following specific Zone Standards apply:

a) *Maximum yard* adjoining any *public street* – 6.0 metres
b) Minimum required width of *landscaping*:
   (i) Adjacent to a *public street* – 6.0 metres
   (ii) Adjacent to any *lot line*, not adjacent to a *public street* – 3.0 metres
c) Minimum *height* – 6.0 metres;
d) Maximum *height* – 16 metres.

7.336.2 Special Site Provisions

The following special site provisions shall apply:

(a) Within 40 metres of Woodbine Avenue *streetline*, the following additional provisions apply:

   (i) Minimum *height* – 8.0 metres;
   (ii) A minimum of 60 percent of the length of the *streetline* along Woodbine Avenue within a *lot*/block shall be the location of a *main wall* that is setback no further than 6.0 metres from the *streetline;*

   (iii) A minimum of 50 percent of the surface area of each *main wall* facing the *public street* shall be comprised of openings. This provision only applies to that portion of the *main wall* that is within 3.0 metres of *established grade*. For the purpose of this provision, “openings” are spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof;

   (iv) *Parking areas* and *parking spaces* are not permitted within 6 metres of Woodbine Avenue;

(b) Within 20 metres of Woodbine Avenue *streetline*, the following additional provisions apply:
   (i) Doors associated with *loading spaces* are not permitted; and
   (ii) *Drive through service facilities* and *queuing lanes* are not permitted.
(c) The following encroachments shall be permitted into the required *landscaped open space* adjoining streets:
   (i) Any part of the *main wall* may encroach into the required *landscaped open space* a distance of no more than 3.0 metres; and

(ii) Awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs.

(d) The following site specific provisions shall apply to the 14th Avenue *streetline*:
   (i) Maximum *yard* adjoining 14th Avenue – 43 metres;
   (ii) Minimum required width of *landscaping* –15 metres.

(e) The following encroachments shall be permitted into the required *landscaped open space* adjoining 14th Avenue:
   (i) Any part of the *main wall* may encroach into the required *landscaped open space*; and
   (ii) Awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs.

7.336.3 Notwithstanding any further division or partition of lands, the development standards of By-law 177-96, as amended, shall continue to apply to the lands as shown on Schedule 'A'.

7.337 7781 WOODBINE AVENUE, NORTH OF 14TH STREET MILLER PAVING LIMITED

(By-law 2007-150, By-law 2013-108)

7.337.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *Business offices;*
b) *Restaurants;* and
c) *Restaurants, take-out*

7.337.2 Special Site Provisions

The following special site provisions shall apply:

(a) Minimum *gross floor area* of an *office building* - 2,787 square metres; and
(b) *Restaurants* and *Take-Out Restaurants* are only permitted in an *office building.*

7.338 7781 WOODBINE AVENUE, NORTH OF 14TH STREET MILLER PAVING LIMITED

(By-law 2007-150)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *338 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.338.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *Art galleries;*
b) *Business offices;*
c) *Commercial fitness centres*;
d) *Child Care Centre;*
e) *Financial institutions;*
f) *Hotel;*
g) *Industrial uses;*
h) *Medical offices;*
i) *Personal service shops;*
j) *Recreational establishments;*
k) *Restaurants;*
l) *Restaurant, take-out;*
m) *Retail stores;*
n) *Schools, commercial,* and
o) *Veterinary clinics.*

7.338.2 Special Site Provisions

The following special site provisions shall apply:

(a) *Restaurants* and *Take-Out Restaurants* are only permitted in an *office building;*
(b) Maximum combined *gross floor area* devoted to *retail stores* and/or retail *accessory* to other permitted use(s) - 30 percent;
(c) Maximum gross *floor area* of a retail *store* - 300 square metres to 1,000 square metres;
(d) Maximum *gross floor area* of a *retail store,* in which the predominate products sold are computers and/or office supplies - 3,000 square metres; and
(e) Retail sales *accessory* to an *industrial use* are permitted provided:
    (i) The retail sales are conducted within the same *premises* as a permitted *industrial use.*
    (ii) The retail sales area has a *net floor area* that does not exceed the lesser of 300 square metres or 10 percent of the *net floor area* of the *premises* containing the *industrial use.*
(f) Retail sales *accessory* to a *hotel* use are permitted.
(g) *Outdoor storage* and *outdoor display and sales* are not permitted.

7.339 RESERVED

7.340 7781 WOODBINE AVENUE, NORTH OF 14TH STREET MILLER PAVING LIMITED

(By-law 2007-150)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *340 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.340.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *Art galleries;*
b) *Business offices;*
c) *Commercial fitness centres;*
d) *Child Care Centre;*
e) *Financial institutions;*
f) *Medical offices;*
g) *Personal service shops;*
h) *Places of entertainment;*
i) *Restaurants;*
j) *Restaurants, take-out;*
k) *Retail stores;*
l) *Schools, commercial;*
m) *Schools, private;*
n) *Supermarket;* and
o) *Theatres.*

7.340.2 Special Site Provisions

The following special site provisions apply:

(a) Maximum number of *retail store premises* within a fully enclosed *net floor area* greater than 4,000 square metres and less than 13,200 square metres- one (1).
   (i) *Outdoor display and sales* in the form of a garden centre are permitted subject to the following:
      - Only in association with a *retail store premise* with a
        net floor area greater than 10,000 square metres;
      - Maximum area of a garden centre partially enclosed and/or unenclosed - 3,100 square metres; and
      - *Outdoor display* and sales are not permitted adjacent to a public street.

(b) Maximum number of *retail store premises* with a fully enclosed *net floor area* greater than 4,000 square metres and less than

20,000 square metres - one (1).

(i) *Outdoor display* and sales in the form of a garden centre are permitted subject to the following:
- Only in association with a *retail* store premise with a *net floor area* greater than 18,000 square metres;
- Maximum area of a garden centre partially enclosed and/or unenclosed - 2,000 square metres; and
- Outdoor display and sales are not permitted adjacent to a public street.

(c) *Motor vehicle* tire sales and repair are permitted subject to the following provisions:
(i) Only within a *retail store building* containing a *retail store premise* with a *net floor area* of more than 18,000 square metres; and
(ii) Maximum *gross floor area* - 660 square metres.

(d) The combined *gross floor area* of *restaurants* and *take-out restaurants* shall not exceed 20 percent of the total *gross floor area* of all *buildings.*

7.340.3 Special Parking Provisions

The following parking provision applies:

(a) Parking is not required for any unenclosed portions of garden centres.
(b) The number of parking spaces required shall be calculated at a rate of 1 space per 20 square metres of gross leasable floor area.

7.340.4 Special Landscaping Provisions

The minimum *landscaped open space* provided shall be 15 percent.

7.341 7781 WOODBINE AVENUE, NORTH OF 14TH STREET MILLER PAVING LIMITED

(By-law 2007-150)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *341 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.341.1 Additional Permitted Uses

The following additional uses are permitted:

(a) Any use operated and/or financed (in whole or in part) by a

public authority

7.342 PLACE OF WORSHIP SITE SOUTHWEST CORNER OF BUR OAK AND WHITE'S HILL AVENUE, BLOCK 114, PLAN 65M-3295
(By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *342 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.342.1 Only Uses Permitted

The following are the only uses permitted:

a) *Place of worship.*

7.343 WEST SIDE OF WOODBINE AVENUE, NORTH OF ELGIN MILLS ROAD - RICE COMMERCIAL GROUP
(By-law 2007-156)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *343 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.343.1 Zone Standards

The following specific zone standards apply:

a) Minimum *Lot Frontage* - 30 m
b) Maximum depth of parking area in *front yard* - Not applicable.
c) Maximum depth of parking area in *exterior side yard* -Not applicable.
d) Minimum *Height* - Not applicable

7.343.2 Special Site Provisions

The following additional provisions apply:

a) The eastern *lot line* shall be deemed the *front lot line.*
b) *Outdoor display* shall be permitted.
c) Loading spaces are also permitted in an exterior side yard

7.344 EAST OF 9th LINE, NORTH OF 16th AVENUE (METRUS DEVELOPMENTS)

(By-law 2007-164, 2014-89)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *344 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.344.1 Zone Standards

The following specific zone standards apply:

a) minimum required front yard for townhouse dwellings fronting 9th Line - 1.8 m

b) minimum required front yard for dwelling units fronting 16th Avenue - 3.0 m

7.344.2 Special Site Provisions

The following provisions shall apply:

a) No *buildings* or *structures* are permitted within 2.0 metres of any *lot line* abutting 16th Avenue.

b) The minimum width of a parking space shall be 2.5m where the parking space is located on a parking pad between a *private garage* and a side *lot line* created by a Hydro Transformer Notch.

7.345 WEST SIDE OF WOODBINE AVENUE, NORTH OF ELGIN MILLS ROAD - RICE COMMERCIAL GROUP

(By-law 2007-156)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *345 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.345.1 Special Site Provisions

The following additional provisions apply:

a) Only *driveways* and *landscaping* are allowed.

7.346 DELETED BY BY-LAW 2016-51

7.347 DELETED BY BY-LAW 2016-51

Exception 7.348	Lindvest Properties (Cornell) Limited South of Hwy. 7, east of Bur Oak Ave. and west of future	Parent Zone CA1
File ZA 13 126638	**William Forster Rd.**	Amending By-law 2016-51

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol *348 as shown on Schedule 'A' of this By-law.

7.348.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *Apartment dwelling*
b) *Business office*
c) *Art gallery*
d) *Commercial fitness centre*
e) *Community centre*
f) *Day nursery*
g) *Financial institution*
h) *Library*
i) *Medical office*
j) *Non-profit fitness centre*
k) *Parking garage*
l) *Personal service shop*
m) *Place of entertainment*
n) *Repair shop*
o) *Retail store*
p) *Restaurant*
q) *Restaurant take-out*
r) *School, commercial*
s) *School, private*
t) *Supermarket*
u) *Veterinary Clinic*
v) *Outdoor Display and Sales Area*

7.348.2 Special Zone Provisions

The following special zone provisions apply:

a) Minimum *height* – 7.5 metres, except that *building*s located within 35 metres from the Highway 7 and from the Bur Oak Avenue *streetline* shall have a minimum *height* of 20 m

b) Maximum *height* – 40 metres, except that *building*s located more than 40 metres from the Highway 7 *streetline* shall have a maximum *height* of 16 m

c) Setbacks for *building*s located within 40 metres of the Highway 7 *streetline:*
   i) Minimum setback from Highway 7 *streetline* - 1.2 metres;
   ii) Maximum setback from Highway 7 *streetline* – 4.5 m

d) Minimum setback from a *streetline* other than Highway 7 *streetline* – 3 m

e) Maximum *gross floor area* for a *retail store* within 40 metres of the Highway 7 *streetline* – 1000 square metres

f)	Residential uses in the *first storey* of an apartment *building* shall not exceed 35 percent of the *first storey gross floor area*
g)	A *supermarket* and an *outdoor display and sales area* shall not be located within 40 metres of the Highway 7 *streetline*.

7.349 EAST OF 9TH LINE, SOUTH OF HIGHWAY 7, CORNELL
(By-law 2007-186)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *349 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.349.1 Only Uses Permitted

The following are the only uses permitted:

a) *Apartment dwellings;*
b) *Multiple dwellings;*
c) *Townhouse dwellings;*
d) *Home Child Care;*
e) *Home occupations;*
f) *Parking garages;*
g) *Art galleries;*
h) *Business offices;*
i) *Commercial fitness centres;*
j) *Community centres;*
k) *Child Care Centre;*
l) *Financial institutions;*
m) *Libraries;*
n) *Medical offices;*
o) *Non-profit fitness centres;*
p) *Personal service shops;*
q) *Repair shops;*
r) *Restaurants;*
s) *Restaurants, take-out;*
t) *Retail stores;* and
u) *Schools, commercial.*

7.349.2 Zone Standards

The following specific zone standards shall apply:

a) minimum *height* - 4 *storeys;*
b) maximum *height - 6 storeys;*
c) minimum *floor space index* - 1.0;
d) minimum setback from the south limit of the CA1*349*350 *zone* - 12 metres; and

e) minimum setback from a *streetline* - 3.0m.

7.349.3 Special Site Provisions

The following additional provisions shall apply:

a) The following uses are permitted only in *the first storey* and *second storey* of *residential buildings:*

i) *Art galleries;*
ii) *Business offices;*
iii) *Commercial fitness centres;*
iv) *Community centres;*
v) *Child Care Centre;*
vi) *Financial institutions;*
vii) *Libraries;*
viii) *Medical offices;*
ix) *Non-profit fitness centres;*
x) *Personal service shops;*
xi) *Repair shops;*
xii) *Restaurants;*
xiii) *Restaurants, take-out;*
xiv) *Retail stores;* and
xv) *Schools, commercial.*

b) Residential uses on the ground floor of *residential buildings* shall not exceed 35 percent of the total ground floor *gross floor area*
c) *Medical offices* and *restaurants* are not permitted on the ground floor of *townhouse dwellings.*
d) The minimum number of *storeys* of a *townhouse dwelling* is 3.
e) Maximum *gross floor area* for a *retail store premises* -2,000 square metres.
f) *Floor space index* shall be calculated over the total area of the lands within the CA1*349*350 *zone* based on the dimensions shown on Schedule 'B' attached hereto.

7.350 EAST OF 9TH LINE, SOUTH OF HIGHWAY 7, CORNELL

(By-law 2007-186)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *350 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.350.1 Special Site Provisions

The following provisions shall apply:

a) Notwithstanding any further division or partition of the lands subject to *350, the development standards of By-law 177-96, as amended, shall continue to apply to the lands as they existed on the date of the passing of this By-law.

7.350.2 Special Parking Provisions

The following provisions shall apply:

a) Parking shall be provided in accordance with the standards set out below:
   i) all types of *restaurants,* including associated seating areas, are subject to the following requirements:
   - 1 parking space per 22 square metres of *gross floor area* for that portion that occupies 15 percent or less of the total *gross floor area* of all non-*residential building*(s) in the Community Amenity One*348*350 (CA1 *348 *350), Community Amenity One*349*350 (CA1 *349 *350) and Community Amenity One*349*350 Holding 1 [CA1 *349 *350 (H1)] *zones* shown on Schedule 'A' hereto.
   - 1 parking space per 9 square metres of *gross floor area* for that portion that occupies more than 15 percent of the total *gross floor area* of all *non-residential building*(s) in the Community Amenity One*348*350 (CA1 *348 *350), Community Amenity One*349*350 (CA1 *349 *350) and Community Amenity One*349*350 Holding 1 [CA1 *349 *350 (H1)] *zones* shown on Schedule 'A' hereto.
   ii) for all other permitted non-residential uses, 1 parking space per 22 square metres of *gross floor area.*
b) In addition to the parking required for the residential use, two (2) parking spaces are required for any non-residential uses permitted on the ground floor of a *townhouse dwelling.*
c) Parking shall be provided at a rate of 1 space per 30 square metres of *gross floor area* for any *retail* use permitted on the ground floor of an *apartment building.*

7.351 RESERVED
7.352 RESERVED
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7.355 SOUTHEAST CORNER OF MAJOR MACKENZIE DRIVE AND RALPH CHALMERS AVENUE

(By-law 2007-255)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *355 on Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.355.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Single Detached Dwellings;*
b) *Semi-Detached Dwellings;*
c) *Home occupations; and,*
d) *Home Child Care.*

7.355.2 Zone Standards

(i) The following specific zone standards apply to Single Detached dwellings:
   a) Minimum required *front yard* - 2.4 metres;
   b) Minimum required *rear yard* - 5.8 metres; and
   c) Maximum *rear yard* - 7.5 metres.

(ii) The following specific zone standards apply to Semi-Detached dwellings:
   a) Minimum required *front yard* - 4.5 metres;
   b) Maximum *front yard* - 7 metres; and
   c) Provisions for detached *private garage.*
      i) Minimum required setback of detached *private garage* from the *rear lot line* - 5.8 metres.
      ii) Maximum required setback of detached *private garage* from the *rear lot line* - 7 metres.

7.355.3 Special Provisions

The following additional provisions apply:

a) For the purpose of this Section, the *lot line* that abuts Major Mackenzie Drive shall be deemed the *front lot line.*
b) *Semi-detached dwellings* shall have detached *private garages.*
c) Minimum distance separation between the detached *private garage* and the main rear wall of the *main building* shall be a minimum of 6 metres.
d) *Single-detached dwellings* shall have attached *private garages.*

e) Corner *lots* shall only be used for *single detached dwellings*.

7.356 RESERVED

7.357 SOUTHEAST CORNER OF THE PROPOSED COPPER CREEK DRIVE EXTENSION AND PROPOSED MARKHAM BY-PASS
(By-law 2008-30, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *357 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.357.1 Only Uses Permitted

The following are the only uses permitted:

a) *Business Offices;*
b) *Medical offices;*
c) *Industrial uses;*
d) *Data processing and related facilities;*
e) *CHILD CARE CENTRE;*
f) *Financial institutions;*
g) *Parks, public;*
h) *Personal service shops;*
i) *Transit stations;*
j) *Restaurants;*
k) *Restaurants, take-out; and*
l) *Gas bars.*

7.357.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 45 metres; and
b) Minimum *landscaping* abutting an Arterial Road - 6 metres.

7.357.3 Special Site Provisions

The following additional provisions shall apply:

a) *Gas bars* may include an accessory *retail store* with a maximum *net floor area* of 150 square metres accessory to the *gas bar* is permitted
b) Maximum combined number of *restaurants* and *take-out restaurants is* one (1).
c) Total combined *gross floor area* of all *restaurants* and *take-out*

restaurants shall be 300 square metres.

d) Queuing *lane*(s) shall not be permitted between the public arterial road and a *building.*
e) An accessory *retail store* in which goods produced and/or stored in a *building* containing an *industrial use* is permitted provided the *retail store* has a *net floor area* that does not exceed the lesser of 300 square metres or 10 percent of the *net floor area* of the *building* containing the *industrial use.*
f) Outdoor storage and outdoor display and sales not permitted
g) All garbage shall be stored completely within fully enclosed garbage room(s) and there shall be no outdoor storage of garbage or garbage containers at anytime.

7.358 SOUTH SIDE OF 16TH AVENUE (MATTAMY COUNTRY GLEN & WYKLAND ESTATES)

(By-law 2008-4)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *358 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.358.1 Special Site Provisions

The following provisions shall apply:

a) No *buildings* or *structures* or encroachments are permitted within 2.0 metres of any *lot line* abutting 16th Avenue.

7.359 SOUTHWEST CORNER OF 16TH AVENUE AND CORNELL CENTRE BOULEVARD (MATTAMY COUNTRY GLEN & WYKLAND ESTATES)

(By-law 2008-4)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *359 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.359.1 Zone Standards

The following specific zone standards apply:

a) minimum *lot frontage* for an end unit on a *corner lot* - 7.3m.
b) minimum required *exterior side yard* for a *main building* - 2.0m.
c) minimum required *exterior side yard* for *enclosed, unenclosed and roofed walkways* - 0.6m.

7.359.2 Special Site Provisions

The following provisions shall apply:

a) The *lot line* abutting 16th Avenue is deemed to be the *front lot line.*

7.360 EAST SIDE OF BUR OAK AVENUE, SOUTH OF RIVERLANDS AVENUE (MATTAMY COUNTRY GLEN & WYKLAND ESTATES)
(By-law 2008-4)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *360 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.360.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Financial institutions;*
b) *Repair shops;* and
c) *Retail stores.*

7.360.2 Special Parking Provisions

The following parking provisions shall apply

a) Two (2) additional *parking* spaces are required for permitted commercial uses.

7.360.3 Special Site Provisions

The following additional site provisions apply:

a) Commercial uses are permitted only in *the first storey* of a *building.*
b) The maximum permitted *gross floor area* for a commercial or *home occupation* use is 90 square metres.

7.361 DAY NURSERY, MEDICAL & BUSINESS & PROFESSIONAL OFFICES AT 10137 WOODBINE AVENUE - BALDATH RAMPERSAD

(By-law 2008-150)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *361 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.361.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Child Care Centre*
b) *Business Offices*
c) *Medical Offices*

7.361.2 Zone Standards

The following specific zone standards shall apply:

a) Minimum required *interior side yard* - 3 metres
b) Minimum required *rear yard* - 3 metres
c) Minimum width of *landscaping* adjacent to an *interior side lot line* - 2 metres
d) Minimum width of *landscaping* adjacent to a *front lot line* - 3 metres
e) Minimum *height* - 8 metres

7.361.3 Special Parking Provisions

The following parking provisions apply:

(a) 32 *parking spaces* shall be required for the subject development having a *gross floor area* of not more than 1065 square metres; and
(b) No *loading spaces* shall be required.

7.361.4 Special Site Provisions

(a) *Driveways,* utility *structure*s and 1 required *parking space* are permitted encroach into the required *landscaping* adjacent to a required *front* or *interior lot line;* and,
(b) Outdoor play areas are permitted to encroach into the required *landscaping* adjacent to a required *interior lot line* only.

7.362 PART OF LOTS 4 AND 5, CONCESSION 9

(By-law 2008-153)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *362 on Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section. Continue to apply to the lands subject to this Section.

7.362.1 Zoning Standards

The following specific zone standards apply:

a) Minimum FRONT YARD setback - 2 metres; and
b) Maximum FRONT YARD setback - 3 metres.

7.362.2 Special Provisions

The following additional provisions apply:

a) For the purposes of this Section, the *LOT* LINE that abuts Donald Cousens Parkway shall be deemed the FRONT *LOT* LINE.
b) Townhouse dwelling shall only have detached *PRIVATE GARAGE*S.
c) Minimum distance between the detached *PRIVATE GARAGE* and the main rear wall of the MAIN *BUILDING* shall be a minimum of 6 metres.

7.363 EAST HALF OF LOT 20, CONCESSION 7 AND PART LOT 21, CONCESSION 7

(By-law 2008-155)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *363 on Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section. Continue to apply to the lands subject to this Section.

7.363.1 Zone Standards

The following specific zone standards apply:

a) Minimum landscape strip adjacent to a residential zone - 6 metres.

7.364 DOUGSON INVESTMENTS INC. (VILLAGE NISSAN) SOUTH SIDE OF SOUTH UNIONVILLE AVENUE, EAST OF KENNEDY ROAD

(By-law 2008-20)

Notwithstanding any other provisions of this By-law, the provisions of this section

shall apply to those lands denoted by the symbol *364 on the Schedules of this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.364.1 Additional Permitted Uses

a) one (1) *motor vehicle sales establishment*; and
b) a maximum of 4 vehicles on display associated with the *motor vehicle sale establishment*.

7.364.2 Prohibited Uses

The following uses are prohibited:

a) autobody paint and repair.

7.364.3 Zone Standards – *Motor Vehicle Sales Establishments*

a) Minimum required *front yard* - 0 metres;
b) Maximum permitted *front yard* - 6 metres;
c) Minimum required *side yard* - 6 metres;
d) Minimum required *rear yard* - 50 metres;
e) Minimum required *building height* - 5.8 metres;
f) Maximum permitted *building height* – 14 metres;
g) Minimum required *landscaped open space:*

i) Adjoining the easterly *side lot line* - 4 metres
ii) Adjoining an *interior side lot line* – 3 metres
iii) Adjoining a *rear lot line* - 6 metres
iv) Adjoining the *front lot line*- 3 metres

For the purposes of this section, the *lot line* dividing the lands from South Unionville Avenue shall be considered *the front lot line.*

7.364.4 Special Site Provisions - *Motor Vehicle Sales Establishments*

The following additional site provisions apply:

a) Access ramps and driveways may encroach into the required *landscaped open space* provided they are more or less perpendicular to the *street line.*
b) The *main building* may encroach into the required *landscaped open space* adjoining the *front lot line.*
c) *Loading spacers)* shall not be required.
d) Any vehicles on display shall not encroach into the required *landscaped open space and* cannot be located between the *building* face and *street line.*

7.365 SOUTHEAST CORNER OF DENISON STREET AND KENNEDY ROAD

(By-law 2008-260)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *365 on Schedule 'A' attached to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.365.1 Zone Standards

a) Provisions relating to the maximum number of dwelling units per hectare shall not apply.
b) Maximum number of dwelling units – 273.

7.366 LOTS 4 AND 5 ON BLOCK E OF REGISTERED PLAN 19 AND PART LOT 6, CONCESSION 9

(By-law 2008-252)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *366 on Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section continue to apply to the lands subject to this Section.

7.366.1 Zoning Standards

The following specific zone standards apply:

a) Minimum REAR YARD setback - 4.0 metres
b) Minimum FRONT YARD setback-4.0 metres

7.366.2 Special Site Provisions

The following additional provisions apply:

a) *"Wide shallow lot"* means a residential *lot* with a *lot depth* of 12 metres or greater and less than 30 metres.
b) Maximum FRONT YARD setback shall not apply.
c) *Porches* and stairs shall not encroach into the required FRONT YARD.

7.367 SOUTH EAST CORNER OF DENISON STREET AND KENNEDY ROAD

(By-law 2008-260, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *367 on Schedule 'A' attached to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.367.1 Zone standards

a) *Minimum lot area* - the minimum *lot* area for this *lot* shall be its *lot* area on the date of passing of this by-law.
b) *Minimum lot frontage* - the minimum *lot* frontage for this *lot* shall be its *lot* frontage on the date of the passing of this by-law.

7.367.2 Special Site Provisions

a) The lands subject to this exception can only be used in accordance with the provisions of the R4 Zone only if is added or combined with another *lot* in the R4 zone.
b) The land subject to this exception shall not be counted in the calculation of the maximum permitted density, after it has been consolidated with another *lot* in the R4 zone.

7.368 LOTS 4 AND 5 ON BLOCK E OF REGISTERED PLAN 19 AND PART LOT 6, CONCESSION 9

(By-law 2008-252)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *368 on Schedules to this Bylaw. All other provisions of this By-law, unless specifically modified or amended by this section continue to apply to the lands subject to this Section.

7.368.1 Special Site Provisions

The following additional provisions apply:

a) *Buildings, accessory structures* above or below *grade* and paved/hardened surfaces shall not be located within 5 metres of the rear property line.
b) *Porches* and stairs shall not encroach into the required *front yard.*

7.369 WEST OF OLD KENNEDY ROAD AND ALDERGROVE DRIVE

(By-law 2009-105, By-law 2013-108)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *369 on Schedule ‘A’ attached to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.369.1 Only Uses Permitted in CA1

The following are the only uses permitted:

a) *Multiple-unit buildings*;
b) *Home Child Care;*
c) *Art galleries*;
d) *Business offices;*
e) *Community centres*;
f) *Fitness centres*;
g) *Child Care Centre*;
h) *Financial institutions*;
i) *Libraries*;
j) *Personal service shops;*
k) *Private clubs*;
l) *Repair shops but not including automobile repair shops*;
m) *Restaurants; and*
n) *Retail stores.*

7.369.2 Only Uses Permitted in OS1

The following are the only uses permitted:

a) *Public park*
b) *Public playground*
c) Pedestrian walkways

7.369.3 Zone standards

The CA1 zone standards in Table B7 do not apply. The following specific zone standards apply:

a) minimum required yard from Old Kennedy Road-1.75m;
b) minimum required yard from the south *lot* line - 11.45m, except that within 30m of the easterly *lot* line (Old Kennedy Road), the minimum required yard from the south *lot* line to the wall of the main *building* is 9m;
c) minimum required yard from the Railway Line to the west - 30m;
d) minimum required yard from the west *lot* line - 5m;
e) maximum floor space index (FSI) - 1.0;
f) maximum height - 4 storeys;
g) maximum total *net floor area* of all restaurants – 96 square metres;
h) maximum encroachment for *porch*es, balconies, awnings and window bays on Old Kennedy Road - 1.55m; and
i) minimum area of OS1 zone area - 0.1 ha.

7.369.4 Special Site Provisions

a) The following additional provisions apply to residential uses:
   i) Maximum number of dwelling units within 87m of the easterly *lot* line (Old Kennedy Road) is 28.
   ii) Dwelling units are not permitted within the ground floor of any *building* within 87m of the easterly *lot* line (Old Kennedy Road).
   iii) Maximum number of dwelling units beyond 87m of the easterly *lot* line (Old Kennedy Road) is 78.
b) The following additional provisions apply to non-residential uses:
   i) Non-residential uses are permitted only within the ground floor of any *building* within 87m of Old Kennedy Road.
   ii) The establishment of a drive-through facility is not permitted.

7.369.5 Parking Provisions

a) Minimum number of parking spaces – 278;
b) Minimum number of parking spaces for residential uses to be provided within 87m of the easterly *lot* line (Old Kennedy Road)
   – 42;
c) Minimum number of visitor parking spaces within 87m of the easterly *lot* line (Old Kennedy Road) – 7;
d) Minimum number of parking spaces for non-residential uses within 87m of the easterly *lot* line (Old Kennedy Road) – 37;
e) Minimum number of parking spaces for residential uses beyond 87m of the easterly *lot* line (Old Kennedy Road) -156;
f) Minimum number of visitor parking spaces beyond 87m of the easterly *lot* line (Old Kennedy Road) – 24;
g) Minimum width of parallel parking space - 2.5m; and
h) Minimum length of parallel parking space - 6.7m.

7.369.6 Definitions

For the purposes of this By-law only, a *Multiple-Unit Building* shall be defined as "a *building* containing three or more dwelling units which may be accessed by a common corridor system and/or entrance, or dwelling units which may be accessed directly from the outside, but not including a triplex, fourplex, a townhouse *building*, or an apartment *building*."

7.370 SOUTH SIDE OF ELGIN MILLS, WEST OF WOODBINE AVENUE - CLERA HOLDINGS LIMITED

(By-law 2009-89)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *370 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.370.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Gas bar*

7.370.2 Special Site Provisions

The following additional provisions apply to a gas bar:

a) An accessory *retail store* and *restaurant* with a *drive-through service facility* is permitted provided the *net floor area* for the *restaurant* with a *drive-through service facility* does not exceed 75 square metres.

7.371 MARKHAM STOUFFVILLE HOSPITAL AND TOWN OF MARKHAM COMMUNITY FACILITY LANDS, CORNELL COMMUNITY

(By-law 2009-54)

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *371 on the schedules to this by-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.371.1 Permitted Uses

The following uses are permitted:

a) *Community centres;*
b) *Hospital, public;*
c) *Libraries;*
d) Maintenance and sale of medical equipment and supplies;
e) Medical and diagnostic laboratories;
f) *Medical offices;*
g) *Nursing homes;*
h) *Parks, public;*
i) *Public transit system;*
j) Residential health care facilities for people who require assisted living such as sanitaria, centres for the disabled, homes for the aged and chronic care facilities;

k) *Retirement homes;*
l) *Transit stations; and*
m) The following are only permitted as ancillary uses and must be located within a *building* that contains one or more of the uses listed above:
   i) *Child Care Centre;*
   ii) *personal service shops;*
   iii) pharmacies;
   iv) *restaurants;*
   v) *restaurants, take-out;* and
   vi) retail uses.

7.371.2 Zone Standards

The following specific *zone* standards apply:

a) minimum required *yard*:
   i) from a *lot line* that is coincident with the boundary of the lands subject to exception *371, that is not the Bur Oak Avenue *streetline*- 3.0 metres
   ii) from the Bur Oak Avenue *streetline* - 2.5 metres.
b) minimum required width of *landscaped open space*:
   i) from a *lot line* that is coincident with the boundary of the lands subject to exception *371 that is not the Bur Oak Avenue *streetline,* or that does not adjoin a Greenway (G) *zone* - 3.0 metres
   ii) from the Bur Oak Avenue *streetline* - 2.5 metres
   iii) from a Greenway (G) *zone* - 1.5 metres
c) minimum *landscaped open space* - 20 percent;
d) maximum *floor space index (FSI)* - 0.75;
e) minimum number of *storeys* for *buildings* that are not a *public hospital, community centre* or operated by a *public authority* – 3;
f) maximum number of *storeys* shall be as shown on Schedule 8.9; and,
g) maximum number of *building*s exceeding 6 storeys - one (1).

7.371.3 Special Parking Provisions

The following special parking provisions apply:

a) Minimum width *of parking spaces* in a parking *lot*, not including *parking spaces* for the physically disabled - 2.7 metres; and
b) Required *parking spaces* may be located on lands bounded by Church Street, Bur Oak Avenue, Riverlands Avenue and 9th Line under the same ownership.

7.371.4 Special Site Provisions

The following additional provisions apply:

a) *Drive-through service facilities* are prohibited.
b) For the purposes of applying the *zone* standards, the lands subject to exception *371 shall be considered as one *lot.*
c) *Driveways* shall not be included in the calculation of required *landscaped open space.*
d) For the purposes of this exception, for a *public hospital,* any portion of a *storey* exceeding 5.0 metres, and for a *community centre,* any portion of a *storey* exceeding 7.0 metres, shall be deemed to be an additional *storey.*
e) *Buildings* may encroach up to 1.5 metres into the required *landscaped open space* abutting the Bur Oak Avenue *streetline.*
f) The top *storey* of a *public hospital* and *community centre* which contains only mechanical equipment shall not be included in the maximum number of *storeys.*
g) The area of adjoining *lots* or *parcels* zoned Greenway (G) may be included in the calculation of *Floor Space Index (FSI).*
h) Permitted ancillary *retail* uses shall not exceed 15 percent of the total *gross floor area* of a *premise.*
i) *Parking garages* are exempt from the *floor space index (FSI)* calculation.
j) *Loading spaces* are not required for residential health care facilities.
k) For the purposes of this by-law, the Greenway (G) *zone* shall be defined as having a minimum 12.0 metre width from the 9th Line *streetline.*

7.372 RESERVED

7.373 LOTS 6, 7 (PARTS 1 AND 2) AND 8, CONCESSION 9 NORTHWEST OF COPPER CREEK DRIVE AND THE TOWN ARTERIAL ROAD/PLANNED LINK BOX GROVE DEVELOPMENTS INC.
(By-law 2009-113)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *373 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.373.1 Additional Permitted Uses

The following additional uses are permitted on lands outlined on Schedule "A" to By-law 2017-10, which are zoned Business

Corridor:

a) Free standing *restaurants;*
b) Free standing *restaurants, take-out;* and
c) *Supermarket; and*
d) *Child Care Centre. (By-law 2017-10)*

7.373.2 Prohibited Uses

The following uses are prohibited:

a) *Places of worship*

7.373.3 Zone Standards

The following specific zone standards shall also apply:

a) The south *lot* line shall be deemed to be the *front lot line*

7.373.4 Special Parking Provisions

The following special parking provisions apply:

a) *Restaurant* and restaurant*, take-out uses* are subject to the following requirements:
   i) 1 *parking* space per 22 square metres of *gross floor area* for that portion which occupies 15 percent or less of the total *gross floor area* of all *buildings* subject to this Exception; and
   ii) 1 *parking* space per 9 square metres of *gross floor area* for that portion which occupies more than 15 percent of the total *gross floor area* for all *buildings* subject to this Exception.

b) Minimum number of *parking* spaces required for all other uses - 1 space per 22 square metres of *gross floor.*

7.373.5 Special Site Provisions

The following additional provisions shall apply:

a) *Drive through service facilities* shall only be permitted if associated with *financial institutions.*
b) Maximum combined total *gross floor area* of the *first storeys* of all *buildings* subject to this Exception - 35,000 square metres.
c) Multi-storey *buildings,* where *business office* uses comprise 85 percent or more of the total *gross floor area* of a *building,* shall be exempt from the maximum permitted total *gross floor area*

of the combined *first storeys* of all *buildings.*

d) Maximum *gross floor area* of *the first storey* of any *building* shall be 4,500 square metres, except that:

i) *The first storey* of one (1) *building* may exceed 4,500 square metres *gross floor area* to a maximum of 18,000 square metres *gross floor area.*

e) Maximum *gross floor area* of an individual *retail premise* shall be 4,500 square metres, except that:

i) One (1) *retail store premise* may exceed 4,500 square metres *gross floor area* to a maximum of 18,000 square metres *gross floor area.*

f) Minimum *net floor area* for an individual *retail premise* is 300 square metres, except that:

i) *retail store premises* may have a minimum *net floor area* of 93 square metres provided the combined total *net floor area* of all *retail premises,* with *net floor areas* less than 300 square metres shall not exceed 2,500 square metres.

g) *Supermarket:*
   i) Maximum number - one (1).
   ii) Shall only be located within a *retail store premise.*
   iii) Shall only be located in the *retail store premise* with *a first storey gross floor area* greater than 4,500 square metres.

h) Outdoor storage is not permitted.

i) Garden centre for the outdoor storage, display and sales of merchandise, is permitted subject to the following provisions:
   i) Shall only be associated with the *retail store premise* with a total *first storey gross floor area* greater than 4,500 square metres.
   ii) Maximum area - 700 square metres.
   iii) Minimum setback from any *lot line* - 14 metres.

j) Maximum *exterior side yard parking area* depth provisions do not apply.

k) *Loading spaces* are not required for any *building* with a *gross floor area* less than 3,500 square metres.

7.374 JADE-KENNEDY DEVELOPMENT CORPORATION (SOUTH UNIONVILLE SQUARE) EAST SIDE OF KENNEDY ROAD BETWEEN CASTAN AVENUE AND SOUTH UNIONVILLE AVENUE
(By-law 2009-66, By-law 2010-128)

Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *374 on the Schedules of this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.374.1 Additional Permitted Uses

a) One (1) *supermarket;*
b) *Car washes;*
c) *Hotels;* and
d) *Nightclubs.*

7.374.2 Special use provisions

a) The special provision that permits uses only in the first storey of an apartment or office *building* does not apply.
b) The special provision that permits uses only in an office *building* does not apply.
c) *Multiple-unit buildings* are permitted only within 30 metres of the *streetline* of Unity Gardens Drive.
d) *Apartment buildings* may only locate within 70 metres of the Kennedy Road and South Unionville Avenue *streetlines.*
e) For the purposes of this by-law all dwelling units in a *multiple-unit building* may be accessed directly from the outside.
f) Maximum number of *multiple dwellings* - 28
g) Maximum number of *apartment dwellings* –253
h) Car washes are only permitted within a *parking garage.*

7.374.3 Zone standards

Only the following specific zone standards apply:

a) minimum required *yard* adjoining any street - 0 metres;
b) minimum required *building height* - 9 metres;
c) maximum permitted *building height* - 18 metres,
   (i) Except within 70 metres of the Kennedy Road and South Unionville Avenue *streetlines* 44 metres; and,
d) maximum floor space index (FSI) – 2.

7.374.4 Special Parking Provisions

a) *Apartment dwellings* - a minimum of one (1) *parking space* per *dwelling unit* plus 0.20 *parking spaces* per unit for visitors.

7.375 EMK CONSTRUCTION AND TREELAWN CONSTRUCTION LTD. - 19T-06007 - PART OF LOT 23, CONCESSION 4
(By-law 2009-95)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *375 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.375.1 Zone Standards

The following specific zone standards apply:

a) Maximum *driveway* width on *lots* not accessed by a *lane:* 3.5 metres; and
b) Maximum *garage* width on *lots* not accessed by a *lane:* 3.5 metres.

7.376 EMK CONSTRUCTION AND TREELAWN CONSTRUCTION LTD. - 19T-06007 - PART OF LOT 23, CONCESSION 4
(By-law 2009-95)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *376 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.376.1 Zone Standards

The following specific zone standards apply:
a) Minimum required *front yard:* 7.5 metres;
b) Minimum required *rear yard:* 10.0 metres;
c) Minimum required *side yard:* 1.8 metres; and
d) Maximum *building height:* 10.0 metres.

7.376.2 Special Site Provisions

The following additional provisions apply:

a) Minimum *lot area:* 0.12 hectares
b) Maximum *lot coverage:* 33 percent

7.377 EMK CONSTRUCTION AND TREELAWN CONSTRUCTION LTD.- 19T-06007 - PART OF LOT 23, CONCESSION 4
(By-law 2009-95)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *377 on Schedule ‘A’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.377.1 Special Site Provisions

The following, additional provisions apply:

a) Minimum *lot area:* 0.09 hectares;
b) One detached *private garage* is permitted in the easterly *side*

yard having a *gross floor area* not exceeding 36.0 square metres; and

c) Detached *accessory buildings* are not permitted in any *yard* abutting the *public park.*

7.378 EMK CONSTRUCTION AND TREELAWN CONSTRUCTION LTD.- 19T-06007 - PART OF LOT 23, CONCESSION 4
(By-law 2009-95)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *378 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.378.1 Zone Standards

The following specific zone standards apply:

a) Minimum required *rear yard:* 3.0 metres

7.378.2 Special Site Provisions

The following additional provisions apply:

a) Minimum *lot area:* 0.1 hectares;
b) One detached *private garage* is permitted in the easterly *side yard* having a *gross floor area* not exceeding 36.0 square metres; and
c) Detached *accessory buildings* are not permitted in any *yard* abutting the *public park.*

7.379 1696913 ONTARIO INC. 19TM-95075 - PHASE II, PART OF LOT 25, CONCESSION 3
(By-law 2009-108)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *379 on Schedule ‘A’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.379.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*

7.379.2 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *exterior side yard* -1.8m;
b) Maximum *height* - 12.0m;
c) A *private garage* is permitted to be within or attached to the *main building,* if the *lot* is accessed by a *lane*;
d) Rear yard provisions for *main building* with attached *private garage*:
    i) Minimum required *rear yard* - 5.8m; and
    ii) Maximum required *rear yard* - 6.5 metres.
e) In the case of a *lot* where any part of the *rear lot line* is curved or at an angle greater than 90 degrees to the *interior side lot line,* any portion of the *main building* with attached *private garage* may be, located farther than 6.5 metres from the *rear lot line,* provided the portion or point of the *main building* with attached *private garage* closest to the *rear lot line* is no more than 6.5 metres from the *rear lot line*;
f) Minimum area of *outdoor amenity space* - 22.5 square metres;
g) The outdoor amenity area above an attached *private garage* may be used as a portion of the *outdoor amenity space*
h) A *deck* and associated stairs is permitted to encroach into the *outdoor amenity space*
i) Provisions for *Parking Pads*
    i) Minimum width of a *parking pad* - 2.6m;
    ii) Minimum *interior side yard* - 0.0m on one side and 0.8m on the other side;
    iii) Minimum *exterior side yard*- 1.8m; and
    iv) *Parking Pads* may be located in the required *rear yard* setback area.
j) *Porches* may encroach into the required *interior side yard* a distance of not more than 50 percent of the required *interior side yard;*
k) For the purpose of this section, a *lot* that abuts a *lane* shall be deemed to abut a *street*; and
l) For the purposes of this section, the *lot line* that abuts the buffer area shall be deemed *the front lot line.*

7.380 RESERVED
7.381 RESERVED
7.382 RESERVED

7.383 STOLLERY POND CRESCENT (LOT 11, 19TM-03004), PART OF LOT 20, CONCESSION 5 (FRANCIS STIVER HOUSE)

(By-law 2010-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *383 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.383.1 Only Permitted Uses

The following uses are the only uses permitted:

a) A *single detached dwelling* unit; or
b) A *personal service shop.*

7.383.2 Zone Standards

The following specific zone standards apply:

a) Minimum required *Front Yard:* 4 metres;
b) Minimum north *Side Yard:* 10 metres;
c) Minimum south *Side Yard:* 6 metres;
d) Minimum west *Side Yard:* 10 metres; and
e) Minimum *Rear Yard:* 10 metres.

7.383.3 Prohibited Uses

The following uses are prohibited:

a) A shoe repair establishment, a dry cleaning depot, a dry cleaning establishment or similar service establishment.
b) No *buildings, structures,* architectural elements including but not limited to asphalt, brickwork, concrete stonework or any other private infra*structure* are permitted within 3.0 metres of the eastern and northern Open Space One (OS1) zone boundary *(By-law 2014- 50).*

7.384 GARAGE ZONE STANDARDS FOR R2 ZONE, ANGUS GLEN WEST VILLAGE (PHASE 2)

(By-law 2010-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *384 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.384.1 Zone Standards

The following specific zone standards apply:

a) Maximum garage width In the *front* or *exterior side yard* - 9 metres; and
b) Maximum driveway width in the *front* or *exterior side yard* - 9 metres.

7.385 REAR YARD SETBACKS FOR LOTS ABUTTING OPEN SPACE ONE (OS1) ZONE BOUNDARY, ANGUS GLEN WEST VILLAGE - (PHASE 2)
(By-law 2010-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *385 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.385.1 Prohibited Uses

The following uses are prohibited:

a) No *buildings,* accessory *structure*s, architectural elements including but not limited to asphalt, brickwork, concrete stonework or any other private infra*structure* is permitted within 3.0 metres of any Open Space One (OS1) zone boundary.

7.385.2 Deleted
(By-law 2014-50)

7.386 SIDE YARD SETBACK FOR LOTS ABUTTING OPEN SPACE ONE (OS1) ZONE BOUNDARY, ANGUS GLEN WEST VILLAGE - (PHASE 2)
(By-law 2010-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *386 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.386.1 Prohibited Uses

The following uses are prohibited:

a) No *buildings,* accessory *structure*s, architectural elements including but not limited to asphalt, brickwork, concrete stonework or any other private infra*structure* is permitted within 3.0 metres of any Open Space One (OS1) zone

boundary.

7.386.2 Special Site Provisions

The following additional provisions apply:

a) Minimum required *Side Yard* abutting Open Space One (OS1) zone boundary - 3.0 metres.

Exception 7.387	**Angus Glen Village Ltd. 4071 and 4289 Major Mackenzie Drive East**	**Parent Zone R2**
File ZA 18 154612		Amending By-law 2020-136
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2020-136. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.		
7.387.1 Only Permitted Uses		
The following specific Zone Standards shall apply:		
a)	*Townhouse Dwellings*	
b)	*Accessory Dwellings*	
c)	*Home Occupations*	
d)	*Home Child Care*	
7.387.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*387 – Residential Two Zone shall be deemed to be one *lot* for the purposes of this By-law.	
b)	The standards of Table B2 (Part 1 of 3) "All *Lot*s Except Wide-Shallow *Lot*s" shall apply to all *lot*s.	
c)	For the purposes of this By-law, the *lot line* abutting Major Mackenzie Drive East shall be deemed to be the *front lot line.*	
d)	Minimum *setbacks:* i) *Front yard* – 2.0 metres ii) All other *yards* – 1.2 metres	
e)	Maximum number of *townhouse dwelling units* – 173	
f)	One (1) accessory dwelling unit is permitted accessory to a *townhouse dwelling.*	
g)	Minimum width of any *townhouse dwelling* unit – 4.5 metres	
h)	Maximum *garage width and driveway width* – 6.0 metres per unit	
i)	Maximum *building height* – 14.0 metres	
j)	Notwithstanding Section 6.6.2 a), *porches* are permitted to encroach into the required *front yard*, provided no part of the *porch* is located closer than 0.6 metres from the *front lot line.*	

k)	Notwithstanding Section 6.6.2 a), *stairs* are permitted to encroach into *the* *front yard*, provided no part of the *stairs* is located closer than 0.3 metres from any *lot line.*
l)	*Decks* and *balconies* are permitted to be located above the *first storey* and may project a maximum 3 metres from any wall.
m)	Notwithstanding l) above, *decks* and *balconies* are not permitted to project into the required *front yard.*

7.388 RESIDENTIAL LOTS SOUTH OF DONALD COUSENS PARKWAY, CORNELL
(By-law 2009-195, 2014-89)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *388 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.388.1 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *rear yard* - 12.3 metres;
b) Detached *private garages* and any *storey* above the first *storey* of a detached *private garage* shall be set back a minimum of 5.3 metres from the main *building* on the *lot*.

7.388.2 Special Site Provisions

The following additional provisions apply:

a) The northerly *lot line* is deemed to be the *front lot line;*
b) No *buildings or structures* are permitted within 2.0 metres of the northerly *lot line',*
c) The minimum width of a *parking space* shall be 2.5 metres where the *parking space* is located on a *parking pad* between a *private garage* and a *side lot line* created by a Hydro Transformer Notch.

7.389 RESIDENTIAL LOTS NORTH OF SADDLEBROOK DRIVE, CORNELL
(By-law 2009-195)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *389 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.389.1 Special Site Provisions

The following additional provisions apply:

a) *Maximum Setback From Rear Lot Line for Detached Private Garages* - no maximum;
b) The minimum width of *a parking space shall be* 2.5 metres where the *parking space* is located on a *parking pad* between a *private garage* and a *side lot line* created by a Hydro Transformer Notch.

7.390 MAJORWOOD DEVELOPMENTS 19T-02015 - PART OF LOT 21, CONCESSION 3

(By-law 2009-155)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *390 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.390.1 Only uses permitted

The following uses are the only uses permitted:

a) *Townhouse Dwellings*

7.390.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot depth* - 26.0 metres;
b) Minimum required *front yard - 3.5 metres;*
c) Maximum *lot coverage* for *detached garages* - 20 percent;
d) Maximum width of *attached* or *detached* private *garage* - 6.1 metres;
e) Minimum required *rear yard* - 0.6 metres;
f) Maximum required *rear yard* - 7.5 metres;
g) A detached *private garage* may share a common wall with an attached *private garage* on an abutting *lot*, and no setback from the *interior side lot line* is required on that side of the *lot;*
h) A *private garage* is permitted to be within or attached to the *main building,* if the *lot* is accessed by **a** *lane*;
i) Minimum setback for a detached *private garage* from the *main building* on a *lot* - 5.0 metres;
j) Minimum required setback of *porch* or landing from *front lot line* - 1.5 metres;
k) Minimum required setback of *porch* stairs or landing stairs from front *lot* line - 0.75 metres;
l) Minimum required setback of *porch, porch* stairs, landing or landing stairs from exterior side *lot* line - 0.75 metres;
m) An underground cold cellar may also encroach into the

required *yard,* provided an underground cold cellar is located entirely underneath the *porch, porch* stairs, landing or landing stairs;

n) Provisions for *outdoor amenity space:*
   i) Minimum area of *outdoor amenity space* - 27 sq. metres;
   ii) A *deck* and associated stairs is permitted to encroach into the *outdoor amenity space.*

7.391 MAJORWOOD DEVELOPMENTS 19T-02015 - PART OF LOT 21, CONCESSION 3
(By-law 2009-155)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *391 on Schedule ’A’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.391.2 Zone Standards

The following specific zone standards apply:

a) Minimum required *front yard* - 3.0 metres;
b) Minimum required setback of *porch* or landing from *front lot line*
   -1.0 metres; and
c) Minimum required setback *of porch* stairs or landing stairs from front *lot* line - 0.25 metres.

7.392 MAJORWOOD DEVELOPMENTS 19T-02015 - PART OF LOT 21, CONCESSION 3
(By-law 2009-155)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *392 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.392.1 Zone Standards

The following specific zone standards apply:

a) Minimum required front yard- 4.5 metres (2) (3).

7.393 GREENSBOROUGH NORTH
(By-law 2010-120)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *393 on Schedule 'A' to this By-

law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.393.1 Zone Standards

The following specific *zone* standards apply:

a) On a *wide shallow lot* not accessed by a *lane,* with a *lot* frontage of 12.2 metres to 13.29 metres, the maximum:
   i) Garage width - 5.5 metres
   ii) Driveway width - 5.5 metres
b) Minimum required *front yard* - 3.0 metres.

7.394 CERTAIN LOTS AND BLOCKS WEST OF DELRAY DRIVE AND NORTH OF ALFRED PATTERSON, PLAN 19TM-02013, PHASE 3
(By-law 2010-118)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *394 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.394.1 Special Site Provisions

The following additional provisions shall apply:

a) Size of *Porch*es - *Porch*es are subject to the development standards that were in effect prior to January 18, 2005.
b) Encroachments of Architectural Features and Balconies

The following provisions shall apply for window bays:

   i) Window bays are not required to be cantilevered; and
   ii) There is no maximum width.
c) Encroachment of *Porch*es and Underground Cellars - *Porch*es and underground cellars are subject to the development standards that were in effect prior to January 18,2005.

7.395 BLOCK 325, PLAN 19TM-06009
(By-law 2010-120)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *395 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.395.1 Zone Standards

The following specific *zone* standards apply:

a) Minimum required *front yard* - 3.0 metres;
b) Minimum required *exterior side yard* - 3.0 metres;
c) Minimum required *interior side yard* - 1.2 metres;
d) Minimum required *rear yard*- 1.2 metres;
e) *Private garage*s (attached or detached) are subject to the following:
    i) minimum setback from the rear *lot line* - 1.2 metres
    ii) minimum setback from an interior side *lot line* - 1.2 metres
    iii) minimum setback from the *exterior side lot line* – 13 metres
    iv) minimum setback from *the front lot line* - 3.0 metres
    v) the wall of an attached or detached *private garage* that contains- the opening for *motor vehicle* access shall be set back a minimum of 3.0 metres from the *front lot line* that is crossed by a driveway that accesses the *private garage.*

7.395.2 Special Site Provisions

The following additional provisions shall apply:

a) The Bitola Drive *lot line* shall be deemed to be the *front lot line*; and
b) An attached or detached *private garage* may be located in any *yard.*

7.396 THROUGH LOTS ON THE WEST SIDE OF DELRAY DRIVE
(By-law 2010-118)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol*396 on the Schedule ‘A’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.396.1 Zone Standards

The following specific zone standards apply to *through lots:*

a) *single detached dwellings* with an attached or detached *private garage* are permitted and are subject to the following specific zone standards:

    i) Maximum *driveway* width - 6.1 metres;
    ii) Maximum *garage* width - 6.1 metres;

iii) Minimum required *rear yard* - 4.5 metres;
iv) For a single *detached dwelling* with a detached *private garage* the following provisions apply:
  a) no maximum setback to the *rear lot line* shall apply to a detached *private garage;* and
  b) no minimum setback between a detached *private garage* arid the *main building* on the *lot* shall apply.
v) An *outdoor amenity space* shall be provided and shall be subject to the following regulations:
  a) The *outdoor amenity space* shall have a minimum area of 40 square metres;
  b) Balconies and roofed *porch*es shall not encroach into the required *outdoor amenity space;* and
  c) Decks and associated stairs may encroach into the required *outdoor amenity space.*

7.396.2 Special Site Provisions

The following additional provisions shall apply:

a) the Delray Drive street line shall be deemed to be the *front lot line*;
b) The *street* adjoining the rear *lot* line shall be deemed to be a public *lane*; and
c) *Motor vehicle* access shall only be from a public *lane*.

7.397 LOTS WITH A SIDE LOT LINE SEPARATED FROM THE DONALD COUSENS PARKWAY AND MAJOR MACKENZIE DRIVE BY AN OPEN SPACE ZONE LOTS 74, 86, 100, 101, 253, 254, 294 AND 295, PLAN 19TM-06009
(By-law 2010-120)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *397 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.397.1 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *front yard* - 3.0 metres;
b) Minimum required *rear yard* - 7.0 metres; and
c) A *private garage* is permitted to be within or attached to the *main building*.
d) An attached one-storey *private garage* shall be located no closer than 0.6 metres from the *rear lot line,* provided a minimum *rear yard* of 7.5 metres is provided between the *main building* and the *rear lot line* across at least 50 percent of the

width of the *lot.*

7.398 CROWN OF MARKHAM INC. (PHASE 1) SINGLE DETACHED RESIDENTIAL EAST OF WOODBINE BY-PASS AND NORTH OF ANTHONY ROMAN AVENUE
(By-law 2009-164)

Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *398 on the Schedules to this By-law. All other provisions of the by-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.398.1 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 11m
b) Provisions for *outdoor amenity space:*
   i) Minimum area of *outdoor amenity space* - 40 square metres.
   ii) Minimum additional area of landscaped open space to be provided in a location adjacent to the *dwelling unit* and contiguous with the *outdoor amenity space* - 10 square metres.

7.399 ZONE STANDARDS FOR R2 STANDARDS, ANGUS GLEN WEST VILLAGE (PHASE 2)
(By-law 2010-106)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *399 on the Schedules to this By- law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.399.1 Zone Standards

The following specific zone standards apply:

a) Minimum *front yard* setback is 8.0 metres; and
b) Maximum setback to the wall of the attached *private garage* that contains the opening for *motor vehicle* access is 11.5 metres.

7.399.2 Special Site Provisions

The following additional provisions apply:

a) The *private garage* must be setback 1.0 metres behind the *main wall* closest to the front property line.

7.400 VETMAR LIMITED 19TM-07001, PART OF LOT 27 &28, CONCESSION 3 19TM-07001

(By-law 2009-207)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *400 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.400.1 Only Uses Permitted

The following are the only uses permitted:

a) *Semi-detached dwellings*

7.400.2 Zone Standards

The following specific *zone* standards apply:

a) Minimum *lot frontage* for *semi-detached dwellings* -8.0 metres per unit;
b) If two *semi -detached dwellings* are located on a *corner lot,* the minimum combined *lot frontage* is 18.5 metres; and
c) Maximum *height* - 12.0m.

7.401 VETMAR LIMITED 19TM-07001, PART OF LOT 27 & 28, CONCESSION 3 19TM-07001

(By-law 2009-207) (By-law 2013-50)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *40l on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.401.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*

7.401.2 Zone Standards

Only the following specific Zoning Standards apply:

a) Maximum number of dwellings units – 24
b) Minimum of eight visitor parking spaces are required
c) Minimum front yard – 3.0 metres
d) For the purpose of this By-law, the *lot* line that abuts the

landscape buffer along Woodbine Avenue By-pass shall be deemed the front *lot* line

e) For the purposes of this By-law there is no rear *lot* line
f) Minimum required interior side yard – 1.2 metres
g) Minimum required exterior side yard – 2.4 metres
h) Maximum height – 12.0 metres
i) A *private garage* is permitted to be within or attached to the main *building*, if *lot* accessed by a private *lane*
j) Maximum garage width of 3.5m
k) Provisions for Parking Pads
   i) A parking pad is accessed from a private *lane* only
   ii) Minimum width of a parking pad – 2.6m
   iii) Maximum width of 3.7m
l) *Porch*es may encroach a distance of not more than 50 percent into the required interior side yard
m) For the purposes of applying the zone standards, Block 93 on Plan 65M-4328 shall be considered as one *lot*."

7.402 VETMAR LIMITED 19TM-07001, PART, OF LOT 27 & 28, CONCESSION 3 19TM - 07001
(By-law 2009-207)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *402 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.402.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*

7.402.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* for end units on a *corner lot* -9.0 metres; and
b) Maximum *height* - 12.0 metres.

7.403 VETMAR LIMITED 19TM-07001, PART OF LOT 27 &28, CONCESSION 3 19TM-07001

(By-law 2009-207)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *403 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.403.1 Only Uses Permitted

The following are the only uses permitted:

a) *Apartment dwellings;*
b) *Art galleries;*
c) *Bake shops;*
d) *Business offices;*
e) *Community centres;*
f) *Commercial fitness centres;*
g) *Convenience retail stores;*
h) *Child Care Centre;*
i) *Financial institutions;*
j) *Home occupations;*
k) *Libraries;*
l) *Medical offices;*
m) *Multiple dwellings;*
n) *Non-profit fitness centres;*
o) *Personal service shops;*
p) *Private clubs;*
q) *Home Child Care;*
r) *Repair shops;*
s) *Restaurants;*
t) *Restaurants, take-out;*
u) *Retail stores;*
v) *Schools, commercial;*
w) *Supermarkets;* and
x) *Townhouse dwellings.*

7.403.2 Zone Standards

Only the following specific zone standards apply:

a) Minimum *lot frontage* - 19.2 metres;
b) Minimum required *front yard* - 1.8 metres;
c) Minimum required *exterior side yard* - 1.8 metres;
d) Minimum required *interior side yard* - 0.0 metres;
e) Minimum required *rear yard* - 3.0 metres;
f) Minimum *landscaped open space - 25 percent*; and

g) Maximum *building height* - 20.0 metres.

7.403.3 Special Site Provisions

The following additional provisions apply:

a) Residential *dwelling units* are prohibited on the *first storey* in any *building* within 10 metres of "Street H" as outlined on Schedule 'A' hereto.
b) For the purposes of this section, for the Community Amenity (CA-1) blocks on the southwest side of street 'I', the *lot line* that abuts 'Street H' as outlined on Schedule 'A' hereto, shall be deemed *the front lot line.*

7.404 LOTS ABUTTING THE EAST SIDE OF MINGAY AVENUE SOUTH OF MAJOR MACKENZIE DRIVE
(By-law 2010-71)

Notwithstanding any provisions in this by-law, the provisions in this section shall apply to those lands denoted by the symbol *404 on Schedule 'A' attached to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.404.1 Zone Standards

Only the following specific *zone* standards shall apply to *semi-detached lots:*

a) Minimum *lot frontage* - 7.5m per unit
b) Minimum *lot depth* - 30.0 metres
c) Minimum required *front yard* - 0.6 metres
d) Maximum permitted encroachment by architectural features such as sills, belt course, cornices, eaves, chimney breasts, pilasters, roof overhangs and window bays, into the required/rom*yard*-0.3 metres
e) Maximum permitted encroachment into the minimum required *front yard* by a *main wall,* underground cellar, *porch,* and stairs accessing a *porch* - zero
f) Minimum required *rear yard* - 13.2 metres, except that the minimum *rear yard* for a one *storey* portion and attached *garage* is 0.6 metres
g) Detached *private garages* shall be set back a minimum of 6.0 metres from the *main building* on the *lot.*
h) Minimum required setback from the *rear lot line* for a detached *private garage* - 0.6 metres
i) Maximum permitted encroachment by architectural features such as sills, belt course, cornices, eaves, chimney breasts, pilasters and roof overhangs, into the setback required from

the *rear lot line* for a *private garage* - 0.3 metres

j) Maximum *driveway* width - 6.4 metres
k) Maximum *garage* width - 6.4 metres
l) Maximum *height* of any portion of the *building* or *structure* located within 13.2 metres of the *rear lot line* - 5.0 metres
m) Attached *private garages* are also subject to the following:
    i) An *outdoor amenity space* shall be provided and shall be subject to the following regulations:
        a) The *outdoor amenity* space shall have a minimum area of 35 square metres and a minimum dimension of 7.0 metres on one side;
        b) No part of the required *outdoor amenity space* shall be located further than 14.5 metres from the *rear lot line;*
        c) Balconies and *porches* shall not encroach into the required *outdoor amenity space;* and
        d) *Decks* and associated stairs may encroach into the required *outdoor amenity space.*
n) *Decks* are subject to Section 6.2.1.
o) Other detached *accessory buildings* are subject to Section 6.4.

7.404.2 Special Site Provisions

The following specific provisions shall apply:

a) The Mingay Avenue *streetline* shall be deemed to be the *front lot line.*
b) *Motor vehicle* access to a *lot* shall only be from a *public street* adjoining the *rear lot line*.

7.405 DRIVEWAY AND GARAGE WIDTH FOR SINGLE DETACHED DWELLINGS, WISMER COMMONS

(By-law 2009-211)

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol *405 on Schedule "A" to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.405.1 Zone Standards

The following *zone* standards shall apply to *wide shallow lots* not accessed by a *lane* and with a *lot frontage* greater than 12.19 metres and less than 13.29 metres:

a) Maximum width of *private garage* - 5.3 metres; and
b) Maximum width of *driveway* - 5.8 metres.

7.406 TOWNHOUSE BLOCKS FRONTING ONTO BUR OAK AVENUE EAST OF MINGAY AVENUE, WISMER COMMONS

(By-law 2009-211)

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol *406 on Schedule 'A' to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.406.1 Zone Standards

The following zone standards shall apply:

a) Minimum required *rear yard* for the *main building* - 13.0 metres

7.406.2 Special Site Provisions

The following additional provisions apply:

a) Minimum required *interior side yard* for a detached *private garage* - 0.3 metres on one side and 0.0 metres on the other side; and
b) Notwithstanding provision a) above, a detached *private garage* may share a common wall with one other detached *private garage* on an abutting *lot* and no setback from the *interior side lot line* is required on that side of the *lot*.

7.407 TOWNHOUSE BLOCKS EAST OF NINTH LINE, CORNELL

(By-law 2009-195)

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol *407 on the schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.407.1 Special Site Provisions

The following additional provisions apply:

a) The westerly *lot line* is deemed to be the *front lot line;*
b) The minimum width of a *parking space* shall be 2.5 metres where the *parking space* is located on a *parking pad* between a *private garage* and a *side lot line* created by a Hydro Transformer Notch.

7.408 LOTS NORTH OF 16th AVENUE, CORNELL

(By-law 2009-195, 2014-89)

Notwithstanding any provisions of this by-law, the provisions in this section shall apply to those lands denoted by the symbol *408 on die schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.408.1 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *rear yard* - 12.3 metres;
b) Detached *private garages* and any *storey* above the first *storey* of a detached *private garage* shall be set back a minimum of 5.3 metres from the main *building* on the *lot*.

7.408.2 Special Site Provisions

The following additional provisions apply:
a) The southerly *lot line* is deemed to be the *front lot line;*

7.409 CORNELL CENTRE - LANDS NORTH OF HIGHWAY 7 AND WEST OF CORNELL CENTRE BOULEVARD (RESIDENTIAL THREE)

(By-law 2011-175)

Notwithstanding any other provision of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol '"409 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.409.1 Permitted Uses

The following are the only uses permitted:

i) *Apartment dwellings;* and
ii) *Multiple unit dwellings.*

7.409.2 Zone Standards

Only the following specific *zone* standards shall apply:

a) *Minimum yard* for all *buildings* and *structures* from a *street line* - 3.0 metres;
b) Minimum *floor space index* of all *buildings* on lands zoned R3*409 - 1.5;
c) Minimum required *yard* to a *lot* line of a *building* or *structure* located entirely below grade - 0 metres;

d) Minimum number of *storeys* – 4; and
e) Maximum number of *storeys* – 6.

7.409.3 Special Site provisions

The following site provisions apply:

a) For the purposes of this by-law, *multiple unit dwellings* can have all the *dwelling units* accessed directly from the outside.
b) Any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of *storeys.* Mechanical features, including their screening and *structure*s containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the number of *storeys* of the *building*.

7.409.4 Special Parking Provisions

The following provisions shall apply:

a) Parking spaces required for uses on lands zoned R3*409 may be provided on lands zoned R3*410 provided that they are located on an adjoining *lot* or block and not separated by *a public street.*

7.410 CORNELL CENTRE - LANDS NORTH OF HIGHWAY 7, WEST OF CORNELL CENTRE BOULEVARD (RESIDENTIAL THREE HERITAGE BUILDING)
(By-law 2011-175)

Notwithstanding any other provision of this By-law, the provisions in this Section-shall apply to those lands denoted by the symbol *410 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply to the lands subject to this exception.

7.410.1 Permitted Uses

The following are the only uses permitted:

i) In a R3*410 (H3) zone category:
   a) One single *detached* dwelling;
   b) *Home occupations*; and
   c) *School, private.*
ii) In a R3*410 zone category:

   a) One single *detached* dwelling;
   b) *Child Care Centre;*
   c) *Home occupations;* and

d) *School, private.*

7.410.2 Zone Standards

Only the following specific *zone* standards shall apply:

a) Minimum required setback from a *streetline* -20 metres;
b) Maximum *height* -10 metres;
c) Minimum width of *landscaping* adjacent the *main wall* of a *building* - 10 metres;
d) Minimum required setback to a *lot line* of a *building* or *structure* located entirely below grade - 0 metres; and
e) Maximum gross floor area – 280 square metres.

7.410.3 Special Site Provisions

The following additional provisions apply:

a) *Drive-through service facilities* are not permitted.

7.410.4 Special Parking Provisions

a) The parking spaces required for uses on lands zoned R3*410 may be provided on lands zoned R3*409 provided that they are located on an adjoining *lot* or block and not separated by a *public street.*

Exception 7.411	**Spring Hill Homes Inc. 7128, 7170 and 7186 Highway 7 East**	**Parent Zone CA2**
File PLAN 20 119576		Amending By-law 2024-154
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *411 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.411.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	*Car Wash*	
b)	*Place of Amusement*	
c)	*Recreational Establishment*	
d)	*Place of Entertainment*	
e)	*Veterinary Clinic*	
7.411.2 Special Zone Standards		
The following special zone standards shall apply:		

a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned CA1*411 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law the following definitions apply: *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.
c)	The provisions of Table B7 Shall not apply
d)	Maximum number of *Apartment* and *Multiple Dwelling Units* - 890
e)	Highway 7 East is deemed to be the *front lot line*
f)	Only apartment dwellings, multiple dwellings, home occupations, and home child care uses are permitted above the first storey of a building.
g)	Car washes are only permitted in a parking garage located below grade.
h)	Amenity space accessory to a dwelling unit is permitted within a heritage building designated under Part IV of the Ontario Heritage Act.
i)	Maximum Gross Floor Area – 77,750 square metres
j)	For the purposes of this By-law, established grade shall be 199.42 metres above sea level (Canadian Geodetic Datum Elevation)
k)	Minimum setbacks: i) Front lot line – 3.0 metres ii) Rear lot line – 3.0 metres iii) Exterior lot line – 3.0 metres iv) interior lot line – 6.0 metres, except that a detached dwelling, designated under Part IV of the Ontario Heritage Act is permitted to have an interior side yard setback of 0.5 metres v) From a daylight triangle – 0.0 metres
l)	Balconies, porches, or patios may encroach into any required yard, provided they are no closer than 0.5 metres to any lot line.
m)	Architectural features, including terraces, cornices, sills, belt courses, gutters, pilasters, roof overhangs, canopies, awnings, stair enclosures, building maintenance equipment porches, decks, patios, architectural wing walls, balconies, underground cellars, stairs and landings shall be set back a minimum of 0.0 metres from any lot line.
n)	Minimum required distance separation between the main walls: i) Multiple dwelling buildings – 3.0 metres ii) Apartment and/or mixed-use buildings above the greater of the 8th

	storey or 32 metres – 30 metres
o)	Maximum height of a Multiple Dwelling Building – 18 metres
p)	Maximum height of an apartment building and/or mixed-use buildings: i) Less than or equal to 30 metres from the rear lot line - 32 metres ii) 30 metres or greater from the rear lot line: a. 71 metres – within 28 metres of the exterior lot line b. 79 metres – within 42 metres of the interior lot line c. 88 metres – beyond 28 metres of the exterior lot line and beyond 42 metres of an interior lot line
q)	Notwithstanding p) above: i) A parapet, mechanical penthouse, and mechanical features such as structures containing the equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, cooling towers, heating, cooling or ventilating equipment, chimneys, and vents, building maintenance units, elevator overrun, and window washing equipment are permitted to project a maximum of 6.0 metres above the highest point of the roof surface, regardless of the height of the building. ii) Guard rails, railings, fences, planters, cornices, balcony and terrace dividers, decorative screens, privacy screens, noise and wind protection/mitigation features, ornamental elements, landscape elements, structures used for outside or open-air recreation and associated equipment, pergolas, architectural features, trellises, pavilions, shade structures, and awnings are permitted to project a maximum of 2.5 metres above the permitted height.
r)	Minimum bicycle parking space requirements: Residential: i) Long term bicycle parking space: 0.25 spaces per dwelling unit ii) Short term bicycle parking space: 0.05 spaces per dwelling unit Non-Residential (if overall GFA is less than 1,200 m2): i) Long term bicycle parking space: No requirement ii) Short term bicycle parking space: 0.15 space per 100 m2 of GFA Non-Residential (if overall GFA is higher or equal to 1,200 m2):
	i) Long term bicycle parking space: 0.15 space per 100 m2 of GFA ii) Short term bicycle parking space: 0.25 space per 100 m2 of GFA or 6 spaces, whichever is higher
s)	Minimum dimensions of a horizontal bicycle parking space shall be: i) Minimum length of 1.8 metres ii) Minimum width of 0.6 metres; and iii) Minimum vertical clearance of 1.2 metres
t)	Minimum dimensions of a vertical bicycle parking space shall be: i) Minimum vertical clearance of 1.8 metres ii) Minimum width of 0.6 metres; and

	iii) Minimum horizontal clearance of 1.2 metres
u)	Stacked bicycle parking spaces may be provided in accordance with the minimum dimensions of 7.411.2. s) and t) for each bicycle parking space.
v)	Notwithstanding any other provision, parking spaces, including bicycle parking spaces, may be located within a parking garage located on lands zoned OS1*769
w)	Minimum required yards for any portion of a private garage, parking garage, or underground structure(s) if it is constructed completely below the established grade, including any associated ventilation shafts and housings, stairways, and other similar facilities above established grade: i) Front yard – 0.0 metres ii) Rear yard – 0.0 metres iii) Exterior side yard – 0.0 metres iv) Interior side yard – 0.0 metres
x)	No parking is required.
y)	Minimum non-residential Gross Floor Area – 50 m2

7.412 NEIGHBOURHOOD COMMERCIAL

(By-law 2010-35)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *412 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.412.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Gas bar;*
b) *Motor vehicle service station;* and
c) *Restaurant.*

7.412.2 Prohibited Uses

The following uses are prohibited:

a) *Outdoor storage;* and
b) *Drive-through service facility.*

7.412.3 Zone Standards

The following specific Zone Standards apply:

a) Maximum *lot area* - 2.0 hectare;
b) Minimum *lot frontage* - 0 metres;

c) Minimum required yard from the Major Mackenzie Drive *streetline* - 6.0 metres;
d) Minimum required *yard* from the Donald Cousens Parkway *streetline* - 3.0 metres
e) Minimum required *yard* from the easterly *lot line - 1.5* metres;
f) Minimum required *yard* from the northwest *streetline* adjacent to the intersection of Major Mackenzie Drive and Donald Cousens Parkway -12.0 metres;
g) Minimum width of *landscaping* abutting all *lot lines,* except for the easterly *lot line* - 3.0 metres;
h) Minimum width of *landscaping* abutting the easterly *lot line* - 1.5 metres;
i) Minimum required distance of *parking spaces* from all *lot lines,* except for the easterly *lot* line - 6.0 metres; and
j) Maximum front yard - 0 metres.

7.412.4 Special Site Provisions

The following additional provisions apply:

a) The maximum *net floor area* of any individual *premises* shall be 300 square metres; and
b) An *accessory retail store* is permitted within a *gas bar building* provided the maximum *net floor area* for the *accessory retail store* does not exceed 120 square metres.

7.413 BEST HOMES CANADA INC. – 9582 HIGHWAY 48 – WISMER COMMONS COMMUNITY

(By-law 2010-15) (Hold Removal via By-law 2015-80)

7.413.1 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* for *single detached* dwellings on a *lot* not accessed by a *lane* - 9.0 metres;
b) Minimum *lot frontage* for *semi-detached* dwellings on a *lot* not accessed by a *lane* - 7.8 metres; and
c) Minimum *garage* width for *single detached* dwellings on a *wide- shallow lot* with *a frontage* of less than 10.7 metres - 3.5 metres.

7.414 MONARCH CORPORATION - CATHEDRAL TOWN SOUTH SUBDIVISION PHASE II - PART OF LOT 22, CONCESSION 3
(By-law 2010-17)

Notwithstanding any other provision of this By-law the provisions in this section shall apply to those lands denoted by the symbol *414 on Schedule 'A' to this By-law. All other provisions of this By-law, unless, specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.414.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*

7.414.2 Zone Standards

The following specific *Zone* Standards apply:

a) Maximum *height* - 12.0m;
b) Minimum *lot frontage* - 6.0 metres per unit on an interior *lot,* 7.5 metres for an end unit on an interior *lot* and on a corner *lot;*
c) For the purposes of this section, the *lot line* that abuts Street 'B' shall be deemed *the front lot line:*

7.415 MONARCH CORPORATION - CATHEDRAL TOWN SOUTH SUBDIVISION PHASE II - PART OF LOT 22, CONCESSION 3
(By-law 2010-17)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *415 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.415.1 Zone Standards

The following specific Zone Standards apply:

a) Maximum *driveway* and *garage* width on a *lot* not accessed by a *lane* - 6.1m.

7.416 MONARCH CORPORATION - CATHEDRAL TOWN SOUTH SUBDIVISION PHASE II - PART OF LOT 22, CONCESSION 3
(By-law 2010-17)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *416 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by

this section, continue to apply to the lands subject to this Section.

7.416.1 Zone Standards

The following specific zone standards apply:

a) Special Provisions 7.198.2 b), d), j), k), l) and 7.198.3 a) shall not apply;
b) Minimum *lot depth* - 24.0 metres;
c) *Rear yard* provisions for *main building* with attached *private garage:*
   i) Minimum required *rear yard* - 0.6 metres;
   ii) Maximum *rear yard* - 7.5 metres;
d) Provisions for *outdoor amenity space:*
   i) Minimum area of outdoor amenity space - 27 sq. metres;
   ii) A flat roof of an attached *private garage* may be used as the required *outdoor amenity space.*

7.417 NEIGHBOURHOOD COMMERCIAL
(By-law 2010-35)

Notwithstanding any other provisions of this By-law the provisions in this Section shall apply to those lands denoted by the symbol *4I7 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.417.1 Additional Permitted Uses

The following additional use is permitted:

a) *Restaurant*

7.417.2 Prohibited Uses

The following uses are prohibited:

a) *Outdoor storage;* and
b) *Drive-through service facility.*

7.417.3 Zone Standards

The following specific Zone Standards apply:

a) Maximum *lot area* - 2.0 hectares;
b) Minimum *lot frontage* - 0 metres;
c) Minimum required *yard* from the Major Mackenzie Drive *streetline* - 6.0 metres;
d) Minimum required *yard* from the Donald Cousens Parkway

streetline - 3.0 metres;
e) Minimum required *yard* from the easterly *lot line* - 6.0 metres;
f) Minimum required *yard* from the westerly *lot line* - 1.5 metres;
g) Minimum width of *landscaping* abutting all *lot lines,* except for the westerly *lot line* - 3.0 metres;
h) Minimum width of *landscaping* abutting the westerly *lot line* - 1.5 metres;
i) Minimum required distance of *parking spaces* from all *lot lines,* except for the westerly *lot* line - 6.0 metres; and
j) Maximum front yard - 0 metres.

7.417.4 Special Site Provisions

The following additional provision applies:

a) The maximum *net floor area* of any individual *premises* shall he 300 square metres, except that one *retail store* with a maximum *net floor urea* of 1450 square metres is permitted.

7.418 PART OF LOT 8, PLAN 2196, AND MUNICIPALLY KNOWN AS 251 AND 271 HELEN AVENUE AND THE NORTHERN PORTION OF THE ABUTTING VACANT LOT TO THE EAST

(By-law 2010-38, By-law 2013-108)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by symbol *418 on the Schedule to this By- law. All other provisions of this By-law, unless specifically modified or amended by this Section continue to apply to the lands subject to this Section.

7.418.1 Zone Standards

The following specific zone standards apply as shown on Schedules ‘A’ and 'B':

a) minimum *lot frontage* for *Lots* 1 and 2 - 15m
b) minimum *lot frontage for Lots* 3 and 4 - 11.5m
c) minimum *lot frontage* for *Lots* 5 to 10 - 10m
d) minimum *lot frontage* for *Lot* 11 - 12m
e) minimum *lot* depth - 43m

7.418.2 Special Site Provisions

The following additional provisions apply:

a) The maximum number of *lot*s permitted within the area covered by this By-law, as shown on Schedule ‘A’ shall be 11.

7.419 MATTAMY (ROBINSON CREEK) LIMITED (19TM-03OO8, PHASE 3) PART OF LOT 16, CONCESSION 7

(By-law 2010-45)

Notwithstanding any other provision of this By-law, the provision in this Section shall apply to those lands denoted by the symbol *419 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.419.1 Zone Standards

The following specific zone standards apply:

a) The maximum garage width and driveway width on a *wide shallow lot* with a frontage of 13.1 metres and not accessed by a *lane* - 5.8 metres; and
b) Minimum *lot* depth of a *wide shallow lot* - 25 metres.

7.420 CORNELL ROUGE

(By-law 2010-67)

Notwithstanding any other provisions of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *420 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.420.1 Permitted Uses

The following is the only permitted use:

a) One *place of worship*

7.420.2 Zone Standards

The following specific zone standards apply:

a) Minimum width of *landscaped open space* adjacent to the *front lot line* - 6.0 metres;
b) Minimum width of *landscaped open space* adjacent to all other *lot lines* - 3.0 metres.

7.420.3 Special Site Provisions

The following specific site provisions shall apply:

a) The north *lot line* is deemed to be the *front lot line.*
b) *Buildings* may encroach a maximum of 3.0 metres into the required *landscaped open space* adjacent to *the front lot line.*

c) No *parking areas* or *driveways* shall be permitted between the *building* and the *front lot line.*

7.421 DANVEST WISMER INVESTMENTS LTD. AND DOVCOM REALTY INC.
(By-law 2010-109)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *421 on Schedules 'A1' and 'A2' to this By- law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.421.1 Zone Standards for Residential Two and Residential Two-Special Zones

The following specific *zone* standards apply:

a) Minimum required *interior side yard* on a *lot* where the *interior side lot line* abuts a *lane* - 1.2 metres;
b) Minimum *interior side lot line* for a *driveway* that crosses *the front lot line*- 0.3 metres; and
c) Minimum *lot depth* of a *wide shallow lot* - 24.5 metres.

7.421.2 Zone Standards for Residential Two - Lane Access Zones

The following specific *zone* standards apply:

a) Minimum *parking space* width on a *parking pad* - 2.65 metres.

7.422 NORTHEAST CORNER OF McCOWAN ROAD AND **BUR OAK AVENUE, WISMER COMMONS**
(By-law 2010-69)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *422 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.422.1 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *front yard* - 4.5 metres;
b) Minimum required *rear yard* - 2.0 metres;
c) Minimum required *exterior side yard* - 2.0 metres;
d) Minimum required *interior side yard* - 7.0 metres;
e) Maximum *height* - 14 metres; and
f) Minimum required *lot frontage* - not applicable.

7.422.2 Special Site Provisions

The following additional provisions apply:

a) Notwithstanding any further division or partition of lands subject
to this Section, all lands zoned R2*422 shall be deemed to be one *lot* for the purposes of this By-law.
b) The Bur Oak Avenue *streetline* is deemed to be the *front lot line.*
c) The *main wall* of a *dwelling unit* shall be set back a minimum of
6.0 metres from the centreline of a private road.
d) The *main wall* of an attached *private garage* that contains the opening for motor vehicle access shall be set back a minimum of
8.6 metres from the centreline of a private road.
e) Maximum driveway width for townhouse units -3.5 metres.
f) Maximum garage width for townhouse units - 3.5 metres.
g) Maximum number of dwelling units – 47.
h) Detached accessory *building*s are not permitted.
i) Parking spaces for the physically disabled shall not be required.

7.423 SOUTHEAST CORNER OF McCOWAN ROAD AND BUR OAK AVENUE, WISMER COMMONS

(By-law 2010-151)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *423 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.423.1 Zone Standards

The following additional specific Zone Standards apply:

a) Minimum required *lot frontage* - 4.25 metres;
b) Minimum required/*front yard* - 3.0 metres;
c) Maximum permitted *front yard* - 15.0 metres;
d) Minimum required *rear yard* - 6.0 metres;
e) Maximum permitted *rear yard* - 14.0 metres; and
f) Maximum *height* - 14.0 metres.

7.423.2 Special Site Provisions

The following additional provisions apply:

a) The north property line, abutting Bur Oak Avenue is deemed to be the *front lot line.*
b) The *main wall* of an attached *private garage* that contains the opening for motor vehicle access shall be set back a minimum of
6.0 metres from the *rear lot line.*
c) An opening for a door in a wall facing the rear *lot line* used to access the *dwelling unit* shall be set back no further than 2.0 metres from the *main wall* of an attached *private garage.*
d) Maximum *driveway* width for *townhouse units* - 3.0 metres.
e) Maximum *garage* width for *townhouse units* - 3.5 metres.
f) Maximum number of units – 30.

7.424 GREENSBOROUGH NORTH - 19TM-06009 - NORTHWEST CORNER OF BITOLA DRIVE AND PELISTER DRIVE
(By-law 2010-170)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol 424 on Schedule 'A' to this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.424.1 Zone Standards

The following specific zone standard applies:

a) Minimum required rear yard - 1.2 metres.

7.425

Exception 7.425	**9781 Markham Road Limited Partnership 9781 Markham Road**	**Parent Zone CA1**
File PLAN 21.140476		Amending By-law 2023-58

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *425 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.425.1 Additional Permitted Uses

Additional permitted uses:

a)	*Car Wash* within an underground *parking garage*
b)	*Place of Amusement*
c)	*Recreational Establishment*

d)	*Place of Entertainment*
e)	*Public Park*
f)	Special Provisions (2) and (3) Table A2 shall not apply
7.425.2 Special Zone Standards	
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned CA1*425 shall be deemed to be one *lot* for the purposes of this By-law.
b)	The provisions of Table B7 Shall not Apply
c)	Markham Road is deemed to be the *front lot line*
d)	Maximum number of *Apartment and Townhouse Dwelling Units* – 1300
e)	Minimum *Lot Area* – 2.0 hectares
f)	Minimum *Lot Frontage* – 130 metres
g)	Minimum setbacks: i) F*ront lot line* and *exterior side lot line* - 3.0 metres ii) *Rear lot line* – 1.5 metres iii) Daylight triangle – 0.9 metres
h)	No setbacks or yards shall be required for any portion of a *private garage*, *parking garage*, or underground structure(s) if it is constructed completely below the *Established Grade*. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities above Established Grade associated with below grade Parking Garages.
i)	Minimum Landscaping Open Space – 5 percent of Lot Area
j)	Minimum area of a Public Park – 1700 square metres
k)	Minimum setback of any building or structure above grade from a Public Park – 2 metres
l)	Notwithstanding k) above, encroachments outlined in Section 6.6 are permitted within the 2 metre setback
m)	Minimum of width of Landscaping: i) Along the front lot line – 2.0 metres ii) Along the rear lot line – 1.0 metres iii) Along daylight triangle, interior side lot line and exterior side lot line – 0.0 metres
n)	Notwithstanding m) above, ventilation shafts and housings, stairways and other similar facilities may encroach within the required Landscaping
o)	Maximum Floor Space Index – 5.2
p)	Minimum non-residential Gross Floor Area – 810 square metres
q)	Minimum Parking: i. 0.71 spaces per Apartment Dwelling ii. 0.15 spaces per Apartment Dwelling for visitor parking iii. Non-Residential uses shall be parked as a shopping centre

	iv. Shopping Centre - 1 parking space per 30 square metres of leasable floor area - Restaurants within such shopping centres including associated food courts or eating areas are subject to the following requirements: i) 1 parking space per 30 square metres of leasable floor area for that portion which occupies 20 percent or less of the total leasable floor area of the shopping centre ii) 1 parking space per 9 square metres of leasable floor area for that portion which occupies more than 20 percent of the total leasable floor area of the shopping centre.
r)	Notwithstanding p) above, required residential visitor parking and non-residential parking may be provided as a single shared supply, and an overall reduction of 9 required parking spaces is permitted.
s)	Maximum Building Height: i) The lesser of 23 storeys or 71 metres ii) Within 60 metres of the northern lot line – the lesser of 33 storeys or 110 metres
t)	Mechanical penthouse is permitted to project 7.0 metres above the highest point of the roof surface.
u)	Any floor containing a rooftop mechanical penthouse and no living space shall not be deemed a storey. Any Storey greater than 4.2 metres in height shall not be deemed an additional storey
v)	Private Parking Garages and any associated access or mechanical equipment may be located below a Public Park.

7.426 CERTAIN PART LOTS ON PLAN 19TM-02013, PHASE 3

(By-law 2010-118)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol *426 on Schedule ‘A2’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.426.1 Special Site Provisions

The following additional provisions shall apply:

a) Size of *Porch*es - *Porch*es are subject to the development standards that were in effect on to January 18, 2005.
b) Encroachment of Architectural Features and Balconies - Architectural features and balconies are subject to encroachment provisions that were in effect on January 18,

2005

c) Encroachment of *Porche*s and Underground Cellars - *Porche*s and underground cellars are subject to encroachment provisions that were in effect on January 18, 2005.

7.427 DELETED BY BY-LAW 2023-58

7.428 NORTHWEST CORNER OF 16TH AVNUE AND ALEXANDER LAWRIE AVENUE
(By-law 2010-135, By-law 2013-108)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *428 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply.

7.428.1 Uses Permitted

The following shall be the only permitted uses:
i) One (1) *Place of worship*
ii) One (1) *Child care centre.*

7.428.2 Zone Standards

The following specific zone standards apply:

a) Minimum required *interior side yard* - 6.0 metres;
b) Minimum *landscaped open space:*
   i) abutting the *front lot line* - 6.0 metres;
   ii) abutting the *exterior side lot line* - 3.0 metres;
   iii) abutting the *interior side lot line* - 4.5 metres; and
   iv) abutting the *rear lot line* - 4.5 metres.

7.428.3 Special Site Provisions

The following additional provisions apply:

a) Notwithstanding any future division and partition of lands, the provisions of exception *428 shall continue to apply to the lands denoted by the symbol *428 as it existed on the date of the passing of this By-law amendment.
b) For the purposes of this By-law, the south *lot line 16th* Avenue shall be deemed to be the *front lot line.*
c) The *building* existing on Part 5 of Plan 65R-26001 on the date of the passing of this By-law may only be used for office use accessory to the *place of worship.*
d) The permitted *child care centre* shall be located within the

place of worship building.

7.429 RESERVED
7.430 RESERVED
7.431 RESERVED

7.432 CORNELL COMMUNITY
(By-law 2010-208, By-law 2013-198)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *432 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.432.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Townhouse dwelling units*
b) One (1) *accessory dwelling unit* is permitted on a *lot* provided that:
   i) It is *accessory* to a *single detached, semi-detached* or *townhouse dwelling unit* on the same *lot*;
   ii) It is located above a *private garage* in either the main *building* or an *accessory building* on the same *lot*, excepting that stairways providing access to the *accessory dwelling unit* may extend down to grade; and,
   iii) The required *parking space* is independently accessible from the parking spaces for the *main dwelling unit* on the *lot*.

7.432.2 Zone Standards

The following specific *zone* standards apply:

a) Minimum *rear yard* - 0.6 metres.
b) Minimum setback for a detached *private garage* from the *main building* on the *lot* - 5.0 metres.

7.432.3 Special Site Provisions

The following additional provisions shall apply:

a) A *private garage* is permitted to be attached to the *main building* if the *lot* is accessed by a *lane,* subject to the following:
   i) a minimum *lot frontage* of at least 7.0 metres;
   ii) a minimum *lot depth* of 27.0 metres;
   iii) an *outdoor amenity space* shall be provided and shall be

subject to the following regulations:
the *outdoor amenity space* shall have a minimum area of 25 square metres and, a minimum dimension of 3.5 metres on one side.

7.433 CROWN OF MARKHAM COMMUNITY AMENITY AREA 19TM-09002, PART OF LOT 23, CONCESSION 3

(By-law 2011-165)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *433 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.433.1 Only Uses Permitted

The following are the only uses permitted:

a) *Apartment dwellings;*
b) *Art galleries;*
c) *Bake shops;*
d) *Business offices;*
e) *Community centres;*
f) *Commercial fitness centres;*
g) *Convenience retail stores;*
h) *Child Care Centre;*
i) *Financial institutions;*
j) *Home occupations;*
k) *Libraries;*
l) *Medical offices;*
m) *Multiple dwellings;*
n) *Non-profit fitness centres;*
o) *Personal service shops;*
p) *Private clubs;*
q) *Home Child Care;*
r) *Repair shops;*
s) *Restaurants;*
t) *Restaurants, take-out;*
u) Retail stores;
v) *Schools, commercial;*
w) *Supermarkets*; and
x) *Townhouse dwellings.*

7.433.2 Zone Standards

Notwithstanding the standards outlined on Table B7, only the following specific zone standards apply:

a) Minimum required/row *yard* - 3.0 metres;
b) Minimum required *exterior side yard* - 3.0 metres;
c) Minimum required *interior side yard* - 0.0 metres; and
d) Maximum *building height* - 14.0 metres.

7.433.3 Special Site Provisions

The following additional provisions apply:

a) Residential *dwelling units* are prohibited on the *first storey* in any *building.*
b) Maximum number of dwelling units: 78
c) For the purposes of this section, the *lot line* that abuts High Street as outlined on Schedule 'A' hereto, shall be deemed the *front lot line.*
d) For the purposes of this section, all *dwelling units* within a *multiple unit building* can be accessed directly from the outside.

7.434 MINIMUM PARKING REQUIREMENTS FOR APARTMENT DWELLINGS
(By-law 2011-46)

Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *434 on the Schedules to this By-law. All provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.434.1 Special Parking Provision

The following parking provision applies:

Apartment dwellings: 1.2 parking spaces per *dwelling unit* plus 0.1 parking spaces per *dwelling unit* for visitors (including guest *suites)*

7.435 INTERNAL LOTS ACCESSED BY A ROAD
(By-law 2011-48)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *435 on the schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.435.1 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 6.0m; and
b) Minimum *lot frontage* for an end unit on a *corner lot* - 8.4m.

7.435.2 Special Site Provision

The following additional provisions apply:

No part of the *main wall* of *the first storey* facing *the front lot line* shall be located farther than 6.5 metres from the *front lot line.* For the purposes of this Special Provision, the wall and/or foundation of a covered *porch* above *established grade* and facing the *front lot line* may be considered part of the *main wall* of the *building.*

In the case of a *lot* where any part of *the front lot line* is curved, any portion of the *main wall* facing the *front lot line* may be located farther than 6.5 metres from the *front lot line,* provided the portion or point of the main wall closest to the *front lot line* is no more than 6.5 metres from the *front lot line.*

7.436 INTERNAL LOTS ACCESSED BY A REAR LANE
(By-law 2011-48)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *436 on the schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.436.1 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 3.9m
b) Minimum *lot frontage* for an end unit on a *corner lot* - 6.4m;
c) Minimum required *front yard* - 3.0m; and
d) Minimum required *rear yard* - 5.8m.
e) Maximum height – 12.0m

7.436.2 Special Site Provisions

The following additional provisions apply:

a) For the purposes of this by-law, all *lots* are deemed to be *wide shallow lots;* and
b) A *private garage* is permitted to be within or attached to the

main building.

7.437 LOTS ADJACENT TO MAJOR MACKENZIE DRIVE AND McCOWAN ROAD ACCESSED BY A REAR LANE

(By-law 2011-48)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *437 on the schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.437.1 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 3.9m
b) Minimum *lot frontage* for an end unit on a *corner lot* - 6.4m;
c) Minimum required *front yard* - 0.6m;
d) Minimum required *rear yard* - 5.8m;
e) Minimum *building* setback from a daylighting triangle abutting McCowan Road - 0.6m; and
f) Sills, cornices, eaves and roof overhangs may be located no closer than 0.1 metres from a daylighting triangle abutting McCowan Road.
g) Maximum height – 12.0m

7.437.2 Special Site Provision

The following additional provisions apply:

a) For the purposes of this by-law, all *lots* are deemed to be *wide shallow lots*;
b) *A private garage* is permitted to be within or attached to the *main building*; and
c) The *rear lot line* shall be deemed to be abutting a *lane*.

7.438 MILLIKEN DEVELOPMENT CORPORATION - PART OF 31, 67 & 73 OLD KENNEDY ROAD AND 4550 & 4576 STEELES AVENUE

(By-law 2011-87, 2012-237, 2014-90)

Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *438 on Schedule ‘A’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.438.1 For the purpose of this exception:

(i) The following definitions shall apply:

(a) FLOOR AREA, GROSS:
Means the aggregate of the floor areas of a *building* above or below established grade, but excluding car parking areas within the *building*, vestibules, stairwells, elevator shafts, service/mechanical rooms and penthouses, common washrooms, garbage/recycling rooms, staff locker and lunch rooms, resident lockers, communal laundry rooms, loading areas, rooftop recreational uses, and any space with a ceiling height of less than 1.8 metres and any part of a basement that is unfurnished, is used solely for storage purposes and is not accessible to the general public.

(b) LONG TERM CARE FACILITY:
Means a premises regulated through the *Ministry of Health and Long Term Care*, or any successor, that provides accommodation for people requiring a broad range of 24 hour health care, personal care and support care within a supervised and secured setting and where common facilities for the preparation and consumption of food are provided and, common lounges, recreation rooms, medical care facilities and personal services, may also be provided.

(c) ROOFTOP RECREATIONAL USES:
Means uses that serve recreational functions and which are located on the roof of a six or eight storey *building*, accessory to a RETIREMENT HOME or LONG TERM CARE FACILITY and used solely by residents and their guests.

(ii) Parcels A and B are shown on Schedule B attached hereto.

7.438.2 Prohibited Uses

The following uses are prohibited:

(a) *Motels;*
(b) *Hotels*; and
(c) *Apartment dwellings*

7.438.3 Only Permitted Uses

The following institutional uses are the only permitted uses:

(a) A provincially regulate *retirement home*;
(b) A provincially regulated *long term care facility* and,
(c) *Accessory uses* associated with the permitted uses above.

7.438.4 Zone Standards

(a) For the purpose of this By-law Sun Yat-Sen Avenue is considered the FRONT *LOT* LINE.
(b) For the purpose of this By-law Sun Yat-Sen Avenue is considered a PUBLIC STREET.
(c) Minimum *LOT* FRONTAGE – 130 metres
(d) Minimum *LOT* AREA – 0.6 ha
(e) Maximum number of STOREYS for Parcel A – 6 STOREYS except:
    (i) Between 11 and 14.5 metres of the north *LOT* LINE – 4 STOREYS
    (ii) Between 14.5 and 19 metres of the north *LOT* LINE – 5 STOREYS
    (iii) Between 14.5 and 19 metres of the north *LOT* LINE but located between 60 metres and 80 metres from the west property boundary as shown on Schedule B measured from the intersection of the west property boundary and the rear *LOT* LINE – 6 STOREYS
    (iv) ROOFTOP RECREATIONAL USES are not considered a STOREY provided they do not occupy more than 35 percent of the roof area and do not exceed a height of 5 metres
(f) Maximum number of STOREYS for Parcel B – 8 STOREYS except:
    (i) Within 45 metres of the west property boundary as shown on Schedule B – 24 STOREYS
    (ii) ROOFTOP RECREATIONAL USES are not considered a STOREY provided they do not occupy more than 35 percent of the roof area and do not exceed a height of 5 metres
(g) Maximum FLOOR SPACE INDEX:
    (i) Parcel A – 3.0
    (ii) Parcel B – 5.75
(h) Minimum width of *LANDSCAPING*:
    (i) Adjacent to an existing or future PUBLIC STREET – 3 metres
    (ii) Adjacent to the north *LOT* LINE of Parcel A – 11 metres
    (iii) Abutting the east *building* wall for Parcel A – 2 metres
(i) MINIMUM REQUIRED YARDS:

(i) For lands within Parcel A on Schedule B:
  (a) REAR YARD
    i) for portions that are 4 STOREYS or less – 11 metres
    ii) for portions that are 5 STOREYS – 14.5 metres
    iii) for portions that are 6 or more STOREYS – 19 metres
    iv) for portions that are 6 STOREYS located between 60 metres and 80 metres of the west property boundary shown on Schedule B measured from the intersection of the west property boundary and the rear *LOT* LINE – 14.5 metres
  (b) EAST YARD – 2 metres
  (c) FRONT YARD – 3 metres
  (d) WEST YARD – 7 metres

(ii) For lands within Parcel B of Schedule B:
  (a) FRONT YARD – 3 metres
  (b) EAST YARD – 3 metres
  (c) REAR YARD:
    i) for portions that are 24 STOREYS - 10 metres
    ii) for portions that are 8 STOREYS - 21 metres
    iii) for portions that are 4 STOREYS – 22 metres
    iv) for portions that are 1 STOREY - 16 metres
    v) for portions that are 8 STOREYS located between 118 metres and 152 metres from the west property boundary shown on Schedule B as measured from the intersection of the west property boundary and the rear *LOT* LINE – 0 metres
  (d) WEST YARD – 10 metres

(iii) Underground parking garages are not subject to the MINIMUM REQUIRED YARDS restrictions, and any passageways/connections between underground parking garages contained within Parcel A and B may be connected below a PUBLIC STREET which bisects Parcel A and B as shown on Schedule B.

7.438.5 Special Site Provisions

(a) Individual units within the RETIREMENT HOME(S) may contain kitchenettes with cooktops provided that the RETIREMENT HOME(S) contain common facilities for the preparation and consumption of food and that such common facilities are separately located within each of the *BUILDING*S.

(b) *ACCESSORY USES* are permitted provided they:
  i) Are located within the first three STOREYS of the *BUILDING*;
  ii) Do not occupy more than 5 percent of the total *BUILDING* GROSS FLOOR AREA
  iii) Are intended for use by the *BUILDING* occupants and their guests only

(c) LOADING AREAS and parking ramps for the lands within Parcel A shall not be located within 14 metres of the north *LOT LINE*.

(d) LOADING SPACES and parking ramps for lands within Parcel B may encroach within the MINIMUM REQUIRED YARD.

(e) Canopies and public art may encroach within the MINIMUM REQUIRED YARD abutting the *FRONT LOT LINE*

(f) Minimum OUTDOOR AMENITY SPACE at grade:
  i) Parcel A – 1,200 square metres
  ii) Parcel B – 1,000 square metres

7.438.6 Special Parking Provisions

The following parking provisions apply:

(a) Minimum required number of parking spaces for a *retirement home* - 0.4 per unit plus 0.25 per unit for visitor parking

(b) Minimum required number of parking spaces for a *long term care facility* - 0.5 per bed.

7.439 NORTH WEST CORNER OF 16TH AVENUE AND STONBRIDGE DRIVE

(By-law 2011-56, By-law 2013-108)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *439 on the schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.439.1 Only Uses Permitted

The following use is the only use permitted:

a) *Single detached dwellings.*

7.439.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* - 12.0m;

b) Minimum required *rear yard* - 7.5m;

c) Minimum required westerly *interior side yard* on Block 91, Plan 65M-3168 - 4.0m; and
d) Minimum width of a private *lane* - 8.5m.

7.439.3 Special Site Provision

The following additional provisions apply:

a) *lot frontage* is on a private *lane.*

7.440 FRONT ACCESS TOWNHOUSE DWELLINGS BETWEEN MAJOR MACKENZIE DRIVE AND DONALD COUSENS PARKWAY, GREENSBOROUGH
(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *440 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.440.1 Zone Standards

The following specific *zone* standards apply:

a) The development standards for conventional *lot*s apply regardless of *lot depth.*
b) Minimum *lot frontage* for a *townhouse dwelling* - 6.0 metres;
c) Minimum required *front yard* on a *lot* not accessed by a *lane* - 3.0 metres;
d) Minimum required *exterior side yard* - 1.8 metres;
e) Minimum required *rear yard* - 7.0 metres;
f) Minimum required *interior side yard* abutting a *lane* shall be 1.2 metres;
g) Maximum *building height*- 13 metres.

7.441 FRONT ACCESS SEMI DETACHED AND TOWNHOUSE DWELLINGS BETWEEN MAJOR MACKENZIE DRIVE AND DONALD COUSENS PARKWAY, GREENSBOROUGH
(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *441 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.441.1 Zone Standards

The following specific *zone* standards apply:

(a) The development standards for conventional *lot*s apply regardless of *lot depth.*
(b) Minimum *lot frontage* per unit for a *townhouse dwelling* - 5.5 metres;
(c) Minimum required *front yard* on a *lot* not accessed by a *lane* - 3.0 metres;
(d) Minimum required *exterior side yard* - 1.8 metres;
(e) Minimum required *rear yard* - 7.0 metres;
(f) Minimum required *interior side yard* abutting a *lane* shall be 1.2 metres;
(g) Maximum *building height* - 13 metres.

7.442 PUBLIC LANE ACCESSED TOWNHOUSE DWELLINGS BETWEEN MAJOR MACKENZIE DRIVE AND DONALD COUSENS PARKWAY, GREENSBOROUGH

(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *442 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.442.1 Additional Permitted Uses

The following additional uses permitted:

(a) A *private garage* is permitted to be within or attached to the *main building.*

7.442.2 Zone Standards

The specific zone standards apply:

(a) Minimum *lot frontage* for *townhouse dwelling*
  (i) *interior lot* - 4.5 metres;
  (ii) end unit *interior lot* - 5.7 metres; and
  (iii) end unit *corner lot* - 6.3 metres.
(b) Minimum required *rear yard* -5.8 metres;
(c) Minimum required *exterior side yard* -1.8 metres; and
(d) Maximum *building height* - 13.0 metres.

7.443 CONDOMINIUM BLOCK, SOUTH OF MAJOR MACKENZIE DRIVE, WEST OF DELRAY DRIVE, GREENSBOROUGH

(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *443 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.443.1 Additional Permitted Uses

The following additional uses are permitted:

(a) A *private garage* is permitted to be within or attached to the *main building.*

7.443.2 Zone Standards

The following specific *zone* standards apply:

(a) *Maximum front yard* shall not apply;
(b) Minimum required *exterior side yard* - 1.8 metres;
(c) Maximum *exterior side yard* shall not apply;
(d) Minimum required *rear yard*- 1.8 metres;
(e) Minimum *landscaped open space* provisions shall not apply;
(f) Maximum *building height* - 15.0 metres;
(g) Minimum setback to an R2 zone boundary -7.0 metres; and
(h) Minimum number of *parking spaces* - 1.0 per *dwelling unit.*

7.443.3 Special Site Provisions

The following additional provisions apply:

(a) Where a *lot* has access from a *lane* and does not have frontage on a *public street* the north *lot line* shall be deemed to be the *front lot line.*
(b) For the purposes of this by-law a *multiple unit building* means a *building* containing three of more *dwelling units,* with the *dwelling* units accessed by a common corridor system and/or entrance, but not including a *triplex,* a *fourplex,* a *townhouse building* or an *apartment building.*
(c) No provision of this By-law shall prevent the further division of the lands denoted by the symbol *443 on the schedules to this By-law except that required parking must be located on the same *lot* as the *building structure* or use requiring the parking.
(d) The requirement for no less than 25 percent of the wall of the *first storey* facing the *front lot line* shall be located any further than 5.l metres from the *front lot line* shall not apply.

7.444 CONDOMINIUM BLOCK, NORTH OF DONALD COUSENS PARKWAY, EAST OF DELRAY DRIVE, GREENSBOROUGH

(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *444 on the Schedules to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.444.1 Additional Permitted Uses

The following additional uses are permitted:

(a) A *private garage* is permitted to be within or attached to the *main building.*

7.444.2 Zone Standards

The following specific *zone* standards apply:

(a) Maximum *front yard* shall not apply;
(b) Maximum *exterior side yard* shall not apply;
(c) Minimum required *exterior side yard* -1.8 metres;
(d) Minimum required *rear yard*- 1.8 metres;
(e) Minimum *landscaped open space* provisions shall not apply;
(f) Maximum *building height* - 15.0 metres; and
(g) Minimum number *of parking spaces* - 1.0 per *dwelling unit.*

7.444.3 Special Site Provisions

The following additional provisions apply:

(a) Where a *lot* has access from a *lane,* and does not have frontage on a *public street,* and abuts a park, the north *lot line* shall be deemed to be *the front lot line.*
(b) For the purposes of this by-law a *multiple unit building* means a *building* containing three of more *dwelling units,* with all of the *dwelling* units accessed directly from the outside, but not including a *triplex,* a *fourplex,* a *townhouse building* or an *apartment building.*
(c) No provision of this By-law shall prevent the further division of the lands denoted by the symbol *444 on the schedules to this By-law, except that required parking must be located on the same *lot* as the *building structure* or use requiring the parking.
(d) The requirement for no less than 25 percent of the wall of the *storey* facing *the front lot line* shall be located any further than 5.1 metres from *the front lot line* shall not apply.

7.445 CONDOMINIUM BLOCK, NORTH OF DONALD COUSENS PARKWAY, WEST OF DELRAY DRIVE, GREENBOROUGH

(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *445 on the Schedules to this By- law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.445.1 Additional Permitted Uses

The following additional uses are permitted:

(a) A *private garage* is permitted to be within or attached to the main *building*.

7.445.2 Zone Standards

The following specific *zone* standards apply:

(a) Maximum *front yard* shall not apply;
(b) Minimum exterior *side yard* - 1.8 metres;
(c) Maximum *exterior side yard* shall not apply;
(d) Minimum required *rear yard* - 1.8metres;
(e) Minimum *landscaped open space* provisions shall not apply;
(f) Maximum *building height* - 15.0 metres;
(g) Minimum setback to the R2 zone boundary - 7.0 metres; and
(h) Minimum number of *parking spaces* – 1.0 per *dwelling unit.*

7.445.3 Special Site Provisions

The following site-specific provisions apply:

(a) For the purposes of this by-law a *multiple unit building* means a *building* containing three of more *dwelling units,* with all of the *dwelling* units accessed directly from the outside, but not including a *triplex,* a *fourplex,* a *townhouse building* or an apartment *building*.
(b) No provision of this By-law shall prevent the further division of the lands denoted by the symbol *445 on the schedules to this By-law, except that required parking must be located on the same *lot* as the *building structure* or use requiring the parking.
(c) The requirement for no less than 25 percent of the wall of *the first storey* facing the *front lot line* shall be located any further than 5.1 metres from *the front lot line* shall not apply.

7.446 PUBLIC LANE ACCESSED TOWNHOUSE DWELLINGS BETWEEN MAJOR MACKENZIE DRIVE AND DONALD COUSENS PARKWAY, GREENSBOROUGH

(By-law 2011-122)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *446 on the Schedules to this By- law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.446.1 Special Site Provisions

The following additional provisions apply:

(a) Maximum number of *townhouse building* dwelling units - 9.

7.447 ANAGNI HOMES LIMITED - THE UPPER VILLAGE - PART A

(By-law 2011-130)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *447 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.447.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Apartment dwellings*; and
b) *Multiple dwellings.*

7.447.2 Prohibited Uses

The following uses are prohibited:

a) *Places of worship.*

7.447.3 Zone Standards

The following specific zone standards apply:

Mixed Use - High Density Development:

a) The maximum *height* of any *building* or *structure* – 77 metres;
b) Maximum number of *storeys* – 20;
c) Maximum number of *dwelling units* – 215;
d) Maximum required *yard* for all *buildings* and *structures* from the Highway 48 *lot line* - 18 metres;
e) Maximum required *yard* for all *buildings* and *structures* from the Edward Jeffrey's Avenue *lot line* - 17 metres;

f) Minimum required *yard* for the 6th storey of the *main building* from the Edward Jeffreys Avenue *lot line* – 20 metres;
g) Minimum required *yard* for the 7th to 20th storeys of the *main building* from the Edward Jeffreys Avenue *lot line* - 27 metres;
h) Minimum *landscaped open space* along Highway 48 – 3 metres;
i) Minimum *landscaped open space* along Edward Jeffreys Avenue - 3 metres;
j) *Maximum floor space index (FSI)* - 2.0;
k) Maximum number of surface *parking spaces* – 55;
l) Maximum *gross floor area* - 20,000 square metres; and
m) Minimum *gross floor area* of non-residential uses – 760 square metres.

7.447.4 Special Site Provisions

The following site-specific provisions shall apply:

a) Required parking for residential uses shall be calculated at 1.1 *parking space* per *dwelling unit* plus 0.1 visitor *parking space* per *dwelling unit.*
b) Required parking for non-residential uses shall be calculated at a ratio of 1 *parking space* for every 30 square metres *of net floor area.*
c) Mechanical venting shall be permitted to encroach into the required *landscaped open space.*
d) Any residential *floor area* on the same level as, or adjacent to the rooftop mechanical room, shall not be considered a *storey,* provided that *the floor area* of the residential use is less than 50 percent of the *floor area* for that level and does not increase the number of *dwelling units* within the overall development.
e) The underground parking garage is permitted to encroach into the required *yards but* is not permitted to encroach into any required *landscaped open space* or park/open space areas.
f) The combined total *floor space index (FSI)* for all of the lands outlined on Schedule 'A' and subject to site specific exceptions *447, *448 and *449 shall not exceed 2.0.

7.448 ANAGNI HOMES LIMITED - THE UPPER VILLAGE- PART B
(By-law 2011-130)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *448 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.448.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Apartment dwellings*; and
b) *Multiple dwellings.*

7.448.2 Prohibited Uses

The following uses are prohibited:

a) *Places of worship*

7.448.3 Zone Standards

The following specific zone standards shall apply:

Mixed Use-High Density Development:

a) Maximum *height* of any *building* or *structure* – 71 metres;
b) Maximum number of *storeys* – 18;
c) Maximum number of *dwelling units* – 218;
d) Maximum required *yard* for all *buildings* and *structures* from the Highway 48 *lot line* - 21 metres;
e) Minimum required yard from the north *lot line* – 15 metres;
f) Minimum required *yard* from the west *lot line* – 4.5 metres;
g) Minimum *landscaped open space* along Highway 48 - 5 metres;
h) Maximum *floor space index (FSI)* - 2.0;
i) Maximum number of surface *parking spaces* – 45;
j) Maximum *gross floor area* - 19,000 square metres; and
k) Minimum *gross floor area* of non-residential uses - 604 square metres.

7.448.4 Special Site Provisions

The following site-specific provisions shall apply:

a) Required parking for residential uses shall be calculated at 1.1 *parking space* per *dwelling unit* plus 0.2 visitor *parking space* per *dwelling unit.*
b) Required parking for non-residential uses shall be calculated at a ratio of 1 *parking space* for every 30 square metres of *net floor area.*
c) Any residential *floor area* on the same level as, or adjacent to the rooftop mechanical room shall not be considered a *storey* provided that the residential *floor area* is less than 50 percent of the *floor area* for that level and does not increase the

number of *dwelling units* within the overall development.

d) The underground parking garage is permitted to encroach into required *yards but* is not permitted to encroach into required *landscaped open space* or park/ open space areas.

The combined total *floor space index (FSI)* for all of the lands outlined on Schedule 'A' and subject to site specific exceptions *447, *448 and *449 shall not exceed 2.0.

7.449 ANAGNI HOMES LIMITED - MANSARD GATES - PART C TOWNHOUSE DEVELOPMENT AND ALBERT WIDEMAN HOUSE
(By-law 2011-130)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *449 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.449.1 Prohibited Uses

The following uses are prohibited:

a) *Places of worship*

7.449.2 Zone Standards

a) Maximum number of townhouse dwellings – 47;
b) Maximum *height*- 13 metres;
c) Maximum number of *storeys* for the *townhouse dwellings* — 3;
d) Minimum required east *interior side yard* - 6.5 metres;
e) Minimum required west *interior side yard* - 7 metres;
f) Minimum required north *exterior yard* - 1.2 metres;
g) Maximum *gross floor area* of the heritage house - 200 square metres;
h) Maximum *gross floor area* of the detached garage - 42 square metres;
i) Minimum *landscaped open space* along Edward Jeffreys Avenue - 3 metres; and
j) Minimum required *exterior yard* along Edward Jeffreys Avenue - 3 metres.

7.449.3 Special Site Provisions

The following additional provisions apply:

a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned R2*449 shall be deemed to be one *lot* for the purposes of this By-law.

b) Enclosed *porche*s and stairs are permitted to encroach a maximum of 2.5 metres into the Edward Jeffreys required *exterior yard* and *landscaped open space.*
c) The combined total *floor space index (FSI)* for all of the lands outlined on Schedule 'A' and subject to site specific exceptions *447, *448 and *449 shall not exceed 2.0.

7.450 BLOCK 409, PLAN 65M-3853 SOUTH WEST CORNER OF THE BOX GROVE BY- PASS AND 14TH AVENUE WOODEN SPIRE ESTATES INC.
(By-law 2011-127)

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by the symbols *233*450 on the Schedules to this By-law. All other provisions of this by-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.450.1 Additional Permitted Use:

The following additional use is permitted:

a) *Medical Office.*

7.450.2 Special Site Provision:

a) The aggregate *gross leasable floor area* devoted to *medical offices* shall be limited to a maximum of 440 square metres.

7.451 CROWN OF MARKHAM 19TM-09002, PART OF LOT 23, CONCESSION 3 19TM-09002
(By-law 2011-165)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *451 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.451.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*; and
b) *Home Occupations.*

7.451.2 Zone Standards

Only the following specific zone standards apply:

a) Minimum required setback to any *lot* line - 3.0 metres; and
b) Maximum *height* -13.0 metres.

7.452 CROWN OF MARKHAM NORTHWEST TOWNHOUSE BLOCK 19TM-09002, PART OF LOT 23, CONCESSION 3
(By-law 2011-165)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *452 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.452.1 Special Site Provisions
The following additional provisions apply:

a) Maximum number of dwelling units: 31; and
b) Minimum number of commercial parking spaces associated with the non-residential uses on High Street: 27

7.453 CROWN OF MARKHAM SOUTHWEST TOWNHOUSE BLOCK 19TM-09002, PART OF LOT 23, CONCESSION 3
(By-law 2011-165)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *453 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.453.1 Special Site Provisions
The following additional provisions apply:

a) Maximum number of dwelling units: 32;
b) Minimum number of commercial parking spaces associated with the non residential uses on High Street: 26; and
c) Maximum number of *dwelling units* in *townhouse building:* 9.

7.454 CROWN OF MARKHAM NORTHEAST TOWNHOUSE BLOCK 19TM-09002, PART OF LOT 23, CONCESSION 3
(By-law 2011-165)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *454 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by

this section, continue to apply to the lands subject to this Section.

7.454.1 Special Site Provisions

The following additional provisions apply:

a) Maximum number of dwelling units: 29; and
b) Minimum number of commercial parking spaces associated with the non-residential uses on High Street: 30.

7.455 CROWN OF MARKHAM SOUTHEAST TOWNHOUSE BLOCK 19TM-09002, PART OF LOT 23, CONCESSION 3
(By-law 2011-165)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *455 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.455.1 Special Site Provisions

The following additional provisions apply:

a) Maximum number of dwelling units: 29; and
b) Minimum number of commercial parking spaces associated with the non-residential uses on High Street: 28.

7.456 UPPER UNIONVILLE RESIDENTIAL LANDS
(By-law 2011-177)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *456 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.456.1 Additional Permitted Uses

The following additional use is permitted:

a) *Schools, Public.*

7.456.2 Zone Standards

The following specific *zone* standards apply:

a) *Lot*s Not Accessed by a *Lane* are subject to the following specific *zone* standards:

i) Minimum required *front yard* - 3.0 metres:
ii) Minimum setback of *accessory buildings and structures* from the *rear lot line* on *lots* with *rear yard* stormwater infiltration trenches - 1.2 metres

b) *Lot*s With Single Detached Dwellings Where a Driveway Crosses The Front *Lot* Line are subject to the following specific *zone* standards:

i) On a *wide shallow lot,* the minimum *lot frontage* shall be 0.4 metres;
ii) On a *wide shallow lot* with a *lot frontage* of less than 12.2 metres, the maximum:
    a) *Garage width* - 3.5 metres;
iii) On a *wide shallow lot* with a *lot frontage* of 12.2 metres or greater, the maximum:
    a) *Garage width* - 6.1 metres;
iv) On a conventional *lot* with a *lot* frontage of 11.6 metres or greater, the maximum:
    a) *Garage width*-6.1 metres;
v) Minimum required *rear yard* - 7.0 metres;

c) *Lot*s With Single Detached Dwellings Where A Driveway Crosses The Exterior Side *Lot* Line are subject to the following specific *zone* standards:
i) Maximum *garage width* - 6.1 metres;
ii) Minimum required *rear yard* - 0.6 metres;

d) *Lot*s With Semi-Detached Dwellings are subject to the following specific *zone* standards:
i) Minimum *lot frontage* on a *wide shallow lot*—
    a) 8.0 metres on an *interior lot;*
    b) 9.2 metres per unit on a *corner lot;* and
    c) 17.2 metres if two semi-detached dwellings are located on a *comer lot;*
ii) Minimum required *rear yard* on a *lot* with a *driveway* crossing *the front lot line* - 7.0 metres;
iii) On a *lot* with a *driveway* crossing the *front lot line,* the maximum:
    a) G*arage width* -3.5 metres;

e) *Lot*s With Townhouse Dwellings With A Driveway Crossing The Front *Lot* Line are subject to the following specific *zone* standards:
i) Minimum required *rear yard* - 7.0 metres;
ii) Maximum *garage width* - 3.5 metres;

f) *Lot*s With Semi-Detached or Townhouse Dwellings With A Driveway Crossing The Exterior Side *Lot* Line are subject to the following specific *zone* standards:
i) Maximum *garage width* - 6.1 metres;
ii) Minimum required *rear yard* - 0.6 metres.

g) *Lot*s With Townhouse Dwellings Accessed by a *Lane* are subject to the following specific *zone* standards:
   i) Minimum *lot frontage* -
      a) 4.0m per unit on an *interior lot;*
      b) 5.2m per end unit on an *interior lot;* and,
      c) 6.4m per end unit on a comer *lot*.

h) Public Schools are subject to the following specific *zone* standards:
   i) Minimum required *front yard*- 4.5m;
   ii) Minimum required *exterior side yard* - 4.5m;
   iii) Minimum required *interior side yard* - 7.5m;
   iv) Minimum required *rear yard* - 7.5m; and
   v) Maximum *height* - 15.0m.

7.456.3 Special Site Provisions

The following Special Site Provisions apply:

a) *Lot*s Not Accessed by a *Lane* are subject to the following additional provisions:
   i) Where any part of the *front lot line* is curved or in the case of a *lot* where at least one *interior side lot line* is not perpendicular to the *front lot line,* any portion of the *main wall* facing the *front lot line* may be located farther than 6.0 metres from the *front lot line,* provided the portion or point of the *main wall* closest to *the front lot line* is no more than 6.0 metres from *the front lot line;*
   ii) A window bay, with or without foundations, may encroach into a minimum required *interior* or *rear yard* provided it extends no more than 1.0 metre into the minimum required *yard* and is no more than 3.0 metres *wide;*
   iii) A window bay, with or without foundations, may encroach into a minimum required *front* or *exterior yard* provided it encroaches no more than 1.0 metre into the minimum required *yard* and is no more than 3.0 metres *wide.* The width of a window bay may be increased to 4.0 metres if a *porch* does not abut the *main wall* of the *dwelling unit,*
   iv) Architectural features, such as sills, belt cornices, eaves, roof overhangs may encroach into the minimum required *front yard* and/or *exterior side yard* but in no case shall the architectural feature be located closer than 0.1 metres to *the front lot line* and/or *exterior side lot line',*
   iv) Stairs and landings are permitted to encroach into the minimum required *front yard* and/or *exterior side yard,* but in no case shall the stairs or landings be located closer than 0.6 metres to the *front lot line* and/or *exterior side lot line.*

b) *Lot*s With Single Detached Dwellings Where a Driveway

Crosses The Front *Lot* Line are subject to the following additional provisions:

i) On a *lot* with a *private garage* within the *rear yard,* the minimum *driveway* width shall be 2.75 metres;

ii) The minimum setback from an *interior side lot line* for *driveways* shall be 0.3 metres;

c) *Lot*s With Townhouse Dwellings Accessed by a *Lane* are subject to the following additional provisions:

i) The provision that requires no less than 25 percent of the wall of the first storey facing the front *lot* line shall be located any further than 5.1 metres from the front *lot* line shall not apply;

ii) Minimum required *rear yard* for a *main building* if *the private garage* is detached - 12.5 metres;

iii) Minimum required *rear yard* for a *main building* if the *private garage* is attached or within the *main building - 0.6 metres;*

iv) The minimum *building* setback from a daylighting triangle abutting either Kennedy Road or 16 Avenue shall be 0.6 metres;

v) Sills, cornices, eaves, and roof overhangs may be located no closer than 0.1 metres from a daylighting triangle abutting either Kennedy Road or 16 Avenue;

vi) No maximum setback from the *rear lot line* shall apply for a detached *private garage;*

vii) Maximum permitted *lot coverage* for a detached *private garage* -22 percent;

viii) a) If a detached *private garage* is located on the *lot,* covered *porches,* with or without foundations, may encroach a maximum of 1.8 metres into the required 6.0 metres setback area between the *private garage* and the *main building* of the *lot.*

b) Unenclosed stairs associated with a covered *porch* may encroach an additional 1.8 metres into the required 6.0 metres setback area between the *private garage* and the main *building* on the *lot.*

ix) The standards for conventional *lot*s shall be used regardless of *lot* depth;

x) A *private garage* is permitted to be within or attached to the main *building* if the *lot* is accessed by a *lane*;

xi) A window bay, with or without foundations, may encroach into a required *interior* or *rear yard* provided it extend no more than 1.0 metre into the required *yard* and be no more than 3.0 metres wide;

xii) A window bay, with or without foundations, may encroach into a required *front or exterior yard* provided it extends no more than 1.0 metre into the required *yard* and be no more than 3.0 metres wide. The width of the window bay

can be increased to 4.0 metres if a *porch* does not abut the *main wall* of the *dwelling unit*;

xiii) Architectural features, such as sills, belt cornices, eaves, roof overhangs may encroach into the required *front yard* and/or *exterior side yard* provided no part of such architectural features are located closer than 0.1 metres to the *front lot line* and/or *exterior side lot line;* and

xiv) Stairs are permitted to encroach into the required *front yard* and/or *exterior side yard* provided no part of the stairs is located closer than 0.1 metres to *the front lot line* and 0.6 metres to the *exterior side lot line.*

7.457 TOWNHOUSES SEPARATED FROM KENNEDY ROAD BY A LANDSCAPE OR SERVICING BLOCK

(By-law 2011-177)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *457 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.457.1 Zone Standards

The following specific *zone* standards apply:

a) Maximum *building height* for a main *building* -12.5 metres.

7.457.2 Special Site Provisions

The following additional provisions apply:

a) The *lot* is deemed to have *frontage* on a public road; and
b) The westerly *lot line* shall be deemed to be the *front lot line.*

7.458 TOWNHOUSES SEPARATED FROM 16TH AVENUE BY A LANDSCAPE OR SERVICING BLOCK

(By-law 2011-177)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *458 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.458.1 Zone Standards

The following specific *zone* standards apply:

a) Maximum *building height* for a main *building* -12.5m.

7.458.2 Special Site Provisions

The following additional provisions apply:

a) The *lot* is deemed to have frontage on a public road;
b) The southerly *lot line* shall be deemed to be the *front lot line.*

7.459 REDUCED REAR YARD
(By-law 2011-177)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *459 oh Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.459.1 Zone Standards

The following specific zone standard applies:

a) minimum required *rear yard* - 6.0 metres.

7.460 BETHESDA LUTHERAN CEMETERY
(By-law 2011-177)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *460 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.460.1 Additional Permitted Uses

The following additional use is permitted:

a) A *cemetery*

7.461 ELIMINATION OF MAXIMUM SETBACK OF MAIN WALL
(By-law 2011-177)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *461 on Schedule ‘A’ to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.461.1 Special Site Provisions:

The following additional provisions apply:

a) The provision that requires no part of the main wall of the first storey facing the front *lot* line shall be located farther than 6.0 metres from the front *lot* line. For the purposes of this Special Provision, the wall and/or foundation of a covered *porch* above established grade and facing the front *lot* line may be considered part of the main wall of the *building* shall not apply.

7.462 RESERVED

7.463 NORTHWEST OF THE CATHEDRAL OF THE TRANSFIGURATION - PART OF LOT 23, CONCESSION 3
(By-law 2011-201)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *463 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.463.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings.*

7.463.2 Zone Standards

The following specific zone provisions apply:

a) Minimum *lot frontage* - NOT APPLICABLE;
b) Minimum required *front yard* - 3.0 metres;
c) Minimum required *rear yard* - 3.0 metres;
d) Minimum required *interior side yard* - 2.2 metres; and
e) Minimum separation between *Townhouse* end units - 2.4 metres.

7.463.3 Special Parking Provisions

a) Minimum number of visitor *parking spaces* – 20.

7.463.4 Special Site Provisions

The following additional provisions apply:

a) Maximum number of *Townhouse dwelling units* – 88;
b) For the purposes of this section, the southerly *lot line* abutting Pope John Paul II Square/Anthony Roman Avenue shall be deemed the *front lot line;*
c) Vehicular access shall only be permitted from a *lane* or *private street;*
d) A *private garage* is permitted to be within or attached to the *main building,* if the *lot* is accessed by a *lane* or *private street;*
e) Maximum *garage* and *driveway width* for *Townhouse* dwellings - 3.5 metres; and
f) Notwithstanding any other provisions of this By-law or By-law 28- 97, the minimum length of a required *driveway/parking pad* is 5.6 metres.

7.464 NORTH OF THE CATHEDRAL OF THE TRANSFIGURATION PART OF LOT 23, CONCESSION 3

(By-law 2011-201)

Notwithstanding any ether provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *464 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.464.1 Only Uses Permitted

The following are the only uses permitted:

a) *Apartment dwellings*

7.464.2 Zone Standards

The following specific zone provisions apply:

a) Minimum required *front yard* - 1.0 metre;
b) Minimum required *interior side yard* - 3.0 metres;
c) Minimum required *rear yard* - 6.0 metres; and
d) Maximum *height*- 24.0 metres.

7.464.3 Special Parking Provisions

a) Minimum number of *parking spaces* – 242.

7.464.4 Special Site Provisions

The following additional provisions apply:

a) Maximum number of *Apartment dwelling units* - 186;
b) For the purposes of this section, an architectural feature, *balcony* and/or *porch* can project to 0.1 metres from the *front lot line;*
c) For the purposes of this section, stairs and/or landings used to access the *main building* are permitted to fully encroach into the required *front yard, interior side yard, exterior side yard* and *rear yard;*
d) For the purposes of this section, the easterly *lot line* abutting Prince Regent Street shall be deemed the *front lot line*; and
e) Zone provisions H and I from Table B6 shall not apply.

7.465 CORNELL COMMUNITY
(By-law 2011-208)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *465 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.465.1 Special Site Provisions:

The following additional provisions apply:

a) *Porches* may encroach into the required setback area between the detached *private garage* and the *main building* on the *lot* provided:
   i) the *porch* does not project more than 2.5 metres from the rear main wall of the dwelling into the required setback area between the detached *private garage* and the main *building* on the *lot*.
   ii) the maximum width of a *porch* in the required setback area between the detached *private garage* and the main *building* on the *lot* is 4.0 metres; and
   iii) the *porch* may encroach into the required outdoor amenity space.

7.466 EAST SIDE OF 9th LINE, SOUTH OF 16th AVENUE – FINEWAY PROPERTIES
(By-law 2011-219)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *466 on the Schedule of this By-law. All other provisions of the By-law, unless specifically modified or amended by

this section, continue to apply to the lands subject to this Section.

7.466.1 Only Uses Permitted

The following uses are the only permitted uses:

a) *Financial Institution* with a *Drive Through Service Facility*

7.466.2 Zone Standards

The following specific zone standards apply:

a) Minimum *landscaped open space* adjacent to the *rear lot line* - 3 metres.
b) Minimum *landscaped open space* adjacent to the south *lot line* - 3 metres.
c) Minimum *height* – not applicable
d) Maximum *height* – 10 metres

7.466.3 Special Site Provisions

The following additional provisions apply.

a) The provision requiring a *financial institution* to be only located on the first *storey* of an *apartment building* or on any floor of an *office building* shall not apply.
b) A *loading space* is not required.

7.467 1839314 ONTARIO LIMITED – TOWNHOUSE DEVELOPMENT WITH LANE ACCESS
(By-law 2012-63)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *467 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.467.1 Only Permitted Uses

The following uses are permitted:

a) *Townhouse dwellings*
b) *Home occupations*

7.467.2 Zone Standards

The following specific zone standards apply:

a) Maximum *height* - 14 metres
b) Minimum *front yard* - 1.2 metres
c) Minimum *rear yard* - 5.8 metres
d) Minimum *side yard* for end units - 1.2 metres
e) Minimum *lot frontage* per unit - 5 metres
f) Minimum *exterior side yard* - 2.4 metres
g) Maximum *garage width* - 3.5 metres
h) Maximum *driveway* width - 3.5 metres
i) Minimum *lot depth* - 21 metres

7.467.3 Special Site Provisions

The following special site provisions shall apply:

a) The main wall of an attached *private garage*, that contains the opening for motor vehicle access, shall be set back a minimum of 6 metres from the *rear lot line*.
b) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.
c) *Outdoor amenity space* and *deck* may be located on the roof of an attached garage.

7.468 1839314 1839314 ONTARIO LIMITED – TOWNHOUSE DEVELOPMENT WITH LANE ACCESS
(By-law 2012-63)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *468 on Schedule ‘A’ to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.468.1 Only Permitted Uses

The following uses are permitted:

a) *Townhouse dwellings*
b) *Home occupations*

7.468.2 Zone Standards

The following specific zone standards apply:

a) Maximum *height* - 14 metres
b) Minimum *front yard* - 5 metres

c) Minimum *rear yard* for end units - 4.8 metres
d) Minimum *rear yard* for interior units - 6 metres
e) Minimum *lot frontage* per unit - 5.4 metres
f) Minimum *side yards* for end units - 1.5 metres
g) Minimum *lot depth* - 24 metres

7.469 OPEN SPACE ZONE – MATRUNDOLA WOODLOT
(By-law 2012-63)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *469 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.469.1 Zone Standards

The following specific zone standards shall apply:

a) Minimum *lot area* - 0.8 hectares

7.470 PLACE OF WORSHIP
(By-law 2011-245)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *470 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.470.1 Permitted Uses

The following uses are permitted

a) *Place of Worship*

7.470.2 The following additional uses are only permitted accessory to a Place of Worship:

a) *Assembly Hall*
b) *Business Office*
c) A *Dwelling Unit*

7.470.3 Special Site Provisions

The following additional provision applies:

a) *Building*s containing more than one use are permitted.
b) The requirement that no less than 80 percent of the wall of the *first storey* facing the front *lot* line to be located no further than

6.0 metres from the *front lot line* shall not apply to the subject lands.

7.471 PARKING AREA (PARTS 6, 7, 10 AND 11, 65R-33161)
(By-law 2011-245)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *471 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.471.1 Only Uses Permitted

The following uses are the only uses permitted:

a) *Parking Area*

7.471.2 Special Site Provision

The following additional provision applies:

a) A *Parking Area* is only permitted in association with a *Place of Worship* on lands zoned CA1*470.

7.472 AMICA (SWAN LAKE) CORPORATION- 6380 16TH AVENUE (PHASE 2)
(2012-112)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by symbol *472 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.472.1 Only Permitted Uses

The following uses are the only permitted uses:

a) Retirement Home
b) Business and Medical Offices
c) Personal Service Shops
d) Retail Stores
e) Restaurants

7.472.2 Zone Standards

The following specific zone standards shall apply:

a) Maximum number of *storeys* 3

b) Maximum *height* 13m
c) Maximum number of *suites* including *dwelling units* 120
d) Minimum *interior west side yard* 0m
e) Minimum *front yard* 12m
f) Minimum *exterior side yard* 0.2m
g) Maximum *gross floor area* 11,000 square metres

7.472.3 Special Parking Provisions

The following parking provisions shall apply:

a) Parking for *residential uses* for both residents and visitors shall be provided at a rate of 0.6 spaces per unit.
b) Parking for the *Retirement Home* on those lands to which *472 applies can be provided on those lands to which exceptions *2 and *479 apply on the Schedule 'A' attached to this By-law and shall be in addition to any parking required for uses developed on lands to which *2 and *479 apply.
c) Parking for non-residential uses shall be in accordance with By-law 28-97, as amended.

7.472.4 Special Site Provisions

The following site provisions shall apply:

a) Non-residential uses shall only be provided on the ground floor of a multi-storey *building* or within a one-storey *building*.

7.473 OPEN SPACE ZONE

(2012-112)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *473 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.473.1 Special Site Provisions

The following special site provisions apply:

a) For the purposes of this By-law, the definition of a *public park* shall include any area of land under public or private ownership, and for which there is a public access easement conveyed to the *public authority*, that is designed and maintained for recreation purposes.

7.474 RESERVED

7.475 WISMER COMMONS COMMUNITY

(By-law 2012-127)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *475 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.475.1 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage* – 6.0 metres
b) Maximum garage door width – 3.0 metres
c) Maximum driveway width – 3.0 metres

7.476 RESERVED

7.477 SPECIAL SITE PROVISIONS - 1839314 ONTARIO LIMITED- MAJOR COMMERCIAL/TOWNHOUSE DEVELOPMENT

(By-law 2012-63)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply only to those lands denoted by symbol *477 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

a) In the MJC*448 / R2*468 (H2) *477 zone, the MJC *448 uses are permitted subject to the MJC *448 development standards.
b) In the MJC * 448 (H1)/ R2 *468*477 zone, the R2 *468 uses are permitted subject to the R2 * 468 development standards.

7.478 WISMER COMMONS COMMUNITY

(By-law 2012-107, 2014-88)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *478 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.478.1 Zone Standards

The following zone standards shall apply to *wide shallow lots* not accessed by a *lane* and with a *lot frontage* of greater than 12.19 metres and up to 13.29 metres:

a) Maximum width of *private garage* – 5.5 metres

b) Maximum width of *driveway* – 5.5 metres

7.479 AMICA (SWAN LAKE) CORPORATION- 6360 16TH AVENUE (PHASE 1)
(2012-112)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *479 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.479.1 Zone Standards

The following specific zone standards shall apply:

a)	Minimum *interior east side yard*	0m
b)	Minimum *rear yard*	0m

7.479.2 Special Parking Provisions

The following parking provisions shall apply:

a) A maximum of eleven (11) surface *parking spaces* can encroach onto abutting land owned by the Town of Markham to the north. These *parking spaces* may be included in the total number of *parking spaces* provided.
b) Parking for both residents and visitors shall be provided at a rate of 0.6 spaces per unit.
c) Parking for the *Retirement Home* on those lands to which *479 applies can be provided on those lands to which exception *472 applies on the Schedule 'A' attached to this By-law and shall be in addition to any parking required for uses developed on lands to which *472 applies.

7.480 RESERVED

7.481 WISMER COMMONS COMMUNITY
(By-law 2012-127)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *481 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.481.1 Zone Standards

The following specific zone standards apply:

a) Minimum *rear yard* setback – 5.8 metres
b) No part of the *main wall* of the 2nd or 3rd *storey* facing the *rear lot line* shall be located closer than – 7.5 metres
c) Minimum required *exterior side yard* – 2.2 metres
d) Maximum *height* – 12 metres

7.481.2 Special Site Provisions

The following additional provisions apply:

a) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*.

7.482 RESERVED

7.483 LOTS 34 TO 83, BLOCKS 84 TO 87, PLAN 19TM-02009, PHASE 3B AND PART 5, PLAN 65R-30147

(By-law 2012-155)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol *483 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.483.1 Zone Standards

The following specific zone standards apply to *wide shallow lots* not accessed by a *lane* and with a *lot frontage* of 12.19 metres to 13.29 metres:

(a) Maximum width of *private garage* – 5.5 metres
(b) Maximum width of *driveway* – 5.5 metres.

7.484 STARGRANDE CUSTOM HOMES – TOWNHOUSE DEVELOPMENT

(By-law 2012-259)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *484 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.484.1 Zone Standards

The following zone standards shall apply:

a) Maximum number of *townhouse dwellings* – 160
b) Maximum number of *semi-detached dwellings* – 2
c) Maximum *height* – 13.5m
d) Minimum required *rear yard* setback – 5.1m
e) Minimum required *interior side yard* setback – 1.2m
f) Minimum required *front yard* setback – 2m
g) Minimum *exterior side yard* setback – 0.6m
h) Minimum number of visitors *parking spaces* – 41

7.484.2 Special Site Provisions

The following additional provisions shall apply:

a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned R2*484 shall be deemed to be one *lot* for the purposes of this By-law.
b) Stairs, *porch*es and balconies are allowed to encroach into any required yard but are not permitted to be located closer than 0.6m from any *lot* line.
c) For the purpose of this By-law, *townhouse buildings* can include *dwelling units* each of which has an independent entrance at grade to the front, but not the rear of the *building*.

7.485 RESERVED

7.486 1839314 ONTARIO LIMITED - HIGH DENSITY MIXED USE BUILDING
(By-law 2012-183)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *486 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.486.1 Permitted Uses

The following additional uses are permitted:

a) Apartment dwellings

7.486.2 Zone Standards

The following zone standards shall apply:

a) Minimum *lot area* – 0.4 ha

b) Maximum number of *storeys* – 18
c) Maximum *height* of the *main building* – 52m
d) Maximum number of *dwelling units* – 220
e) Maximum number of guest *suites* – 2
f) Maximum *gross floor area* – 18,000 square metres
g) Minimum *gross floor area* for non-residential uses – 600 square metres
h) Maximum required *yard* from the Highway 48 *lot* line to the 1st storey of the *main building*– 18m
i) Minimum required *yard* from Orca Drive to the 1st *storey* of the *main building* – 16m
j) Minimum required *yard* from the north *lot line*:
    i) *Main building* up to and including the 8th *storey* – 10.5m
    ii) *Main building* 9th *storey* to 14th *storey* inclusive – 17.5m
    iii) *Main building* 15th *storey* to 18th *storey* inclusive – 18.5m
k) Minimum required *yard* from the south *lot line*:
    i) *Main building* up to and including the 7th *storey* – 16m
    ii) *Main building* 8th *storey* to 14th *storey* inclusive – 29m
    iii) *Main building* 15th *storey* to 18th *storey* including – 31m
l) Minimum width of *landscaped open space* on Highway 48 – 3m

7.486.3 Special Site Provisions

The following special site provisions shall apply:

a) Balconies are permitted to project 1.7m into the required yards.
b) The mechanical penthouse is permitted to have a maximum *height* of 10m above the 18th *storey* of the *main building*.
c) Maximum area of the mechanical penthouse – 400 square metres
d) Any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of storeys. Mechanical features, including their screening and *structure*s containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the number of the storeys of the *building*.
e) The minimum landscaped open space shall not apply.
f) The minimum width of *landscaping* adjacent to the interior and rear *lot* lines shall not apply.

7.486.4 Special Parking Provisions

The following special site provisions shall apply:

a) Required parking for residential uses shall be calculated at 1.1 parking spaces per dwelling unit.
b) Required parking for visitor uses shall be calculated at 0.2 parking spaces per dwelling unit.
c) Required parking for non-residential uses shall be calculated at 1 per 30 square metres.

7.487 SOUTH OF 16th AVENUE, WEST OF DONALD COUSENS PARKWAY – CORNELL ROUGE DEVELOPMENT CORP.

(By-law 2012-188)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *487 on the Schedule of this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.487.1 Special Site Provisions

The following additional provisions apply:

a) The floor of any *porch* that is located between the main wall and a *streetline* shall extend at least 1.1 metres towards the *streetline* from the main wall that abuts the *porch*. Windows, stairs, columns, piers and/or railings associated with the *porch* are permitted to encroach within this area.

7.488 SOUTH OF 16th AVENUE, WEST OF DONALD COUSENS PARKWAY – CORNELL ROUGE DEVELOPMENT CORP.

(By-law 2012-188)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *488 on the Schedule of this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this Section.

7.488.1 Special Site Provisions

The following additional provisions apply:

a) Minimum setback for detached *private garages* from *rear lot line* – 5.4 metres.

7.489 ST. MARY AND ST. SAMUEL THE CONFESSOR COPTIC ORTHODOX CHURCH

(By-law 2012-265)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *489 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply:

7.489.1 Only Uses Permitted

The following are the only uses permitted:

i) *Place of worship*
ii) *Child Care Centre*

7.489.2 Zone Standards

The following zone standards shall apply:

i) Minimum *LOT* AREA – 1.1 ha
ii) Minimum *LOT* FRONTAGE – 80m
iii) Minimum required INTERIOR SIDE YARD –
    i) North Side – 18m
    ii) South Side – 1.5m
iv) Minimum required REAR YARD – 40m
v) Minimum width of LANDSCAPED OPEN SPACE adjacent to the:
    i) EAST *LOT* LINE – 5m
    ii) WEST *LOT* LINE – 1.5m
    iii) SOUTH *LOT* LINE – 1.5m
vi) Maximum HEIGHT
    i) Place of Worship – 20m
    ii) Child Care Centre – 9m
vii) Maximum GROSS FLOOR AREA
    i) Place of Worship – 3,000 square metres
    ii) Child Care Centre - 460 square metres

7.490 BLOCK 7, PART OF BLOCKS 8, 9 AND 16, PLAN 19TM-12005, WISMER COMMONS COMMUNITY

(By-law 2013-127)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol *490 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.490.1 Zone Standards

The following specific zone standards apply to *townhouse dwellings* on *wide shallow lots* not accessed by a *lane*:

a) Minimum *lot frontage* – 6.0 metres
b) Minimum *porch* width – 2.0 metres
c) Minimum *porch* depth – 2.0 metres

7.491 ANGUS GLEN FORMER SCHOOL SITE (ANGUS GLEN DEVELOPMENTS)
(By-law 2013-53)

Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by symbol *491 on Schedule "A" attached to this By-law. All other provisions, unless specifically modified or amended by this section, shall continue to apply.

7.491.1 Zone Standards

a) Minimum rear yard for dwellings with attached *private garage*s 0.6 metres
b) Maximum rear yard for dwellings with attached *private garage*s 1.2 metres
c) No part of an attached *private garage* shall be located closer than 0.6 metres from the interior side *lot* line
d) An attached *private garage* is permitted on *lot*s accessed by a *lane*

7.492 ANGUS GLEN FORMER SCHOOL SITE (ANGUS GLEN DEVELOPMENTS)
(By-law 2013-53)

Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by symbol *492 on Schedule "A" attached to this By-law. All other provisions, unless specifically modified or amended by this section, shall continue to apply.

7.492.1 Zone Standards

a) That for the purposes of this By-law, any *lot* line abutting an Open Space One Zone (OS1) shall be deemed to be the front *lot* line.
b) Minimum rear yard setback 4.5 metres
c) An attached *private garage* is permitted on *lot*s accessed by a *lane*.

7.493 CORNELL CENTRE – LAND SOUTH OF HIGHWAY 7 AND EAST OF 9th LINE

(By-law 2013-124) (Hold Removal via By-law 2015-101)

Notwithstanding any other provision of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *493 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.493.1 Definitions

The following definition shall apply:

a) DWELLING, MULTIPLE
Means a *dwelling unit* in a *building* containing three or more d*welling units* that would not be considered any other type of d*welling unit* as defined by By-law 177-96, as amended.

7.493.2 Only Uses Permitted

The following uses are the only uses permitted

a) *Multiple dwellings*
b) *Underground parking garages* associated with *multiple dwellings*.
c) *Home Occupations*
d) *Home Child Care*

7.493.3 Zone Standards

The following specific zone standards apply:

a) Minimum required *Yard* – 3 metres to the *lot line.*
b) *Height*
   (i) Maximum *building height* - 21.6 metres.
   (ii) Minimum *building height* – 13.0 metres.
c) Minimum *Floor Space Index* – 1.0
d) The following standards apply to underground parking *structure*s:
   i) Minimum required *yard* – 0 metres
e) *Decks*, *porch*es, *balconies* and patios can be located within *front*, *rear*, and *side yards* provided no part of the *structure* is within 1.5 metres of the *lot line*, provided it does not cross over any shared walkways.
f) Stairs associated with *decks*, *porch*es *balconies* and patios may be located 0.3 metres to the *lot line*.

7.493.4 Special Provisions

The following additional provisions apply:

a) Where there is no entrance and/or exit on a side *main wall* to a *building,* the Minimum required *yard* shall be 1.8 metres to the *lot line*.
b) The minimum *Landscaped Open Space* requirement shall not apply.
c) For *buildings* adjacent to and facing the south or west *lot* lines:
   i) The maximum *building height,* within 3 metres of the face of the *main wall(s)* which is adjacent to and facing the south or west *lot* line shall be 11 metres.

      Beyond the 3 metres, the maximum *building height* shall be 13 metres, and the minimum *building height* provision shall not apply.
d) For the purpose of this Section, *established grade* shall be the point along the north, south or west *lot line* perpendicular to the mid-point of the *building*, that is subject of the *building height* calculation.
e) Mechanical features are included in the height calculation.

7.494 CORNELL CENTRE – LAND SOUTH OF HIGHWAY 7 AND EAST OF 9TH LINE *(By-law 2013-124)*

Notwithstanding any other provision of this By-law, the following provisions in this section shall apply to the lands denoted by the symbol *494 on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.494.1 Definitions

The following definition shall apply:

a) DWELLING, MULTIPLE
   Means a *dwelling unit* in a *building* containing three or more *dwelling units* that would not be considered any other type of *dwelling unit* as defined by By-law 177-96, as amended.

7.494.2 Only Uses Permitted

The following uses are the only uses permitted:

a) *Multiple dwellings*
b) Underground *parking garages* associated with *multiple dwellings*.

c) *Home Occupations*
d) *Home Child Care*

7.494.3 Zone Standards

a) Minimum required *Yard* – 3 metres to the *lot line*.
b) *Height*
   i) Maximum *building height* – 21.6 metres.
   ii) Minimum *building* height – 13.0 metres.
c) Minimum *Floor Space Index* – 1.0
d) The following standards apply to underground parking *structure*s:
   i) Minimum Required Yard – 0 metres
e) *Decks*, *porch*es, *balconies* and patios can be located within *front*, *rear*, and *side yards* provided no part of the *structure* is within 1.5 metres of the *lot line*, provided it does not cross over any shared walkways.
f) Stairs associated with *decks*, *porch*es, *balconies* and patios may be located 0.3 metres to the *lot line*.

7.494.4 Special Provisions

The following additional provisions apply:

a) Where there is no entrance and/or exit on the side *main wall* to a *building,* the Minimum required *yard* shall be 1.8 metres to the *lot line*.
b) The minimum *landscaped open space* requirement shall not apply.
c) For *buildings* adjacent to and facing the south *lot lines*:
   i) The maximum *building height,* within 3 metres of the face of the *main wall(s)* which is adjacent to and facing the south *lot* line shall be 11 metres.

Beyond the 3 metres, the maximum *building height* shall be 13 metres, and the minimum *building height* provision shall not apply.

d) For the purpose of this Section, *established grade* shall be the point along the north or south *lot line* perpendicular to the mid-point of the *building*, that is subject of the *building height* calculation.
e) Mechanical features are included in the height calculation.

7.495 RESERVED

7.496 LOTS 1 to 5, PLAN 19TM-12005, WISMER COMMONS COMMUNITY
(By-law 2013-127)

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted with the symbol *496 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.496.1 Zone Standards

The following specific zone standards apply to *semi-detached dwellings* on *wide shallow lots* not accessed by a *lane*:

a) Minimum *lot frontage* – 7.5 metres
b) Minimum *porch* width – 2.0 metres
c) Minimum *porch* depth – 2.0 metres

EXCEPTIONS 497 TO 510 – RESERVED

Exception 7.511	**Frontier Group of Companies 11192 Woodbine Ave.**	**Parent Zone BC**
File ZA 13 113119		Amending By-law 2013-122
Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *511 on Schedule 'A' to this By-law. All other provisions, unless modified or amended by this Section, shall continue to apply.		
7.511.1 Only Permitted Uses		
The following is the only permitted use:		
a)	*Business Office*	
7.511.2 Zone Standards		
The following site specific Zone Standards apply:		
a)	Minimum *lot area* 0.19 hectares	
b)	Minimum *lot frontage* 27 metres	
c)	Minimum required *front yard* 15 metres	
d)	Maximum depth of *parking area* in *front yard* 23 metres	
e)	The following Zone Standards in Table B8 for the Business Corridor designation shall not apply: i) Section J - Minimum required width of *landscaping* adjacent to *front lot line* ii) Section K - Minimum required width of *landscaping* adjacent to any *lot line* other than the *front lot line*.	

Exception 7.512	Digram Developments Inc. 6475 Major Mackenzie Dr. @ Donald Cousens Pkwy.	Parent Zone CA3
File ZA 12 113735		Amending By-law 2013-200

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *512 as shown on 'Schedule A' to this By-law. All other provisions of By- law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.512.1 Additional Permitted Uses

The following additional uses are permitted:

a)	A *private garage* is permitted to be within or attached to the main *building*.

7.512.2 Zone Standards

The following specific Zone Standards apply:

a)	Minimum *lot frontage* shall not apply
b)	Maximum *front yard* shall not apply
c)	Minimum *exterior side yard* – 1.8 metres
d)	Maximum *exterior side yard* shall not apply
e)	Minimum required *rear yard* – 0.6 metres
f)	Maximum *building height* – 15.0 metres
g)	Minimum number of *parking spaces* – 1.0 per *dwelling unit.*

7.512.3 Special Site Provisions

The following site specific provisions apply:

a)	All lands outlined on Schedule 'A' to this By-law, not owned by a public authority, shall be deemed to be one *lot* notwithstanding any further division of land
b)	For the purposes of this by-law Donald Cousens Parkway shall be deemed to be the front *lot line* notwithstanding any further division of the land
c)	For the purposes of this by-law Major MacKenzie Drive shall be deemed to be the rear *lot* line notwithstanding any further division of the land
d)	For the purposes of this By-law all other *lot lines* shall be deemed to be interior side *lot* *lines* notwithstanding any further division of the land
e)	The provisions of Section 6.5, or any successor thereto, of By-law 177-96 shall not apply
f)	No provision of this By-law shall prevent the further division of the lands denoted by the symbol *512 on Schedule 'A' to this By-law, except that required parking must be located on the same *lot* as the *building*, *structure* or use requiring the parking
g)	The provision requiring no less than 25 percent of the wall of the *first storey* facing the *front lot line* be located any further than 5.1 metres from the *front lot line* shall not apply

Exception 7.513	**Shining Hill Homes Inc. 360 John St., Thornhill**	**Parent Zone R2**
File ZA 13 108797		Amending By-law 2014-110

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *513 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.513.1 Zone Standards

The following specific zone standards apply:

a)	Minimum required *rear yard* – 0.8 metres
b)	Minimum required *interior side yard* - 7.5 metres
c)	Maximum *height* – 12.0 metres
d)	Minimum required *lot frontage* - not applicable

7.513.2 Special Site Provision

The following additional provisions apply:

a)	Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *513 and *523, as shown on Schedule 'A', shall together be deemed to be one *lot* for the purposes of this By-law
b)	The John Street streetline is deemed to be the *front lot line*
c)	The Green *Lane* streetline is deemed to be the *rear lot line*
d)	The maximum *height* of a *dwelling unit* within 40 metres of the east *interior side lot line* shall not exceed 11.0 metres
e)	A *Lot* may front or abut a *Private Street*
f)	Visitor parking shall be provided at a rate of 0.25 spaces per *townhouse dwelling*
g)	Decks are permitted on a *lot* used for residential purposes in accordance with the following regulations: i) Section 6.2.1 a) i) and ii), and b) i) and ii) of By-law 177-96, as amended, shall not apply ii) The *deck* shall not be located close than 3.0 metres to the *interior side lot line*
h)	*Accessory buildings* are permitted in the *interior side yard* provided they are no closer than 1.2 metres from the *interior side lot line*. Notwithstanding this provision, setback may be reduced to 0.5 metres if there are no doors or windows in the wall facing the *interior side lot line*
i)	Where an *interior side lot line* is less than 42 metres in length, the minimum required *interior side yard* may be reduced to 1.5 metres

Exception 7.514	**Cornell Rouge South of 16th Ave., west of Donald Cousens Pkwy.**	**Parent Zone R2**
File ZA 13 116402		Amending By-law 2015-68
Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to the lands denoted by the symbol *514 on Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.		
7.514.1 Zone Standards		
The following specific zone standards apply:		
a)	Minimum *rear yard* – 0.6 metres	
b)	Maximum *driveway* width and *garage* width – 6.1 metres	

Exception 7.515	**Upper Unionville Inc. 16th Ave. at Kennedy Rd.**	**Parent Zone CA3**
File ZA 12 110185		Amending By-law 2013-179

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *515 as shown on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.515.1 Additional Permitted Uses

The following additional uses are permitted:

a)	*Financial Institutions*
b)	*Medical Offices*
c)	*Repair Shops*
d)	*Restaurants, Take-Out*
e)	*Restaurants*
f)	*Retail Stores*

7.515.2 Zone Standards

The following specific Zone Standards apply:

a)	minimum required *front yard* - 0.5 metres
b)	maximum *front yard* shall not apply
c)	minimum required *exterior side yard* - 0.5 metres
d)	maximum *exterior side yard* shall not apply
e)	minimum required *rear yard* - 0.6 metres
f)	minimum *height* shall not apply
g)	maximum *height* - 15.0 metres
h)	minimum *gross floor area* for non-residential uses in the *first storey* – 55.7 square metres
i)	maximum *lot coverage* for a *detached private garage* – 25 percent
j)	minimum *lot frontage* – 4.5 metres on an *interior lot* and 6.3 metres on a *corner lot*

7.515.3 Special Parking Provisions

The following parking provisions apply:

a)	Minimum number of required *parking spaces* per *lot* - 2

7.515.4 Special Site Provisions

The following additional provisions apply:

a)	A *lot* may be used for: i) permitted non-residential uses; or ii) a combination of permitted residential uses and permitted non-residential uses;
b)	Residential uses are prohibited on the *first storey*, with the exception of mechanical features and utilities, carports, garages, interior vestibules containing closets & storage areas, unenclosed and roofed walkways between a *main building* and a detached *private garage*, enclosed connections to a detached or attached garage, and stairways leading to *dwelling units* located above the *first storey*
c)	The development standards for *townhouse dwellings* as amended by Sections 7.515.2, 7.515.3 and 7.515.4 shall apply for all *building* forms
d)	The *parking space* requirements of By-law 28-97, as amended, for non-residential uses shall not apply

e)	The minimum setback from the *main building* for detached *private garages* on *lots* accessed by *lanes* shall not apply
f)	If a detached *private garage* is located on the *lot*: i) *Porches*, with or without foundations, may encroach a maximum of 1.8 metres into the setback area between the *private garage* and the *main building* on the *lot*; ii) Unenclosed stairs associated with a *porch* may encroach an additional 1.8 metres into the setback area between the private detached garage and the main *building* on the *lot*
g)	A *private garage* is permitted to be within or attached to the main *building* if the *lot* is accessed by a *lane*
h)	Architectural features, such as sills, belt courses, cornices, eaves, chimney breasts, pilasters and roof overhangs, and *balconies* and awnings may encroach into the required *front yard* and/or *exterior side yard* up to 0.1 metres from the *front lot line* and/or *exterior side lot line* provided such features are 2.5 metres or more above grade
i)	No *loading spaces* are required
j)	In the case of a *lot* abutting a *lane* with a curved corner, the *interior side lot line* and/or *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *rear lot line* for the purposes of calculating minimum required *yards* provided no portion of a *structure* is located within the *lane*
k)	No minimum distance shall be required between a *detached private garage,* and a curved corner of a *lane* provided no part of the detached *private garage* is located within the *lane*
l)	A contiguous *outdoor amenity area* of at least 14 square metres shall be required if the *lot* contains residential uses
m)	The minimum vertical distance between the floor and the ceiling of the *first storey* shall be 3.5 metres non-inclusive of dropped bulkheads
n)	The minimum vertical distance between the floor and the ceiling of the second *storey* shall be 2.7 metres non-inclusive of dropped bulkheads
o)	The minimum vertical distance between the floor and the ceiling of the *storeys* above the second *storey* shall be 2.4 metres non-inclusive of dropped bulkheads

Exception 7.516	**Upper Unionville Inc. 16th Ave. at Kennedy Rd.**	**Parent Zone R2**
File ZA 12 110185		Amending By-law 2013-179

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *516 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.516.1 Zone Standards

The following specific zone standards apply:

a)	Notwithstanding Section 7.456.2 b) v) or any other provision to the contrary, the minimum required *rear yard* shall be 6.0 metres.

7.516.2 Special Site Provision

The following additional provision applies:

a)	The standards of Table B2 for "All *Lots* Except *Wide-Shallow Lots*", as amended by Sections 7.456 and 7.516.1.a), shall apply regardless of *lot depth*.

Exception 7.517	**Upper Unionville Inc. 16th Ave. at Kennedy Rd.**	**Parent Zone R2**
File ZA 12 110185		Amending By-law 2013-179
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *517 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.517.1 Zone Standards		
The following specific zone standards apply:		
a) The minimum *exterior side yard* - 1.6 metres.		
b) The minimum *front yard* - 0.5 metres.		
7.517.2 Special Site Provision		
The following additional provision applies:		
a) *Lots* are deemed to be accessed by a *lane*.		

Exception 7.518	**Upper Unionville Inc. 16th Ave. at Kennedy Rd.**	**Parent Zone R2**
File ZA 12 110185		Amending By-law 2013-179

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *518 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.518.1 Special Site Provisions

The following additional provisions apply:

a)	Notwithstanding any other provision to the contrary, in the case of a *lot* abutting a *lane* with a curved corner, the *interior side lot line* and/or *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *rear lot line* for the purposes of calculating Minimum required *yards* provided no portion of a *structure* is located within the *lane*.
b)	Notwithstanding any other provision to the contrary, no minimum distance shall be required between a detached *private garage,* and a curved corner of a *lane* provided no part of the detached *private garage* is located within the *lane.*

Exception 7.519	**Kylemore Communities (West Village) Ltd.** **15 Stollery Pond Cres.**	**Parent Zone R4**
File ZA 12 109301		Amending By- law 2014-7
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *519 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.519.1 Zone Standards		
The following specific zone standards apply:		
a)	Notwithstanding Section 7.331.2 b) or any other provisions to the contrary, the maximum number of *storeys* shall be 8	
b)	Notwithstanding the standards of Table B6 for the Residential Four (R4) Zone, the maximum *height* shall be 30 metres	

Exception 7.520	**Kylemore Communities (West Village) Ltd. 9 & 15 Stollery Pond Cres.**	**Parent Zone R4**
File ZA 12 109301		Amending By-law 2014-7
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *520 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.520.1 Special Site Provisions		
The following special site provisions apply:		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *520 shall be deemed to be one *lot* for the purposes of this By-law.	

Exception 7.521	**Plan B Homes Inc. & 2381423 Ontario Inc. 6827 & 6805 14th Ave.**	**Parent Zone R2**
File ZA 12 127915		Amending By-law 2014-38

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol R2*521 as shown on 'Schedule A' to this By-law. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.521.1 Special Site Provisions

The following special site provisions apply:

a)	The maximum *driveway* width, for a *lot* that shares its vehicular access on 14th Avenue with an adjacent *lot*, shall be 3.0 metres where the driveway meets the front *lot line*
b)	The minimum *lot frontage* for a *lot* that abuts 14th Avenue shall be 15.0 metres
c)	The minimum *lot frontage* for a *lot* that abuts Kentwood Crescent shall be 12.0 metres

Exception 7.522	**Kylemore Communities (West Village) Ltd.**	**Parent Zone R2-LA**
File ZA 12 130341	**Angus Glen Blvd. At Major MacKenzie Dr.**	Amending By- law 2014-50
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *522 on 'Schedule A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.522.1 Zone Standards		
The following specific zone standards apply:		
a)	Minimum required *rear yard* – 13.75 metres	

Exception 7.523	**Shining Hill Homes 360 John Street**	**Parent Zone CA3**
File ZA 13 108797		Amending By-law 2014-110

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *523 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.523.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Medical offices*
b) *Financial Institutions*
c) *Repair Shops*
d) *Retail Stores*

7.523.2 Zone Standards

The following specific Zone Standards apply:

a) Minimum required *front yard* – 0.6 metres
b) Minimum required *interior side yard* – 7.5 metres
c) Minimum required *rear yard* – 0.8 metres
d) Minimum required *lot frontage* – not applicable

7.523.3 Special Site Provisions

The following additional provisions apply:

a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *513 and *523, as shown on Schedule 'A', shall together be deemed to be one *lot* for the purposes of this By-law
b) The John Street *streetline* is deemed to be the *front lot line*
c) The Green *Lane streetline* is deemed to be the *rear lot line*
d) A *Lot* may front or abut a *Private Street*
e) Visitor parking shall be provided at a rate of 0.25 spaces per townhouse dwelling
f) Commercial uses are permitted only in the first storey of a *building*

Exception 7.524	King David Inc. North of Donald Buttress Blvd. West, south of Anthony Roman Ave., west of Woodbine Ave. APPROVED BY OMB MARCH 23, 2015	Parent Zone CA2
File ZA 13 109102		Amending By-law 2016-28

Notwithstanding any other provisions of this By-law, the site specific provisions in this Section shall apply to those lands denoted by the symbol *524 on 'Schedule A' to this By-law.

7.524.1 Permitted Uses

Notwithstanding the permitted uses of a CA2 (Community Amenity Two) Zone, as shown on Table A2 Retail and Mixed Use Zones, provided for in By-law 177-96, the following additional uses are permitted:

a)	*Duplex Dwellings*
b)	*Institutional uses*, including community facilities and government services
c)	*Museums*
d)	*Recreational Establishments*
e)	*Triplex Dwellings*
f)	*Veterinary Clinics*

7.524.2 Prohibited Uses

Notwithstanding the permitted uses of a CA2 (Community Amenity Two) Zone, as shown on Table A2 Retail and Mixed Use Zones, provided for in By-law 177-96, the following additional uses are prohibited:

a)	*Funeral Homes*
b)	*Motor vehicle service station* (including *car wash*)
c)	*Motor vehicle sales facility*
d)	*Supermarkets*
e)	*Retail store* uses involving accessory *outdoor storage* and/or o*utdoor display and sales area*
f)	*Places of Worship*

7.524.3 Special Zone Standards

Notwithstanding the standards outlined in Table B7 (Part 2 of 4, Community Amenity Zones), only the following specific zone standards shall apply:

a)	Maximum *floor space index* for *buildings* with mixed commercial and residential uses – 2.00
b)	Maximum *floor space index* for *buildings* with a single use – 1.75
c)	Maximum *height* – 26.0 metres
d)	Minimum *rear yard* – 7.5 metres
e)	Minimum *front yard* – 1.8 metres
f)	Minimum *exterior side yard* – 1.8 metres
g)	The Pope John Paul II Square *streetline* is deemed to be the *front lot line*
h)	The Cathedral High Street *streetline*, the Donald Buttress Boulevard West *streetline* and the Anthony Roman Boulevard *streetline* are deemed to be the *exterior side lot lines*
i)	No less than 80 percent of the wall of the *first storey* facing the *exterior side lot line*

	shall be located any further than 8.0 metres from the *exterior side lot line*
j)	Special Provision 7 of Table B7 Community Amenity Zones shall not apply
k)	Residential visitor parking shall be provided at a rate of 0.20 spaces per *dwelling unit*
l)	Residential parking shall be provided at a rate of 1.10 spaces per *dwelling unit*
m)	Non-residential parking shall be provided at the following rate: 1.0 space per 30 square metres of non-residential *gross floor area*
n)	Where *restaurant* uses exceed 20 percent of the *gross floor area* for non-residential uses, parking shall be provided at the following rate: 1 space per 9 square metres of non-residential *gross floor area*
o)	The *gross floor area* of any individual *retail store* shall not exceed 6,000 square metres

Exception 7.525	**Belfield Investments Inc. 8050 Woodbine Ave**	**Parent Zone BP**
File ZA 13 113916		Amending By- law 2014-171

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *525 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.525.1 Additional Permitted Uses

The following additional uses are permitted:

a)	*car wash*
b)	*motor vehicle service station*
c)	*motor vehicle body shop*
d)	*motor vehicle repair garage*
e)	*commercial self-storage facility*

7.525.2 Special Site Provisions

The following additional provisions apply:

a)	Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *525 and *526, as shown on Schedule 'A', shall together be deemed to be one *lot* for the purposes of this By-law
b)	a *retail store* shall be limited to a maximum gross floor area of 1,000 square metres per premises unless the *retail store* is an office supply or computer supply store which may have a maximum gross floor area of up to 3,000 square metres per premises
c)	a *place of worship* is only permitted within a multiple unit *building* and shall be limited to a maximum gross floor area of 500 square metres
d)	Special Provision 6 shall not apply *restaurants* or *restaurants, take-out*

Exception 7.526	**Belfield Investments Inc. 8050 Woodbine Ave.**	**Parent Zone BC**
File ZA 13 130529		Amending By- law 2014-162

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *526 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.526.1 Special Site Provisions

The following additional provisions apply:

a)	Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *525 and *526, as shown on Schedule 'A', shall together be deemed to be one *lot* for the purposes of this By-law
b)	The maximum gross floor area of *retail stores*, *personal service shop*s, *restaurants*, or *financial institutions* is limited to a maximum of 15 percent of the total gross floor area of the first storey of an office *building*

Exception 7.527	Kylemore Communities (Victoria Square) East side of Woodbine Ave., north of Elgin Mills Rd.	Parent Zone R1-F18
File ZA 13 113916		Amending By- law 2014-171

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *528 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.527.1 Zone Standards

The following specific zone standards apply:

a)	Minimum *lot area* – 0.05 hectares
b)	Minimum required *front yard* – 3.0 metres
c)	Minimum rear yard – 1.5 metres

7.527.2 Special Site Provisions

The following additional provisions apply:

a)	*Driveways* are only permitted to cross the *exterior side lot line* to access the *dwelling unit*

Exception 7.528	Kylemore Communities (Victoria Square) East side of Woodbine Ave., north of Elgin Mills Rd.	Parent Zone R2
File ZA 13 113916		Amending By- law 2014-171
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *528 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.528.1 Only Uses Permitted		
The following uses are the only uses permitted:		
a)	*Townhouse dwellings*	
b)	*Home occupations*	
7.528.2 Zone Standards		
The following specific zone standards apply:		
a)	Maximum *height* – 14.0 metres	
b)	Minimum *lot frontage* - 8.7 metres	
c)	Minimum rear yard – 6.0 metres	
7.528.3 Special Site Provisions		
The following additional provisions apply:		
a)	A maximum of eleven (11) 5.5 metre wide *townhouse dwellings* are permitted within the Residential Two *528 [R2*528] Zone	
b)	No 5.5 metre wide *townhouse dwelling* shall abut another 5.5 metre *townhouse dwelling*	
c)	*Decks* that have a *height* greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 3.0 metres provided that the floor of the *deck* is not higher than the floor level of the second *storey* of the *main building*	
d)	Maximum width of an attached *private garage* on a *lot* of less than 8.7 metres – 4.0 metres	
e)	Maximum width of a *driveway* and a garage door on a *lot* of less than 8.7 metres – 3.0 metres	
f)	Maximum width of an attached *private garage* on a *lot* 8.7 metres or more – 5.9 metres	
g)	Maximum width of a *driveway* and a garage door on a *lot* 8.7 metres or more – 4.9 metres	

Exception 7.529	**Kylemore Communities (Victoria Square) East side of Woodbine Ave., north of Elgin Mills Rd.**	**Parent Zone R2-LA**
File ZA 13 113916		Amending By- law 2014-171

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *529 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.529.1 Only Uses Permitted

The following are the only uses permitted:

a) *Townhouse dwellings*

b) *Home occupations*

7.529.2 Zone Standards

The following specific zone standards apply:

a) Minimum *lot frontage:*
   (i) *Interior lot* - 4.7 metres
   (ii) *Interior lot* end unit - 5.9 metres
   (iii) *Corner lot* - 7.1 metres

b) Minimum required *rear yard* – 0.6 metres

c) Minimum required *rear yard* to the wall of an attached *private garage* that contains the opening for *motor vehicle* access – 5.8 metres

d) Maximum *height* – 14 metres

e) Minimum area of *outdoor amenity space* – 6.0 square metres

7.529.3 Special Site Provisions

The following additional provisions apply:

a) An *outdoor amenity space* may include a *deck* and/or *balcony*

b) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane*

Exception 7.530	**Litchfield Development Limited North side of Lichfield Rd., west of Sciberras Rd.**	**Parent Zone R2**
File ZA 13 125529		Amending By-law 2015-126
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *530 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.530.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a) Not more than 17 *Townhouse dwellings*		
7.530.2 Zone Standards		
The following specific Zone Standards shall apply:		
a) Minimum required *lot frontage* - 6.0 metres		
b) Minimum required *front yard* - 4 metres		
c) Minimum required *exterior side yard* - 1.2 metres		

Exception 7.531	**Litchfield Development Limited North side of Lichfield Rd., west of Sciberras Rd.**	**Parent Zone CA1**
File ZA 13 125529		Amending By-law 2015-126
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *531 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.531.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Not more than 35 *Townhouse dwellings*	
7.531.2 Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum required *yard adjoining a public street* – 3 metres	
b)	Maximum *height* – 12 metres	
c)	Minimum required *exterior side yard* - 1.2 metres	
7.531.3 Special Site Provisions		
The following additional provisions shall apply:		
a)	Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with the symbol *531, as shown on Schedule 'A', shall together be deemed to be one *lot* for the purposes of this by-law.	
b)	Special Provision (17) shall not apply	
c)	The maximum *floor space index* requirement shall not apply	
7.531.4 Special Parking Provisions		
a)	Parking shall be provided at a rate of 2 *parking spaces* per *dwelling unit*.	

Exception 7.532	EP Victoria Manors Ltd. (Victoria Square) East side of Woodbine Ave., north of Elgin Mills Rd.	Parent Zone R2
File ZA 13 138727		Amending By-law 2015-40
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *532 on Schedule 'A' to this By-law.		
7.532.1 Only Uses Permitted		
The following are the only uses permitted:		
a)	*Townhouse dwellings*	
b)	*Home occupations*	
7.532.2 Zone Standards		
The following specific zone standards apply:		
a)	Maximum *height* – 14.0 metres	
b)	Minimum *lot frontage* – 8.7 metres	
c)	Minimum rear yard – 6.0 metres	
7.532.3 Special Site Provisions		
The following additional provisions apply:		
a)	A maximum of three (3) 5.5 metre wide *townhouse dwellings* are permitted within the Residential Two *532 [R2*532] zone	
b)	No 5.5 metre wide *townhouse dwelling* shall abut another 5.5 metre *townhouse dwelling*	
c)	*Decks* that have a *height* greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 3.0 metres provided that the floor of the *deck* is not higher than the floor level of the second *storey* of the *main building*	
d)	Maximum width of an attached *private garage* on a *lot* of less than 8.7 metres – 4.0 metres	
e)	Maximum width of a *driveway* and a garage door on a *lot* of less than 8.7 metres – 3.0 metres	
f)	Maximum width of an attached *private garage* on a *lot* 8.7 metres or more – 5.9 metres	
g)	Maximum width of a *driveway* and a garage door on a *lot* 8.7 metres or more – 4.9 metres	

Exception 7.533	**Pagnello Homes Inc. 2 and 6 Pagnello Ct.**	**Parent Zone R2**
File ZA 14 113370		Amending By-law 2015-60
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *533 on Schedule 'A' to this By-law.		
7.533.1 Zone Standards		
The following specific zone standards apply:		
a)	No *Buildings* or *Structures* shall be located within a *public easement*.	

Exception 7.534	**Pagnello Homes Inc. 10 Rougebank Dr.**	**Parent Zone R2**
File ZA 14 113370		Amending By-law 2015-60
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *534 on Schedule 'A' to this By-law.		
7.534.1 Zone Standards		
The following specific zone standards apply:		
a)	Minimum required *rear yard* – 6.0 metres	
b)	A *porch* may encroach into the required exterior side yard provided that no part of the *porch* is located closer than 0.8 metre from the exterior *lot* line.	
c)	No *Buildings* or *Structures* shall be located within a *public easement*	

Exception 7.535	**2391004 Ontario Ltd.**	**Parent Zone R2**
File ZA 14 137887	**6845 – 6853, 6869 & 6889 14th Ave.**	Amending By-law 2015-109
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *535 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.535.1 Zone Standards		
The following specific zone standards apply:		
a)	Minimum *Lot Frontage* (*Single Detached Dwelling)* – 12.0 metres	
b)	Minimum *Lot Frontage (*interior *Townhouse Dwelling)* – 6.0 metres	
c)	Minimum *Lot Frontage (*end unit *Townhouse Dwelling)* – 7.0 metres	
d)	Minimum *Lot Frontage (*corner unit *Townhouse Dwelling)* – 9.0 metres	
e)	Maximum Garage width of a *townhouse dwelling* – 3.0 metres	

Exception 7.536	**2391004 Ontario Ltd. 6845 – 6853, 6869 & 6889 14th Ave.**	**Parent Zone R2**
File ZA 14 137887		Amending By-law 2015-109

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *536 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.536.1 Specific Zone Standards

The following specific zone standards apply:

a)	Minimum required *interior side yard* – 2.0 metres
b)	Minimum required width of *landscaped open space* to the east *lot line* – 1.0 metres
c)	Minimum required *lot frontage* – not applicable

7.536.2 Special Site Provisions

The following additional provisions apply:

a)	For the purpose of this By-law, all lands zoned R2*536 shall be deemed to be one *lot*
b)	The 14th Avenue *streetline* is deemed to be the *front lot line*
c)	Maximum number of *dwelling units* – 28
d)	Minimum width of a *townhouse dwelling unit* located on the south side of a *private street* – 6.8 metres
e)	Maximum number of *storeys* for a *townhouse dwelling unit* located on the south side of a *private street* – 2
f)	Minimum width of a *townhouse dwelling unit* adjacent to the *front lot line* – 7.0 metres
g)	Maximum number of *storeys* for a *townhouse dwelling unit* adjacent to the *front lot line* – 2
h)	Notwithstanding Section 7.536.2(g), an additional *storey* may be permitted within a *townhouse dwelling unit* adjacent to the *front lot line*, provided a portion of the additional *storey* is located within the roofline
i)	Maximum garage width – 5.5 metres
j)	The *main wall* of a *dwelling* unit shall be setback a minimum of 6.0 metres from the centreline of a *private street*
k)	The *main wall* of a *dwelling* unit shall be setback a maximum of 9.0 metres from the centreline of a *private street*
l)	The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 8.8 metres from the centreline of a *private street*
m)	*Accessory buildings* are not permitted
n)	Notwithstanding Section 3.0 of By-law 28-97, as amended, Visitor parking is not required for *townhouse dwellings* that provide three or more *parking spaces* in accordance with Section 6.1.2 of By-law 28-97, as amended

Exception 7.537	**Kylemore Communities (Yorkton) Limited** **9350-9322 Kennedy Rd.** **Plan 19TM-14009**	**Parent Zone R1-F15**
File ZA 14 132762		Amending By-law 2015-121
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *537 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.537.1 Specific Zone Standards		
The following specific Zone Standards apply		
a)	Minimum required *front yard* – 0.7 metres	

Exception 7.538	**Kylemore Communities (Yorkton) Limited 9350-9322 Kennedy Rd. Plan 19TM-14009**	**Parent Zone R2**
File ZA 14 132762		Amending By-law 2015-121

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *538 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.538.1 Special Zone Standards

The following additional provisions apply:

a)	For the purpose of this By-law, all lands zoned R2*538 shall be deemed to be one *lot*
b)	Maximum number of dwelling units – 46
c)	Minimum width of a *townhouse dwelling unit:* (i) interior unit – 4.57 metres; (ii) end unit – 5.75 metres
d)	Minimum setback to the *streetline* of a *public street:* (i) Kennedy Road – 6.0 metres; (ii) All other *public streets* – 3.0 metres
e)	Minimum required setback: (i) Northern side yard setback – 7.5 metres; (ii) Eastern side yard setback – 1.2 metres; (iii) Setback from an OS1 zone – 1.2 metres
f)	Maximum garage door width – 5.5 metres
g)	Maximum *driveway* width – 5.5 metres
h)	The maximum garage width provisions shall not apply
i)	The main wall of a *dwelling* unit shall be setback a minimum of 4.7 metres from the *centreline* of a *private street*
j)	The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 9.3 metres from the *centreline* of a *private street*
k)	The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 9.3 metres from the *centreline* of a *private street*
l)	Maximum *height* of finished floor from the *established grade* along the front door or *porch* of a dwelling – 2.8 metres *(2017-76)*
m)	*Accessory buildings* are not permitted
n)	Maximum height of townhouse dwelling unit – 13.5 metres *(2017-76)*

Exception 7.539	**Kylemore Communities (Yorkton) Limited 9350-9322 Kennedy Rd. Plan 19TM-14009**	**Parent Zone R2**
File ZA 14 132762		Amending By-law 2015-121

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *539 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.539.1 Special Zone Standards

The following additional provisions apply:

a)	For the purpose of this By-law, all lands zoned R2*539 shall be deemed to be one *lot*
b)	The Kennedy Road *streetline* is deemed to be the *front lot line*
c)	Maximum number of dwelling units – 86
d)	Maximum *building height* of a *townhouse dwelling unit* within 25 metres of the *streetline* of Kennedy Road – 17 metres; except that within 22 metres of lands zoned R1-F15*537 the maximum *building height* of a *townhouse dwelling unit* shall be 12 metres
e)	Maximum *building height* of a *townhouse dwelling unit* within 22 metres of lands zoned R1- F15*537 – 12 metres
f)	Minimum width of a *townhouse dwelling unit:* (i) interior unit – 4.57 metres; (ii) end unit – 5.75 metres;
g)	Minimum setback to the *streetline* of a *public street:* (i) Kennedy Road – 6.0 metres; *(ii)* All other *public streets* – 2.4 metres *(2017-76)*
h)	Minimum required setback: (i) Southern side yard setback – 1.2 metres; (ii) Eastern side yard setback – 1.2 metres; (iii) Setback from an OS1 zone – 1.2 metres; (iv) To a daylight triangle – 0.60 metres
i)	Maximum garage door width – 5.5 metres
j)	Maximum *driveway* width – 5.5 metres
k)	The maximum garage width provisions shall not apply
l)	The main wall of a *dwelling* unit shall be setback a minimum of 4.7 metres from the *centreline* of a *private street*
m)	The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 9.3 metres from the *centreline* of a *private street*
n)	Maximum *height* of the finished floor from the *established grade* along the front door or *porch* of a *dwelling unit* – 2.8 metres *(2017-76)*
o)	*Accessory buildings* are not permitted
p)	Maximum height of townhouse dwelling unit – 13.5 metres *(2017-76)*

Exception 7.540	**Box Grove Hill Developments Inc. Copper Creek Drive**	**Parent Zone CA3**
File ZA 14 109086		Amending By-law 2015-123

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *540 on Schedule 'A' of this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.540.1 Permitted Uses

The following additional uses are permitted:

a)	*Financial Institutions*
b)	*Medical Offices*
c)	*Repair Shops*
d)	*Restaurants*
e)	*Retail Stores*
f)	*Schools, Commercial*

7.540.2 Special Zone Standards

The following specific zone standards shall apply:

a)	Minimum *lot frontage* on an *interior lot* – 7.3 metres;
b)	Minimum *lot frontage* on a *corner lot* – 8.5 metres
c)	Minimum *lot frontage* on a *lot* abutting a Greenway (G) zone – 8 metres
d)	Minimum *front yard* – 0.5 metres
e)	Maximum *front yard* shall not apply
f)	Minimum *exterior side yard* – 0.5 metres
g)	Maximum *exterior side yard* shall not apply
h)	Minimum *rear yard* – 0.6 metres
i)	Minimum *height* shall not apply
j)	Maximum *height* – 15 metres
k)	Minimum *gross floor area* for non-residential uses – 46 square metres
l)	Special Provision #12 of Table B7 shall not apply
m)	The development standards for *townhouse dwellings* as amended by Sections 7.540 shall apply for all *building* forms or use
n)	Table B of Parking By-law 28-97, as amended, shall not apply
o)	Minimum number of *parking spaces* required per *dwelling unit* – 2
p)	Minimum number of *parking spaces* required per *lot* – 4
q)	*Dwelling units* are prohibited on the *first storey*
r)	Notwithstanding q) above, stairways leading to *dwelling units* are permitted
s)	Notwithstanding the provisions of section 6.6.1 (a), encroachments as outlined in the provisions of section 6.6.1 (a) may be located no closer than 0.1 metres from the *front lot line*, *rear lot line* or *exterior lot line*
t)	A *private garage* is permitted to be within the *main building*
u)	No *loading spaces* are required

v)	In the case of a *lot* abutting a *public street* or *lane* with a curved corner, the *interior side lot line* and/or *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *front lot line* or *rear lot line* for the purposes of calculating minimum *yard* setbacks, provided no portion of a *structure* is located within the *public street* or *lane*
w)	A single *outdoor amenity area* of a minimum of 14 square metres per *lot* shall be required
x)	*M*inimum width of a *driveway* – 3 metres
y)	Stairs are permitted to encroach into the required *front yard*, *rear yard*, and/or *exterior side yard* provided no part of the stairs are located closer than 0.1 metres from the *front lot line, rear lot line*, and/or *exterior side lot line*

Exception 7.541	**Box Grove Hill Developments Inc. Copper Creek Drive**	**Parent Zone CA3**
File ZA 14 109086		Amending By-law 2015-123
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *541 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.541.1 Special Zone Standards		
The following site provisions shall apply:		
a)	The *lot line* abutting Copper Creek Drive shall be deemed the *front lot line*	

Exception 7.542	**Box Grove Hill Developments Inc. Copper Creek Drive**	**Parent Zone R2**
File ZA 14 109086		Amending By-law 2015-123

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *542 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.542.1 Special Zone Standards

The following specific zone standards shall apply:

a)	Maximum garage width – 3.5 metres
b)	Maximum driveway width – 3.5 metres
c)	The standards for *wide-shallow lots* shall apply
d)	Special provision 4 of Table B2 shall not apply
e)	A window bay, with or without foundations, may encroach into a required *interior side yard* or *rear yard* provided it encroaches no more than 1 metre into the required *interior side yard* or *rear yard* and be no more than 3 metres wide
f)	The width of a window bay can be increased to 4 metres if a *porch* does not abut the *main wall* of the *dwelling unit*
g)	Notwithstanding the provisions of section 6.6.1 (a), encroachments as outlined in the provisions of section 6.6.1 (a) may be located no closer than 0.1 metres from the *front lot line*, *rear lot line* or *exterior lot line*
h)	Stairs are permitted to encroach into the required *front yard* and/or *exterior side yard* but in no case shall the stairs be located closer than 0.6 metres from the *front lot line* or *exterior side lot line*
i)	In the case of a *lot* abutting a *public street* or *lane* with a curved corner, the *interior side lot line* and/or *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *front lot line* or *rear lot line* for the purposes of calculating minimum yard setbacks, provided no portion of a *structure* is located within the *public street* or *lane*

Exception 7.543	**Box Grove Hill Developments Inc. Copper Creek Drive**	**Parent Zone R2**
File ZA 14 109086		Amending By-law 2015-123
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *543 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.		
7.543.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *rear yard* – 6 metres	

Exception 7.544	**Kai-Tak International Investments Inc.** **ES Kennedy Rd, N of 16th Ave**	**Parent Zone R2**
File ZA 14 134440		Amending By-law 2015-144

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol R2*544 on Schedule "A" to this By-law.

7.544.1 Only Permitted Uses

Only the following uses are permitted:

a) *Townhouse dwellings*

b) *Semi-detached dwellings*

c) *Home occupations*

7.544.2 Special Zone Standards

The following specific zone standards shall apply:

a) Minimum *lot frontage*
   (i) *Townhouse Dwelling*:
      a. interior unit – 6.0 metres;
      b. end unit – 7.10 metres;
      c. corner unit – 8.0 metres;
   (ii) *Semi-detached Dwelling*:
      a. end unit – 7.1 metres;
      b. corner unit – 8.0 metres;

b) Minimum required *front yard* – 1.5 metres;

c) Minimum required *exterior side yard* on the north side of Tannis Street – 1.5 metres;

d) Minimum *rear yard* on the north side of Tannis Street – 6.0 metres;

e) Minimum *rear yard* on the south side of Tannis Street – 5.5 metres;

f) Maximum *height* – 12.5 metres;

g) Maximum finished floor elevation of the *main building* or *porch* facing the *front lot line* from *established grade* along the front wall of the *building* – 1.2 metres;

h) Despite Section 7.544.2(a)(i) a., a maximum of twelve (12) 5.5 metre wide interior *Townhouse Dwellings* are permitted within the Residential Two *544 [R2*544] zone;

i) Maximum width of a *driveway* and a garage door on a *lot* with a *lot frontage* of less than 8.0 metres – 3.1 metres;

j) Maximum *garage width* on a *lot* with a *lot frontage* of less than 8.0 metres – 3.5 metres;

k) Maximum width of a *driveway* and a garage door on a *lot* with a *lot frontage* of 8.0 metres or greater – 5.3 metres; and

l) The provisions of Table B2 Part 3 shall apply to all *lot*s.

Exception 7.545	**Mattamy Cornell Centre Lands north of Hwy. 7, east of Bur Oak Ave., south of Rustle Woods Ave. and west of Cornell Centre Blvd.**	**Parent Zone CA1**
File ZA 14 135999		Amending By-law 2015-148

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *545 on the schedules to this By-law.	
7.545.1 Only Permitted Uses	
a)	*Multiple dwellings*
b)	*Home Occupations*
c)	*Home Child Care*
7.545.2 Special Zone Standards	
a)	Minimum *lot frontage* – not applicable
b)	Minimum required *front yard* – 3.0 metres;
c)	Minimum required *rear yard* – 6.0 metres except as follows: (i) a *main wall* along a *driveway* may encroach a maximum of 5.4 metres into the required *rear yard*; and (ii) a *balcony* above a *driveway* may encroach a maximum of 5.4 metres into the required *rear yard;*
d)	Maximum *Floor Space Index (FSI)* – 2.0; and
e)	A portion of the main wall containing windows or window bays is permitted to encroach into the required *front* or *exterior side yard* a distance of 1.0 metre, provided it is no more than 4.0 metres wide.
7.545.3 Special Parking Provisions	
a)	Minimum number of *parking spaces* for *dwelling units* – 2 per *unit* which includes *visitor parking*; and
b)	Tandem parking shall be permitted.

Exception 7.546	Mattamy Cornell Centre Lands north of Hwy. 7, east of Bur Oak Ave., south of Church St. and west of William Forster Rd.	Parent Zone CA1
File ZA 14 135999		Amending By-law 2015-148

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *546 on the schedules to this By-law.

7.546.1 Only Permitted Uses

a)	*Townhouses*
b)	*Home Occupations*
c)	*Home Child Care*

7.546.2 Special Zone Standards

a)	*Minimum lot frontage* – 6.0 metres per unit except as follows: (i) End unit on an *interior lot* – 7.6 metres; and (ii) End unit on a *corner lot* – 8.9 metres;
b)	Minimum required *front yard* – 3.0 metres;
c)	Minimum required *interior side yard* – 0.0 metres for an interior unit and 1.5 metres for an end unit;
d)	Minimum required *rear yard* – 0.6 metres except that a *balcony* located on the third storey is permitted to encroach a maximum of 0.55 metres into the required *rear yard;*
e)	Maximum *height* – 13.0 metres;
f)	*Outdoor amenity space* shall be provided and shall be subject to the following regulations: i) The *outdoor amenity* space shall have a minimum area of 5 square metres on the second storey and 12 square metres on the third storey; *ii)* No part of the required *outdoor amenity space* shall be located further than 14.5 metres from the *rear lot line;* *iii)* A *balcony*, terrace, or flat roof may be used as *outdoor amenity space;*
g)	Special provision 17 of table B7, part 2 shall not apply; and
h)	A portion of the main wall containing windows or window bays is permitted to encroach into the required *front* or *exterior side yard* a distance of 1.0 metre, provided it is no more than 4.0 metres wide.

Exception 7.547	Wykland Estates Inc. (Mattamy Cornell Centre) East side of Bur Oak Ave., north of Hwy. 7	Parent Zone CA1
File ZA 14 135999		Amending By- law 2016-82

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol *547 on Schedule "A" to this By-law.

7.547.1 Only Permitted Uses

Only the following uses are permitted:

Residential Uses:

a) *Apartment Dwellings*
b) *Multiple Dwellings*
c) *Home Occupations*
d) *Private Home Day Care*

Non-Residential Uses:

e) *Art Galleries*
f) *Business Offices*
g) *Commercial Fitness Centres*
h) *Financial Institutions*
i) *Medical Offices*
j) *Personal Service Shops*
k) *Repair Shops*
l) *Restaurants*
m) *Retail Stores*
n) *School, Commercial*
o) *Sales Office*
p) *Take Out Restaurants*

7.547.2 Special Zone Provisions

The following special zone provisions shall apply:

a) The Bur Oak Avenue *streetline* is deemed to be the *front lot line*
b) Non-residential uses are permitted only in the *first storey* of a *building* containing *apartment dwellings*
c) A minimum of 55 percent of the *Gross Floor Area* of units fronting Bur Oak Avenue shall contain non-residential uses
d) Maximum *Gross Floor Area* of a *medical office* – 225 square metres per *premise*
e) Minimum *Front Yard* – 0.0 metres
f) Minimum *Rear Yard* for an apartment *building* – 0.0 metres
g) Minimum *Rear Yard* for a *building* containing *multiple dwellings* – 1.0 metre
h) Minimum *Interior Side Yard* for an *apartment building* or *building* containing *multiple dwellings* – 10.0 metres
i) Minimum *Exterior Side Yard* – 0.0 metres
j) Access to the below grade *parking garage* is not permitted from Bur Oak Avenue
k) Minimum *Height* of an apartment *building* – 18.0 metres
l) Maximum *Height* of an apartment *building* – 24.0 metres
m) Minimum *Height* of a *building* containing *multiple dwellings* – 8.5 metres

n)	Maximum *Height* of a *building* containing *multiple dwellings* – 13.0 metres
o)	Minimum *Floor Space Index* 1.9
p)	Minimum *Landscaped Open Space* – 10 percent
q)	*Loading Spaces* are not required

Exception 7.548	Digram Developments Markham Inc. Lands on the Northwest Corner of 16th Ave. and Williamson Rd.	Parent Zone R2
File ZA 15 244470		Amending By-law 2015-154

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those land denoted by the symbol *548 on Schedule "A" to this By-law.

7.548.1 Special Zone Standards

a)	The following special zone standards shall apply:
b)	Minimum width of an interior unit – 4.5 metres;
c)	Minimum width of an end unit – 4.65 metres;
d)	Minimum width of an end unit flanking onto a private road or *public street* – 6 metres;
e)	Minimum width of a corner unit– 6 metres;
f)	Minimum required *rear yard* – 6.5 metres;
g)	Maximum number of *townhouse dwellings* – 42;
h)	Notwithstanding any further division or partition of lands subject to this Section, for the purpose of this By- law, all lands zoned R2*548 shall be deemed to be one *lot*;
i)	The 16th Avenue *streetline* is deemed to be the *front lot line;*
j)	The main wall of a *townhouse dwelling* shall be setback a minimum of 3 metres from the streetline of 16th Avenue;
k)	The main wall of a *townhouse dwelling* containing an opening for a motor vehicle shall be setback a minimum of 9.3 metres from the *centerline* of a private road;
l)	Minimum setback to daylight triangle- 0.1 metre;
m)	The provisions of Table B2 Part 1 of 3 shall apply.

Exception 7.549	Valleymede Building AMA Corporation Northwest corner of 14th Avenue and McCowan Road (5112, 5122, 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road)	Parent Zone R2
File ZA 12 117316		Amending By-law 2019-34

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those land denoted by the symbol *549 on Schedule "A" to this By-law.

7.549.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*
d)	*Private Park*

7.549.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *549 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the *lot line* abutting McCowan Road shall be deemed to be the *front lot line*.
c)	Minimum *lot frontage* – 50 metres
d)	Minimum required *front yard* – 2.4 metres
e)	Minimum required *exterior side yard:* i) Abutting 14th Avenue – 2.4 metres ii) Abutting a street other than 14th Avenue – 1.2 metres
f)	Minimum required *rear yard* – 7.5 metres
g)	Maximum garage door width – 3 metres
h)	Maximum *garage width* shall not apply
i)	Minimum *building* setback from a daylighting triangle abutting either McCowan Road or 14th Avenue – 0.6 metres
j)	Notwithstanding Section i) to the contrary, sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs and stairs that are used to provide access to a *porch* from the ground may be located no closer than 0.1 metres from a daylight triangle abutting either McCowan Road or 14th Avenue.
k)	Maximum *height* – 14.5 metres, except the maximum *height* within 32 metres of the rear *lot* line shall be 11 metres
l)	Maximum number of *dwelling units* – 96
m)	Architectural features such as sills, belt courses, cornices, eaves, chimneybreasts, pilasters, roof overhangs, awnings and cantilevered window bays may project up to 1 metre from any wall of a *building.*
n)	Notwithstanding Section 6.6.1 to the contrary, *balconies* may project up to 2 metres from any wall of a *building*, provided it is not located in the required *front yard* or *exterior side yard.*
o)	Notwithstanding Section 6.2.1 to the contrary, *decks* that have a height greater than 1 metre above the lowest ground surface at any point around the perimeter

	of the platform are permitted to extend from any wall a maximum of 2 metres provided that the floor of the *deck* is not higher than the floor level of the second storey of the *townhouse dwelling*, and provided that the deck does not project into the required *front yard* or *exterior side yard.*
p)	Notwithstanding Section 6.7, *townhouse dwellings* may have access from a *private street.*
q)	Minimum setback of a *main wall* of a *townhouse dwelling* from a *private street* – 3 metres
r)	The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 5.8 metres from a *private street*.
s)	Minimum separation distance between end of walls of separated blocks of townhouse dwellings – 2.4 metres
t)	Minimum width of a *townhouse dwelling* – 4.5 metres, except the minimum width within 32 metres of the *rear lot line* shall be 6 metres

Exception 7.550	**CIM Global Development LP Lands on the south side of Major Mackenzie Dr., west of Markham Rd. - Phase 1 (Residential Development)**	**Parent Zone R2**
File ZA 14 130863		Amending By-law 2016-49

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this section shall apply to those lands denoted by the symbol *550 on Schedules “A” of this By-law.

7.550.1 Special Zone Provisions

The following special zone provisions shall apply:

a)	Minimum required *yard*: i) westerly *side yard* – 6 metres; ii) easterly *side yard* – 3.5 metres iii) *rear yard* – 14 metres; and iv) *front yard* – 4.5 metres,
b)	Minimum width of a *townhouse dwelling unit* – 5.5 metres;
c)	Minimum width of an end *townhouse dwelling unit* flanking onto a *private street* – 6.7 metres;
d)	Minimum *landscaped open space* along the west *lot line* – 3 metres;
e)	Minimum *landscaped open space* along the south *lot line* – 8 metres;
f)	Maximum number of *townhouse dwelling units* – 195;
g)	Maximum number of *single detached dwelling units* – 1
h)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned R2*550 shall be deemed to be one *lot* for the purposes of this By-law.

Exception 7.551	**Sunny Communities (Markham Gold) Inc. 9900 Markham Road**	**Parent Zone CA1**
File PLAN 21.140476		Amending By-law 2023-179

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *551 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.551.1 Only Permitted Uses

Only the following are permitted:

a)	*Apartment Dwellings*
b)	*Multiple Unit Dwellings*
c)	*Home Day Care*
d)	*Home Occupation*
e)	Non-Residential Uses Permitted in Table A2
f)	*Car Wash* within an underground *parking garage*
g)	*Place of Amusement*
h)	*Recreational Establishment*
i)	*Place of Entertainment*
j)	*Veterinary Clinic*

7.551.2 Special Zone Standards

a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned CA1*551 shall be deemed to be one *lot* for the purposes of this By-law.
b)	Special Provisions of Table A2 shall continue to apply
c)	Notwithstanding 6.8.1.d) a *Home Occupation* may occupy up to 50 percent of the gross floor area of a dwelling unit
d)	The provisions of Table B7 Shall not Apply
e)	Markham Road is deemed to be the *front lot line*
f)	Maximum number of *Apartment* and *Multiple Dwelling Units* – 736
g)	Minimum setbacks: i) F*ront lot line* – 10.0 metres ii) Rear *lot line* – 0.5 metres iii) *North interior lot line* – 6.0 metres iv) South *interior lot line* – 10.0 metres
h)	Architectural features, including terraces, cornices, sills, canopies, awnings, stair enclosures, building maintenance equipment porches and decks, architectural wing walls, balconies, underground cellars, stairs and landings shall be set back a minimum of 0.15 metres from any lot line.
i)	Maximum Gross Floor Area: 62,250 square metres
j)	Minimum non-residential Gross Floor Area – 510 square metres

k)	Minimum Parking: i) Apartment and multiple Dwellings: 0.79 spaces per dwelling unit plus 0.15 spaces per dwelling unit for visitors ii) Non-Residential uses shall be parked as a shopping centre iii) Shopping Centre - 1 parking space per 30 square metres of leasable floor area - Restaurants within such shopping centres including associated food courts or eating areas are subject to the following requirements: i) 1 parking space per 30 square metres of leasable floor area for that portion which occupies 20 percent or less of the total leasable floor area of the shopping centre. ii) 1 parking space per 9 square metres of leasable floor area for that portion which occupies more than 20 percent of the total leasable floor area of the shopping centre.
l)	Notwithstanding i) above, required residential visitor parking and non-residential parking may be provided as a single shared supply, and an overall reduction of 7 required parking spaces is permitted.
m)	Tandem parking spaces are permitted but shall not be included in calculating required parking spaces.
n)	Minimum bicycle parking space requirements: Residential: i) Long-term Bicycle Parking Space: 0.8 spaces per dwelling unit ii) Short-term Bicycle Parking Space: 0.15 spaces per dwelling unit Non-Residential (if overall GFA <1,200 square metres): i) Long-term Bicycle Parking Space: No requirement ii) Short-term Bicycle Parking Space: 0.15 spaces per 100 square metres GFA or 3 spaces, whichever is higher Non-Residential (if overall GFA is higher or equal to1,200 square metres): i) Long-term Bicycle Parking Space: 0.15 spaces per 100 square metres GFA ii) Short-term Bicycle Parking Space: 0.25 spaces per 100 square metres GFA or 6 spaces, whichever is higher
o)	For the purpose of this by-law, a Bicycle Parking Space means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle. A Long-term Bicycle Parking Space means a Bicycle Parking Space within a building or structure designed for use by the residents or occupants of a building A Short-term Bicycle Parking Space, means a Bicycle Parking Space located in a publicly accessible indoor or outdoor facility and is available for use by the general public.

p)	The minimum dimensions of a horizontal bicycle parking space shall be: Minimum length of 1.8 metres; Minimum width of 0.6 metres; and, Minimum vertical clearance of 1.2 metres.
q)	The minimum dimensions of a vertical bicycle parking space shall be: Minimum vertical clearance of 1.8 metres; Minimum width of 0.6 metres; and, Minimum horizontal clearance from the wall of 1.2 metres.
r)	Stacked bicycle parking space may be provided in accordance with the minimum dimensions of 7.551. p) and q) for each bicycle parking space.
s)	Maximum Building Height: i) The lesser of 21 *storeys* or 73 metres for a mixed-use building or apartment building ii) The lesser of 4-storeys or 17 metres for a multiple unit building
t)	Notwithstanding o) i) above Any floor containing a rooftop mechanical penthouse and no living space shall not be deemed a *storey*. Any *Storey* greater than 4.2 metres in height shall not be deemed an additional *storey*
u)	Notwithstanding o) ii) above, rooftop stair access shall not be considered an additional storey provided the access does not exceed 12 square metres

Exception 7.552	**Del Ridge (East Markham) Inc. Lands on the southeast corner of Markham Rd. and New Delhi Dr. – Phase 1**	**Parent Zone CA2**
File ZA 15 133670		Amending By-law 2016-40

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *552 on Schedule 'A' of this By-law.	
7.552.1 Special Zone Provisions	
The following special zone standards shall apply:	
a)	Minimum setback from the south property line – 20 metres
b)	Minimum setback for a one-storey parking ramp enclosure from the south property line – 5.5m
c)	Minimum setback from any *public street*- 6 metres; i) balconies are allowed to encroach a maximum of 5.2 metres into the minimum setback from any public street
d)	Minimum *landscaped open space* along south property line – 4 metres; i) A retaining wall is permitted to encroach into the *landscaped open space*
e)	Minimum *landscaped open space* adjoining any *public street* – 6 metres; i) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs and balconies are allowed to encroach into the landscaped open space
f)	Maximum *floor space index (FSI)* – 2.0
g)	Maximum number of *apartment dwellings* – 261
h)	Maximum number of *storeys* – 8
i)	Maximum *height* – 30 metres
j)	The minimum height requirements of Table B7 – Part 2 of 4 shall not apply
k)	The applicant shall be required to enter into a Section 37 Agreement to secure provision of community facilities and services by the City.

Exception 7.553	**Del Ridge (East Markham) Inc. Lands on the southeast corner of Markham Rd. and New Delhi Dr. – Phase 2**	**Parent Zone CA2**
File ZA 15 133670		Amending By-law 2016-40

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *553 on Schedule 'A' of this By-law.

7.553.1 Special Zone Provisions

The following special zone standards shall apply:

a)	Minimum setback from the south property line – 7 metres
b)	Minimum setback for a one-storey parking ramp enclosure from the south property line – 4.5 metres
c)	Minimum setback from any *public street* – 6 metres; i) balconies are allowed to encroach a maximum of 5.2 metres into the minimum setback from any public street
d)	Minimum *landscaped open space* along the south and east property lines – 4 metres
e)	Minimum *landscaped open space* adjoining any *public street*- 6 metres; i) awnings, roof overhangs, open colonnades, canopies, uncovered platforms or stairs and balconies are permitted to encroach into the landscaped open space
f)	Maximum *floor space index (FSI)* – 2.2
g)	Maximum number of *apartment dwellings* – 181
h)	Maximum number of *storeys* – 8
i)	Maximum *height* – 30 metres
j)	The minimum height requirements of Table B7 – Part 2 of 4 shall not apply
k)	The applicant shall be required to enter into a Section 37 Agreement to secure provision of community facilities and services by the City.

Exception 7.554	**Ebrahim Javady Torabi** **2968 Elgin Mills Rd. E.**	**Parent Zone R2**
File ZA 15 133670		Amending By-law 2016-33

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *554 as shown on Schedule 'A' of this By-law subject to any holding provisions applying to the lands. All other provisions of By-law 177-96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.554.1 Only Permitted Uses

a)	*Semi-detached dwelling*
b)	*Single detached dwelling*
c)	*Home occupation*
d)	*Home Child Care*

7.554.2 Specific Zone Standards

The following specific Zone Standards apply:

a)	For the purpose of this By-law, all lands zoned R2*554 shall be deemed to be one *lot*
b)	Maximum number of *dwelling units* – 6
c)	The Elgin Mills Road East *streetline* is deemed to be the *front lot line*
d)	Minimum required setback: (i) East side yard setback – 1.8 metres; (ii) West side yard setback – 1.8 metres
e)	Minimum required distance separation between *buildings* – 2.4 metres
f)	Maximum *height* – The greater of *3 storeys* or 11.2 metres
g)	Minimum width of a *dwelling unit* – 5.5 metres
h)	Maximum *height* of the finished floor from the *established grade* along the front *porch* of a *dwelling unit* – 1.2 metres
i)	The maximum *garage width* provisions shall not apply
j)	The maximum *driveway width* shall not extend beyond total width of the garage
k)	No vehicular access is permitted across the *front lot line*
l)	Minimum *landscape strip* abutting the *rear lot line* – 3.0 metres

Exception 7.555	Wykland Estates Inc. (Mattamy Cornell Centre) East side of Bur Oak Ave., north of Hwy. 7	Parent Zone CA1
File ZA 14 135999		Amending By-law 2016-82

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol *555 on Schedule "A" to this By-law.

7.555.1 Special Zone Provisions

The following special zone provisions apply:

a)	Minimum number of *parking* spaces for an *apartment dwelling* – 1.1 *parking spaces* per unit
b)	Minimum number of *parking spaces* for visitor and non-residential uses within a *building* containing *apartment dwellings* – 32 spaces
c)	Minimum number of *parking spaces* for multiple units – *1*.5 *parking spaces* per unit
d)	Required Parking for multiple units may be provided in tandem and located on a *Driveway* and within a *private garage*

Exception 7.556	**Markham Woodmills Development Inc. North side of Elgin Mills Rd., east of Hwy. 404 Cathedral Community**	**Parent Zone BP**
File ZA 15 138017		Amending By-law 2016-80

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *556 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.556.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Business Offices*
b) *Commercial Fitness Centres*
c) *Financial Institutions*
d) *Hotels*
e) *Industrial Uses*
f) *Medical Offices*
g) *Parking Garages*
h) *Personal Service Shops*
i) *Restaurants*
j) *Retail Stores*
k) *Trade and Convention Centres*

7.556.2 Special Site Provisions

The following additional provisions shall apply:

a)
i. *Financial Institutions* shall not be permitted within *building*s containing any *Industrial Uses.*
ii. The maximum *gross floor area* for *Commercial Fitness Centres*, *Financial Institutions, Personal Service Shops, Restaurants,* and *Retail Stores* located anywhere within an *office building* shall not exceed 15 percent of the *gross ground floor area* of the *first storey.*
iii. Where *Commercial Fitness Centres*, *Financial Institutions, Personal Service Shops, Restaurants,* and *Retail Stores* are not located within an *office building,* the *gross floor area* of these uses shall not exceed 15 percent of the *building.*
iv. No Access to a *Financial Institution, Personal Service Shop, Restaurant and Retail Store* shall be permitted except from the interior lobby of a *building.*

b) A *Retail Store* and/or *Personal Service Shop accessory to an industrial use* shall be limited to a maximum g*ross floor area* of 500 square metres per premises or 15 percent of the g*ross floor area* devoted to the primary use, whichever is less.

c) *Hotels* shall not contain *dwelling units.*

d) *Restaurants* located within an *Industrial building* shall only be permitted on the *ground floor* to a maximum of 15 percent of the *gross floor area* of the *ground floor*."

Exception 7.557	**Markham Woodmills Development Inc. North side of Elgin Mills Rd., east of Hwy. 404 Cathedral Community**	**Parent Zone BC**
File ZA 15 138017		Amending By-law 2016-80

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *557 on Schedule 'A' to this By-law. All other provisions of By-law 177- 96, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.557.1 Only Permitted Uses

The following uses are the only uses permitted:

a)	*Business Offices*
b)	*Commercial Fitness Centres*
c)	*Financial Institutions*
d)	*Hotels*
e)	*Industrial Uses*
f)	*Medical Offices*
g)	*Parking Garages*
h)	*Personal Service Shops*
i)	*Restaurants*
j)	*Retail Stores*
k)	*Schools, Commercial*
l)	*Trade and Convention Centres*

7.557.2 Special Site Provisions

The following additional provisions shall apply:

a)	*Hotels* shall not contain *dwelling units*
b)	*Parking Garages* shall only be permitted accessory to and attached to another permitted use
c)	Special Provisions 1 and 4 of Table A4 shall also apply to *Personal Service Shops*
d)	i. The maximum *gross floor area* for *Restaurants* located anywhere within an *office building* shall not exceed 15 percent of the *gross ground floor area* of the *first storey.* ii. Where *Restaurants* are not located within an *office building,* the *gross floor area* of these uses shall not exceed 15 percent of the *building.* iii. No Access to a *Restaurant* shall be permitted except from the interior lobby of a *building*
e)	Special Provisions 1, 2 and 4 of Table A4 shall also apply to *Retail Stores*
f)	Special Provision 5 of Table A4 shall not apply to *Retail Stores*
g)	*Trade and Convention Centres* shall only be permitted accessory to and attached to a *Hotel*

Exception 7.558	2310601 Ontario Inc. (Hildebrand Site) 3912-3928 Highway 7 East	Parent Zone CA3
File ZA 15 138017		Amending By-law 2016-77

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *558 on Schedule 'A' of this By-law.

7.558.1 Only Permitted Uses

The following uses are the only uses permitted:

a) *Apartment Dwellings*
b) *Retirement Home*
c) *Business Office*
d) *Retail Store*
e) *Personal Service Shop*
f) *Commercial Fitness Centre*

7.558.2 Special Zone Provisions

The following special site standards shall apply:

a) Maximum *height* – 30.0 metres
b) Maximum number of *storeys* – 8
c) Minimum number of *storeys* – 6, except for portions of the *building* as otherwise provided for in subsections j) and k) below
d) Minimum *lot frontage* – 60 metres
e) Minimum *lot area* – 1.3 hectares
f) Maximum *Floor Space Index* – 3.5
g) Maximum number of *guest suites* – 2
h) For the purposes of this by-law, the *front lot line* shall be the *lot line* abutting Highway 7 East
i) Minimum *front yard* - 1.2 metres, except that the minimum front yard for any *dwelling unit* located on the first floor shall be 4.2 metres
j) Minimum *side yard:*
   a) First and second *storey* above *established grade* – 4.0 metres
   b) All *storeys* above the second *storey* – 7.0 metres
k) Minimum *rear yard*:
   a) First and second *storey* above *established grade* – 1.2 metres
   b) All storeys above the second storey - maximum of 165.0 metres from the front property line
l) Minimum Parking Requirements:
   a) *Apartment Dwellings* – 0.8 parking spaces per *dwelling unit*
   b) Visitor parking – 0.15 parking spaces per *dwelling unit*
m) The provisions of Table B7 – Part 2 of 4 (Section CC) shall not apply
n) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with Exception *558 shall be deemed to be one *lot* for the purposes of this By-law

Exception 7.559	**2310601 Ontario Ltd. (Hildebrand Site) 3912-3928 Highway 7 East – Public Park and School Blocks**	**Parent Zone OS2**
File ZA 15 138017		Amending By-law 2016-77
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *559 on Schedule 'A' of this By-law		
7.559.1 Only Permitted Uses		
The following uses are the only uses permitted:		
a)	*Public Parks*	
b)	*Public Schools*	

Exception 7.560	**Livante Holdings (Victoria Square Woodbine) Inc.** 10978, 10988 and 11030 Victoria Square Boulevard and Blocks 97, 98 and part of Block 95, PLAN 65M- 4328	**Parent Zone R3**
File PLAN 20 112387		Amending By-law 2023-103

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *560 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.	
7.560.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	*Multiple Dwellings*
c)	*Home Occupations*
d)	*Home Child Care*
7.560.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *560 shall be deemed one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the provisions of Table B5 shall not apply.
c)	For the purposes of this By-law, the *lot line* abutting Victoria Square Boulevard shall be deemed to be the *front lot line.*
d)	Minimum required *front yard* – South of Livante Court – 2 metres Minimum required *front yard* – North of Livante Court – 3 metres
e)	Minimum required *interior side yard* – South of Livante Court: i) Southerly *side yard* – 6 metres ii) Westerly *side yard* – 3 metres Minimum required *interior side yard* – North of Livante Court: i) Southerly *side yard* – 1.5 metres ii) Northerly *side yard* – 11 metres
f)	Minimum required *rear yard* – 4.5 metres
g)	Notwithstanding section 6.6.1, architectural features may also include below grade patios or terraces, and associated stairs, which may encroach into the required *front yard* and the northerly *interior side yard* a maximum of 2.5 metres, provided a minimum setback of 0.6 metres is maintained.
h)	Minimum required *landscaped open space* – 25 percent
i)	Maximum *building height* – 15 metres
j)	Any portion of the *building* above 14 metres shall be a maximum *gross floor area* of 12 square

	metres and used for no other purpose than rooftop access or mechanical room
k)	Maximum number of *townhouse dwelling units* – 10 Maximum number of *multiple dwelling units* – 164
l)	Private outdoor amenity space shall be provided subject to the following provisions: i) For *townhouse dwellings*, private *outdoor amenity space* shall have a minimum contiguous area of 30 square metres per unit; ii) For *townhouse dwellings,* private *outdoor amenity space* may be located at grade, on a rooftop or on a balcony; iii) For *townhouse dwellings,* private *outdoor amenity space* shall be abutting the unit for which it is required
m)	Common o*utdoor amenity space* shall be provided subject to the following provisions: i) Minimum area – 2,000 square metres; ii) Common *outdoor amenity space* shall be located at grade
n)	Maximum *garage width* for a *townhouse dwelling* – 3 metres
o)	Minimum *unit* width for a *townhouse dwelling* – 6 metres
p)	Notwithstanding section 6.2, *decks* associated with a *townhouse dwelling* are permitted: i) To be located above the *first storey* ii) To project a maximum of 2 metres into the southern *interior side yard* iii) To project a maximum 0.6 metres into the western *interior side yard*

EXCEPTION 561 DELETED BY BY-LAW 2023-103

Exception 7.562	**Auriga Development Inc. and Cornell Rouge Development Corporation West side of Donald Cousens Pkwy., north of Highway 7**	**Parent Zone R2**
File ZA 14 109647		Amending By-law 2016-142 and 2016-144

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol *562 on Schedule 'A' of this By-law.	
7.562.1 Only Permitted Uses	
The following uses are the only uses permitted:	
a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Private Home Day Care*
7.562.2 Special Zone Provisions	
The following special zone provisions shall apply:	
a)	Minimum *Lot Frontage* – 4.5 metres, except as follows: (i) End unit of an *interior lot* – 5.7 metres (ii) End unit of a *corner lot* – 6.9 metres
b)	The provisions of Table B2 Part 1 of 3 shall apply
c)	Minimum required *Front Yard* – 2.5 metres
d)	Minimum required *Rear Yard* – 5.8 metres, except that the Minimum required *Rear Yard* for an *Outdoor Amenity Space* located above a *private garage* and/or a support *structure* for the *Outdoor Amenity Space*, which is located on the first storey and adjacent to a *private garage* is 1.2 metres
e)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: (i) The *Outdoor Amenity Space* shall be located above a *private garage* or driveway (ii) The *Outdoor Amenity Space* shall have a minimum area of 6 square metres
f)	*Maximum Building Height* – 12 metres
g)	*Porches* may encroach into the required *front yard* or *exterior side yard* provided that no part of the *porch* is located closer than 1.0m from the *front lot line* or *exterior side lot line* and no part of the stairs accessing a *porch* is located closer than 0.3m from the *front lot line* or *exterior side lot line*
h)	Any part of a *building, Outdoor Amenity Space, private garage or driveway* adjacent to a hydro transformer notch may encroach into the required *interior side yard* to the *interior side yard lot line*

7.563 RESERVED

Exception 7.564	**Kymberville Capital Inc. North of Highway 7 and east of Bur Oak Avenue**	**Parent Zone R3**
File ZA 15 028274		Amending By-law 2016-146
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *564 on the schedules to this By-law.		
7.564.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Townhouses*	
b)	*Home Occupations*	
c)	*Home Child Care*	
7.564.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	*Minimum lot frontage* – 4.5 metres per unit except as follows: i) End unit on an *interior lot* – 5.7 metres; and ii) End unit on a *corner lot – 6.9* metres;	
b)	Minimum required *Rear Yard* – 5.8 metres, except that the Minimum required *Rear Yard* for an *Outdoor Amenity Space* located above a *private garage* and/or a support *structure* for the *Outdoor Amenity Space,* which is located on the first *storey* and adjacent to a *private garage* is 1.2 metres;	
c)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located above a *private garage* and/or be located on a *balcony* or raised platform; and ii) The *Outdoor Amenity Space* shall have a combined *minimum area* of 6 square metres;	
d)	*Minimum* number of *storeys* – 3	
e)	*Maximum Building Height* – 14 metres	
f)	Any part of a *building, Outdoor Amenity Space, private garage* or *driveway* adjacent to a hydro transformer notch may encroach into the required *interior side yard* to the *interior side yard lot line*	

Exception 7.565	**Kymberville Capital Inc. North of Highway 7 and east of Bur Oak Avenue**	**Parent Zone R3**
File ZA 15 028274		Amending By-law 2016-146

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *565 on the schedules to this By-law.

7.565.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Multiple Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*

7.565.2 Special Zone Standards

The following special zone standards shall apply:

a)	*Minimum Lot Frontage* – not applicable;
b)	Minimum required *Exterior Side Yard* – 1.2 metres
c)	Minimum required *Interior Side Yard:* (i) 0.0 metres for an interior unit (ii) 1.2 metres for an end unit
d)	Minimum required *Rear Yard* – 5.8 metres, except: i) That the Minimum required *Rear Yard* for a unit where the side yard abuts a *lane* is 5.15 metres; ii) That the Minimum required *Rear Yard* for the second and third *storey* of a *multiple dwelling* is 3.0 metres; and iii) That the Minimum required *Rear Yard* for an *Outdoor Amenity Space* located above a *private garage* and/or a support *structure* for the *Outdoor Amenity Space,* which is located on the first *storey* and adjacent to a *private garage* is 1.2 metres;
e)	*Minimum parking space* length for units where the side yard abuts a *lane* - 5.15 metres;
f)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: (i) The *Outdoor Amenity Space* shall be located above a *private garage* and/or be located on a *balcony* or raised platform; *and* (ii) The *Outdoor Amenity Space* shall have a combined *minimum area* of 6 square metres;
g)	*Minimum* number of *storeys* – 3
h)	*Maximum Building Height* – 14 metres
i)	Special Provision 4 of Table B5 (Part 2 of 2) shall not apply
j)	Any part of a *building, Outdoor Amenity Space, private garage* or *driveway* adjacent to a hydro transformer notch may encroach into the required *interior side yard* to the *interior side yard lot line*

Exception 7.566	**Markham (7350 Highway 48) Holdings Inc.** **7350 Markham Road**	**Parent Zone R2**
File ZA 15 156659		Amending By-law 2016-139

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *566 on the schedule to this By-law.	
7.566.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	*Private Park*
7.566.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Minimum width of an internal townhouse *dwelling unit* fronting onto a *public street* – 5.7 metres
b)	Minimum width of an end townhouse *dwelling unit* fronting onto a *public street*- 5.9 metres
c)	Minimum width of an internal townhouse dwelling unit fronting onto a *private street* – 5.4 metres
d)	Minimum width of an end townhouse dwelling unit fronting onto a *private street* – 5.6 metres
e)	Minimum *private park* area – 359 square metres
f)	Maximum number of *dwelling units* – 115
g)	Minimum required *exterior side yard* – 1.4 metres
h)	Minimum required *rear yard* – 7.5 metres
i)	Minimum required *front yard* – 3 metres
j)	Minimum number of *storeys* fronting onto a *public street* – 3
k)	Minimum distance between *buildings* – 2.4 metres
l)	Maximum *building height* – 12 metres
m)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned R2*566 shall be deemed to be one *lot* for the purposes of this By-law.
n)	Stairs that access a *porch* are permitted to encroach into the required front and exterior side yard provided they are located no closer than 0.5 metres from the *lot* line.

Exception 7.567	**McCowan Developments Limited East Side of McCowan Rd, north of 16th Ave (North of West Bay Dr)**	**Parent Zone R2**
File ZA 15 114051		Amending By-law 2017-14

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *567 on the schedule to this By-law.

7.567.1 Only Permitted Uses

The following are the only permitted uses:

a) *Townhouse Dwellings*

7.567.2 Special Zone Standards

The following special zone standards shall apply:

a) For the purposes of this by-law, the *lot line* abutting McCowan Road shall be deemed to be the *front lot line*

b) Minimum width of an internal townhouse dwelling unit – 5.4 metres

c) Minimum width of a townhouse dwelling unit (measured at its widest points) abutting West Bay Drive and the (north) interior *lot* line – 6.2 metres

d) Maximum number of townhouse dwelling units – 58

e) Minimum distance between *building*s – 3 metres

f) Minimum required *front yard setback* – 4 metres

g) Minimum required *rear yard* – 6 metres

h) Minimum required *exterior side yard* – 1.5 metres

i) Maximum height of a *townhouse dwelling* – 12 metres

j) *Porch*es may encroach into a required *exterior side* yard provided that no part of the *porch* is located closer than 0.3m from the *lot line*.

k) *Porch*es may encroach into a required setback to a daylight triangle provided that no part of the *porch* is located closer than 0.3 metres from the *lot line*.

l) Eaves may encroach into a required *exterior side yard* setback provided that no part of the eaves is located closer than 0.3 metres from the *lot line*.

m) Eaves may encroach into a required setback to a site triangle provided that no part of the eaves is located closer than 0.3 metres from the *lot line.*

n) The floor of any *porch* that is located between a main wall of a *building* and an exterior side yard shall extend at least 1.2 metres towards the streetline from the main wall that abuts the *porch*. Windows, stairs, columns, piers and/or railings associated with the *porch* are permitted to encroach within this area.

o) Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*567 shall be deemed to be one *lot* for the purposes of this By-law.

Exception 7.568	McCowan Developments Limited East side of McCowan Rd, north of 16th Ave (south of West Bay Dr)	Parent Zone R2
File ZA 15 114051		Amending By-law 2017-14

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *568 on the schedule to this By-law.	
7.568.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	*Private Park*
7.568.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	For the purposes of this by-law, the *lot line* abutting McCowan Road shall be deemed to be the *front lot line*.
b)	Minimum width of an internal townhouse dwelling unit- 5.4 metres
c)	Minimum width of a townhouse dwelling unit (measured at its widest points) abutting West Bay Drive – 6.2 metres
d)	Maximum number of townhouse dwelling units- 93
e)	Minimum distance between *building*s – 3 metres
f)	Minimum required *front yard* setback – 4 metres
g)	Minimum required *rear yard* – 6 metres
h)	Minimum required *exterior side yard* – 1.2 metres
i)	Maximum height of a *townhouse dwelling* – 12 metres
j)	*Porch*es may encroach into a required *exterior side* yard provided that no part of the *porch* is located closer than 0.3 metres from the *lot line*.
k)	*Porch*es may encroach into a required setback to a daylight triangle provided that no part of the *porch* is located closer than 0.3 metres from the *lot line*.
l)	Eaves may encroach into a required *exterior side yard* setback provided that no part of the eaves is located closer than 0.3 metres from the *lot line*.
m)	Eaves may encroach into a required setback to a site triangle provided that no part of the eaves is located closer than 0.3 metres from the *lot line.*
n)	The floor of any *porch* that is located between a main wall of a *building* and an exterior side yard shall extend at least 1.2 metres towards the streetline from the main wall that abuts the *porch*. Windows, stairs, columns, piers and/or railings associated with the *porch* are permitted to encroach within this area.
0)	Notwithstanding any further division or partition of nay lands subject to this Section, all lands zoned R2*568 shall be deemed to be one *lot* for the purposes of this By-law
p)	Minimum *private park* area – 1300 square metres

Exception 7.569	**CP Capital Inc. North of Highway 7 and west of Bur Oak Avenue**	**Parent Zone CA2**
File ZA 16 159916		Amending By-law 2017-16

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *569 on the schedules to this By-law.

7.569.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Apartment Dwellings*
b)	*Art Galleries* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
c)	*Business Offices* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
d)	*Commercial Fitness Centres* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
e)	*Child Care Centre* within the first storey of a *building* containing *apartment dwellings* or an *office building*
f)	*Financial Institutions* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
g)	*Home Occupations*
h)	*Medical Offices* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
i)	*Non-Profit Fitness Centres* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
j)	*Personal Service Shops* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
k)	*Places of Worship* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
l)	*Private Clubs* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
m)	*Home Childcare*
n)	*Repair Shops* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
o)	*Restaurants* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building;*
p)	*Retail Stores* within the first two storeys of a *building* containing *apartment dwellings and* on any floor of an *office building*
q)	*Schools, Commercial* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
r)	*Schools, Private* within the first two storeys of a *building* containing *apartment dwellings* and on any floor of an *office building*
s)	*Trade and Convention Centres* within the first two storeys of *building* containing apartment dwellings or an *office building*

7.569.2 Special Zone Standards

The following special zone standards shall apply:	
a)	*Minimum Building* setback from a *streetline* – 1.5 metres
b)	*Minimum Building* setback from the south and east *lot lines* – 3.5 metres
c)	*Minimum Building Heig*ht – 12.0 metres
d)	*Maximum Building Height* – 40.0 metres
e)	*Minimum number of storeys* – 4
f)	*Maximum number of storeys – 12*
g)	The provisions of Table B7 (Part 2 of 4) are not applicable
h)	*Driveway access* is not permitted onto Rustle Woods Avenue
i)	*Minimum* setback for an underground *parking garage* to any *lot line* – 0.5 metres
j)	*Maximum Gross Floor Area* of a retail store – 1,000 square metres per *premise*

Exception 7.570	**CP Capital Inc. North of Highway 7 and west of Bur Oak Avenue**	**Parent Zone R3**
File ZA 16 159916		Amending By-law 2017-16

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *570 on the schedules to this By-law.	
7.570.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Multiple Dwellings*
b)	*Home Occupations*
c)	*Home Childcare*
7.570.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	*Minimum Lot Frontage* – Not Applicable
b)	*Minimum Building* setback to the west *lot line* – 3.0 metres, except that: i) *porches* and *landings* are permitted to encroach provided they are setback a *minimum* of 0.6 metres from a *streetline; and* ii) stairs accessing a *porch* or *landing* are permitted to encroach provided they are setback a minimum of 0.3 metres from a *streetline*
c)	*Minimum Building* setback from the east *lot line* – 6.0 metres
d)	*Minimum* distance between *buildings* above *established grade* - 3.0 metres
e)	*Minimum Front Yard* – 1.5 metres
f)	*Minimum Rear Yard* – Not Applicable
g)	Minimum *Building Height* – 12 metres
h)	The provisions of Table B5 (Part 2 of 2) are not applicable
i)	A *minimum* area of 700 square metres is required as *accessory outdoor amenity space* excluding balconies and rooftop areas
j)	*Maximum* number of *dwelling units* – 270
k)	*Minimum* setback for an underground *parking garage* to any *lot line* – 0.5 metres

Exception 7.571	**CP Capital Inc. North of Highway 7 and west of Bur Oak Avenue**	**Parent Zone CA2**
File ZA 16 159916		Amending By-law 2017-16

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *571 on the schedules to this By-law.

7.571.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Apartment Dwellings*
b)	*Art Galleries* within the first two storeys of a *building* containing *apartment dwellings*
c)	*Business Offices* within the first two storeys of a *building* containing *apartment dwellings*
d)	*Commercial Fitness Centres* within the first two storeys of a *building* containing *apartment dwellings*
e)	*Child Care Centre* within the first storey of a *building* containing *apartment dwellings*
f)	*Financial Institutions* within the first two storeys of a *building* containing *apartment dwellings*
g)	*Home Occupations*
h)	*Medical Offices* within the first two storeys of a *building* containing *apartment dwellings*
i)	*Non-Profit Fitness Centres* within the first two storeys of a *building* containing *apartment dwellings*
j)	*Personal Service Shops* within the first two storeys of a *building* containing *apartment dwellings*
k)	*Places of Worship* within the first two storeys of a *building* containing *apartment dwellings*
l)	*Private Clubs* within the first two storeys of a *building* containing *apartment dwellings*
m)	*Home Childcare*
n)	*Repair Shops* within the first two storeys of a *building* containing *apartment dwellings*
o)	*Restaurants* within the first two storeys of a *building* containing *apartment dwellings*
p)	*Retail Stores* within the first two storeys of a *building* containing *apartment dwellings*
q)	*Schools, Commercial* within the first two storeys of a *building* containing *apartment dwellings*
r)	*Schools, Private* within the first two storeys of a *building* containing *apartment dwellings*
s)	*Trade and Convention Centres* within the first two storeys of *building* containing apartment dwellings

7.571.2 Special Zone Standards

The following special zone standards shall apply:

a)	*Minimum Building* setback from a *streetline* – 1.5 metres except that the *Minimum Building* setback from the Highway 7 *streetline* is 3.0 metres
b)	*Minimum Building* setback from the east *lot line* – 3.5 metres
c)	*Minimum Building Heig*ht – 20 metres except that 45 percent of the *building* facing the east and west *Lot Lines* may have a *Minimum Building Height* of 9 metres
d)	*Minimum* number of storeys – 6 except that 45 percent of the *building* facing the east and west *Lot Lines* may have a *Minimum Building Height* of 3 storeys
e)	*Maximum Building Height* – 80 metres, except the *Maximum Building Height*: i) within 6.0 metres of the Arthur Bonner Avenue *streetline* is *24 metres; and* ii) between 6.0 metres to 40.0 metres of the Arthur Bonner *streetline* is 60.0 metres
f)	*Maximum* number of *storeys – 24, except the Maximum* number of *Storeys:* i) within 6.0 metres of the Arthur Bonner Avenue *streetline is* 8; and ii) between 6.0 metres to 40.0 metres of the Arthur Bonner Avenue *streetline* is 18
g)	The provisions of Table B7 (Part 2 of 4) are not applicable
h)	*Driveway access is not permitted onto Highway 7 East;*
i)	*A minimum* area of 960 square metres is required as *accessory outdoor amenity space* excluding balconies and rooftop areas;
j)	*Minimum* setback for an underground *parking garage* to any *lot line* – 0.5 metres;
k)	*Maximum Gross Floor Area* of a *retail store* – 500 square metres per *premise*

Exception 7.572	1696913 Ontario Inc. South of Elgin Mills Road and west of Victoria Square Boulevard	Parent Zone R2
File ZA 16 177627		Amending By-law 2017-49
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *572 on the schedules to this By-law.		
7.572.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	*Home Occupations*	
c)	*Home Child Care*	
7.572.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	*Minimum Rear Yard* – 6.5 metres	

Exception 7.573	1696913 Ontario Inc. South of Elgin Mills Road and west of Victoria Square Boulevard	Parent Zone R2
File ZA 16 177627		Amending By-law 2017-49
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *573 on the schedules to this By-law.		
7.573.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	*Home Occupations*	
c)	*Home Child Care*	
7.573.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	*Minimum Rear Yard* – 5.5 metres	

Exception 7.574	**2473330 Ontario Ltd. South of Elgin Mills Road and west of Victoria Square Boulevard**	**Parent Zone R2**
File ZA 16 114903		Amending By-law 2017-50
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *574 on the schedules to this By-law.		
7.574.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	*Home Occupations*	
c)	*Home Child Care*	
7.574.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all *lot*s	
b)	*Minimum Front Yard* – 3.5 metres	
c)	*Minimum Rear Yard* – 6.5 metres	
d)	*Minimum Front Yard* to *private garage* – 6.0 metres	
e)	*Maximum* Garage Width – 6.1 metres	

Exception 7.575	**2473330 Ontario Ltd. South of Elgin Mills Road and west of Victoria Square Boulevard**	**Parent Zone R2-LA**
File ZA 16 114903		Amending By-law 2017-50
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *575 on the schedules to this By-law.		
7.575.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	One (1) *accessory dwelling unit*	
c)	*Home Occupations*	
d)	*Home Child Care*	
7.575.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	*Minimum Rear Yard* – 12.9 metres	
b)	The following specific zone standards apply to *private garages* with or without an accessory dwelling unit: i) Minimum setback required from an interior or exterior side *lot* line – 0.3 metres ii) Maximum height of a detached *private garage containing an accessory dwelling unit* – 8.0 metres	
c)	A *private garage* shall contain no more than two (2) *parking spaces*	
d)	One (1) accessory *dwelling unit* is permitted only above a *detached private garage*	
e)	Only one (1) interior or exterior stairway providing access to an accessory *dwelling unit* is permitted	
f)	The required *parking space* for the accessory *dwelling unit* shall not be located inside the *private garage*	
g)	The minimum setback for a parking pad from the exterior side *lot* line – 2 metres	

Exception 7.576	**2473330 Ontario Ltd. South of Elgin Mills Road and west of Victoria Square Boulevard**	**Parent Zone R2-LA**
File ZA 16 114903		Amending By-law 2017-50

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *576 on the schedules to this By-law.	
7.576.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Townhouse Dwellings*
c)	*Home Occupations*
d)	*Home Child Care*
7.576.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	*Minimum interior side yard* for a *lot* abutting an *Open Space One (OS1) Zone – 0.9 metres*
b)	*Minimum setback* to the *main building* for a *detached private garage* on the *lot* abutting the *Open Space One (OS1) Zone* – 5.0 metres
c)	*Minimum setback* for a *detached private garage* on a *lot* abutting the *Open Space One (OS1) Zone* – 0.3 metres
d)	*Minimum Rear Yard* on a *lot* accessed by a *lane* – 12.9 metres

Exception 7.577	**11160 Woodbine Avenue Limited North of Elgin Mills Road and west of Woodbine Avenue**	**Parent Zone BP**
File ZA 16 106902		Amending By-law 2017-65
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *577 on the schedule to this By-law.		
7.577.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *Lot Area* – 0.42 hectares	
b)	The provisions of Section 6.9 shall not apply	

Exception 7.578	**Weins Canada Inc. Northwest corner of Victoria Park Avenue and Torbay Road (7200 Victoria Park Avenue)**	**Parent Zone BP**
File ZA 09 116232		Amending By-law 2017-62

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *578 on the schedule to this By-law.	
7.578.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Business Offices*
b)	*Parking Garage*
c)	*Motor Vehicle Service Station,* accessory to a *Business Office*
d)	*Motor Vehicle Repair Garage,* accessory to a *Business Office*
e)	*Motor Vehicle Sales Establishment,* accessory to a *Business Office*
f)	*Outdoor Display and Sales Area,* accessory to a *Motor Vehicles Sales Establishment*
g)	*Outdoor Storage* of vehicles, accessory to a *Parking Garage*
7.578.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Maximum depth of *parking area* in *front yard* – 18 metres
b)	Minimum required *exterior side yard* – 2 metres
c)	Minimum required *rear yard* – 7 metres
d)	Minimum required width of *landscaping* adjacent to *front lot line* – 3 metres
e)	Minimum required width of *landscaping* adjacent to *exterior side yard* – 2 metres
f)	Minimum required width of *landscaping* adjacent to *rear yard* – 7 metres
g)	Minimum required width of *landscaping* adjacent to *interior side yard* – 3 metres
h)	Minimum required *front yard* for a *parking garage* – 19 metres
i)	Minimum required *interior side yard* for a *parking garage* – 3 metres
j)	Section 6.9 shall not apply
k)	*Outdoor Display and Sales Area* and *Outdoor Storage* shall be prohibited within any required *landscaped open space*
l)	The *Business Office* use shall occupy a minimum of 60 percent of the *Gross Floor Area* of all *building*s on the site excluding the *Parking Garage*

Exception 7.579	**1659139 Ontario Inc. (HBNG Holborn Group) North of Elgin Mills Road and west of Woodbine Avenue**	**Parent Zone R2**
File ZA 15 116651		Amending By-law 2017-79

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *579 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.579.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Childcare*

7.579.2 Special Zone Standards

The following special zone standards shall apply:

a)	*Minimum Lot Frontage* – 6.99 metres per unit on an *interior lot*, 8.4 metres per end unit on an *interior lot*
b)	*Minimum Front Yard Setback:* i) 4.5 metres ii) 4.3 metres for the most easterly unit and the most westerly unit of the *zone*
c)	*Minimum Rear Yard Setback* – 5.0 metres
d)	*Maximum Building Height* – 14.0 metres
e)	Provisions for *Outdoor Amenity Space:* i) Minimum combined *Outdoor Amenity Space* – 20.0 square metres. ii) *Outdoor Amenity Space* may be located on a *balcony*
f)	*Home occupations* may occupy a maximum of 35 percent of the gross floor area of the *dwelling*

Exception 7.580	1659139 Ontario Inc. (HBNG Holborn Group) North of Elgin Mills Road and west of Woodbine Avenue	Parent Zone R2-LA
File ZA 15 116651		Amending By-law 2017-79

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *580 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.	
7.580.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Childcare*
7.580.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	The *front lot line* shall be deemed to be the shortest *lot* line abutting an O1 Zone or an O2 Zone
b)	*Minimum Lot Frontage* i) 5.79 metres per unit on an interior *lot* ii) 7.15 metres for an end unit on an interior *lot* iii) 8.35 metres for an end unit on a corner *lot*
c)	*Minimum Front Yard* – 3.0 metres
d)	*Minimum Rear Yard* – 4.8 metres
e)	*Minimum Rear Yard provision for main building with attached private garage – No Requirement*
f)	Maximum *Building Height* – 14.0 metres
g)	Provisions for *Outdoor Amenity Space:* i) *Outdoor Amenity Space* may only be provided above the first storey ii) Minimum combined *Outdoor Amenity Space* – 20.0 square metres. iii) *Outdoor Amenity Space* may be located on a *balcony*, or on the flat roof of an attached *private garage*. iv) A minimum of 2.2 square metres of *Outdoor Amenity Space* shall be provided on a *balcony* in the *front yard*
h)	A *Balcony* above a *driveway* may encroach a maximum of 2.95 metres into the required *rear yard*
i)	*Home occupations* may occupy a maximum of 35 percent of the gross floor area of the *dwelling*

Exception 7.581	1659139 Ontario Inc. (HBNG Holborn Group) North of Elgin Mills Road and west of Woodbine Avenue	Parent Zone R2-LA
File ZA 15 116651		Amending By-law 2017-79

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *581 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.581.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Childcare*

7.581.2 Special Zone Standards

The following special zone standards shall apply:

a)	*Minimum Lot Frontage:* i) 6.38 metres per unit on an interior *lot* ii) 7.74 metres for an end unit on an interior *lot* iii) 8.20 metres for an end unit on a corner *lot*
b)	*Minimum Front Yard* – 3.0 metres
c)	*Minimum Rear Yard* – 4.8 metres
d)	*Minimum Rear Yard* provision for main *building* with attached *private garage* – *No Requirement*
e)	*Maximum Building Height* – 14.0 metres
f)	Provisions for *Outdoor Amenity Space:* i) *Outdoor Amenity Space* may only be provided above the first storey ii) Minimum combined *Outdoor Amenity Space* – 20.0 square metres iii) *Outdoor Amenity Space* may be located on a *balcony*, or on the flat roof of an attached *private garage* iv) A minimum of 3.0 square metres of *Outdoor Amenity Space* shall be provided on a *balcony* in the rear yard
g)	A *balcony* above a *driveway* may encroach a maximum of 2.95 metres into the required *rear yard*
h)	*Home occupations* may occupy a maximum of 35 percent of the gross floor area of the *dwelling*
i)	Where the *front lot line* of a *dwelling* abuts Lord Melbourne Street, *Medical Offices* are permitted as a *Home Occupation*

Exception 7.582	**1659139 Ontario Inc. (HBNG Holborn Group) North of Elgin Mills Road and west of Woodbine Avenue**	**Parent Zone R2-LA**
File ZA 15 116651		Amending By-law 2017-79

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *582 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.582.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Childcare*

7.582.2 Special Zone Standards

The following special zone standards shall apply:

a)	Lord Melbourne Street is deemed to be the *Front Lot Line*
b)	*Minimum Lot Frontage:* i) *Townhouse Dwelling* – 5.79 metres per unit on an interior *lot* ii) 7.15 metres for an end unit on an interior *lot* iii) 8.35 metres for an end unit on a corner *lot*
c)	*Minimum Front Yard* – 2.5 metres
d)	*Minimum Garage Setback* – 5.8 metres
e)	*Maximum Garage Door Width* – 3.15 metres and *Driveway Width* – 3.86 metres
f)	*Minimum Rear Yard* – 5.8 m
g)	*Minimum Rear Yard* provision for main *building* with attached *private garage* – no requirement
h)	*Maximum Building Height* – 14.0 metres
i)	Provisions for *Outdoor Amenity Space:* i) *Outdoor Amenity Space* can be provided above the first storey ii) Minimum combined *Outdoor Amenity Space* – 20.0 square metres iii) *Outdoor Amenity Space* may be located on a *balcony*, or on the flat roof of an attached *private garage* iv) A minimum of 2.2 square metres of *Outdoor Amenity Space* shall be provided on a *balcony* in the rear yard
j)	A *Balcony* above a *driveway* may encroach a maximum of 2.95 metres into the required *rear yard*
k)	Maximum height of a *porch* - 5.0 metres, measured from the established grade to the underside of the rafters or ceiling of the *porch*
l)	*Home occupations* may occupy a maximum of 35 percent of the gross floor area of the *dwelling*
m)	Where the *front lot line* of a *dwelling* abuts Lord Melbourne Street, *Medical Offices* are permitted as a *Home Occupation*

Exception 7.583	Times Group Corporation South of Highway 7, between South Park Road and Saddlecreek Drive	Parent Zone R2-LA
File ZA 14 131100		Amending By-law 2017-76

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *583 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.583.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*
d)	*Public Schools*

7.583.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purpose of this By-law, all lands zoned R2*583 shall be deemed to be one *lot*
b)	Minimum width of a *townhouse dwelling unit:* (i) interior unit – 4.4 metres; (ii) end unit – 4.5 metres; (iii) end unit of a *corner lot* – 4.6
c)	Minimum setback to the *streetline* of a *public street* – 0.6 metres
d)	Minimum required setback: (i) To a daylight triangle – 0.1 metres (ii) To the curved radius of a *lot* line abutting a yard flanking a *public street* – 0.1 metres
e)	Minimum setback from all *lot* lines for architectural features, terraces, roof overhangs, canopies, *porch*es, cornices, sills, rainwater leaders, eaves, bay windows, balconies, roofed *porch*es, underground cellars, stairs, and landings - 0.15 metres
f)	Minimum number of visitor *parking spaces* – 0.20 spaces per *dwelling unit*
g)	Minimum number of barrier free *parking spaces* – 3 percent of the required visitor *parking spaces*
h)	The main wall of a *dwelling* unit shall be setback a minimum of 4.7 metres from the *centre- line* of a *private street*
i)	The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 9.3 metres from the *centreline* of a *private street*
j)	Maximum *height* of the finished floor from the *established grade* along the front door or *porch* of a *dwelling unit* – 1.2 metres
k)	*Accessory buildings* are not permitted

Exception 7.584	**Creative Home Solutions 9700 9th Line**	**Parent Zone R4**
File ZA 16 124169		Amending By-law 2017-106

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By- law 2017-106 and denoted by the symbol *584.

7.584.1 Zone Standards

The following specific Zone Standards shall apply to *Apartment Dwellings*:

a)	*Minimum Lot Frontage* - 35 metres;
b)	*Minimum Interior Side Yard* – 3.5 metres;
c)	*Minimum Rear Yard* – 19.0 metres;
d)	*Minimum* and *Maximum Height* of a *Main Wall* within 6.0 metres of the *Front Lot Line* – Not Applicable
e)	*Maximum* number of *Dwelling Units* per hectare – 309
f)	*Maximum* number of *Dwelling Units* - 117
g)	*Minimum Parking for Apartment Dwellings* – 138 spaces, plus 23 spaces visitor parking

7.584.2 Zone Standards

The following specific Zone Standards shall apply to *Multiple Dwellings*:

a)	*Multiple Dwellings* shall comply with the Residential Three (R3) standards in Table B5

Exception 7.588	**Neamsby Investments Inc., Cedarland Properties Limited, 517737 Ontario Limited, Ruland Properties Inc., & Three Gems Developments Inc. 5659 to 5933 14th Avenue**	**Parent Zone R2**
File ZA 16 130764		Amending By-law 2018-33

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2018-33 and denoted by the symbol *588.

7.588.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.588.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum *lot frontage* – 10.7 metres
b)	Minimum required *front yard* – 3 metres on a *lot* not accessed by a *lane*
c)	Maximum *garage width* – 6.1 metres
d)	Maximum *driveway width* shall be the maximum *garage width* plus 1 metre
e)	Minimum required *rear yard* – 6 metres
f)	Maximum *height* – 12 metres
g)	Section 6.2.4.2 of By-law 28-97, as amended, shall not apply
h)	Section 6.2.4.4.a) i) of By-law 28-97, as amended, shall not apply
i)	The provisions of Table B2 – Part 1 apply to all *lot*s, unless amended by this Section 7.588

Exception 7.589	**Neamsby Investments Inc., Cedarland Properties Limited, 517737 Ontario Limited, Ruland Properties Inc., & Three Gems Developments Inc. 5659 to 5933 14th Avenue**	**Parent Zone R2**
File ZA 16 130764		Amending By-law 2018-33

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2018-33 and denoted by the symbol *589	
7.589.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Townhouse dwellings*
b)	*Home Occupation*
c)	*Home Child Care*
7.589.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum *lot frontage*: i) 6.0 metres per unit on an *interior lot*; ii) 7.0 metres per end unit on an *interior lot*; iii) 8.5 metres per end unit on a *corner lot*
b)	Minimum required *front yard*: i) 3 metres on a *lot* not accessed by a *lane*
c)	Maximum *garage width* and *driveway width* on *lot*s not accessed by a *lane*- 3.5 metres
d)	Minimum required *rear yard*: i) 7 metres on a *lot* not accessed by a *lane*; ii) 5.8 metres on a *lot* accessed by a *lane*.
e)	Maximum *height* – 12 metres
f)	Minimum required *yard* abutting a transformer notch – 0 metres
g)	Notwithstanding the provisions of Section 6.6.1 (a) encroachments as outlined in the provisions of Section 6.6.1 (a), may be located no closer than 0.3 metres from the *front lot line, rear lot line* or *exterior lot line*
h)	The provisions of Table B2 – Part 1 apply to all *lots*, unless amended by this Section 7.589.
i)	Special Provision #5 of Table B2 shall not apply
j)	For the purposes of this By-law the public street labelled "Street Three (3)" on the attached Schedule 'A' shall be deemed to be a *lane*
k)	The minimum setback for driveways crossing the *rear lot line* from the *exterior side lot line* shall be 1.5 metres

Exception 7.590	**Neamsby Investments Inc., Cedarland Properties Limited, 517737 Ontario Limited, Ruland Properties Inc., & Three Gems Developments Inc. 5659 to 5933 14th Avenue**	**Parent Zone BC**
File ZA 16 130764		Amending By-law 2018-33
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *590 as shown on 'Schedule A' attached to By-law 2018-33 subject to any holding provisions applying to the subject lands.		
7.590.1 Additional Permitted Uses		
The following uses are additional permitted uses:		
a)	*Retail Stores*	
b)	*Community College or University*	
c)	*Motor Vehicle Sales Establishment*	
7.590.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The combined gross floor area devoted to all retail stores, including accessory retail uses, is limited to a maximum of 50 percent of the total gross floor area of the *building*, or 3000 square metres, whichever is less	
b)	Maximum total gross floor area devoted to all retail stores – 3000 square metres	
c)	Restaurants shall be located within a multiple unit *building* containing office and/or industrial uses, and the combined gross floor area devoted to all restaurants is limited to a maximum of 50 percent of the total gross floor area of the *building*.	
d)	Minimum *lot* frontage – 50 metres	
e)	The front *lot* line shall be the streetline so designated in an application for a *building* permit.	

Exception 7.591	**Applicant Name** **Neamsby Investments Inc., Cedarland Properties Limited, 517737 Ontario Limited, Ruland Properties Inc., & Three Gems Developments Inc.** **5659 to 5933 14th Avenue**	**Parent Zone** **BC**
File Z A 16 130764		Amending By-law 2018-33

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *591 as shown on 'Schedule A' attached to By-law 2018-33 subject to any holding provisions applying to the subject lands.	
7.591.1 Additional Permitted Uses	
The following uses are additional permitted uses:	
a)	*Retail Stores*
b)	*Community College or University*
c)	*Motor Vehicle Sales Establishment*
d)	One (1) *Single Detached Dwelling*
e)	*Home Occupation*
7.591.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	The combined gross floor area devoted to all retail stores, including accessory retail uses, is limited to a maximum of 50 percent of the total gross floor area of the *building*, or 3000 square metres, whichever is less
b)	Maximum total gross floor area devoted to all retail stores – 3000 square metres
c)	Restaurants shall be located within a multiple unit *building* containing office and/or industrial uses, and the combined gross floor area devoted to all restaurants is limited to a maximum of 50 percent of the total gross floor area of the *building*.
d)	Minimum *lot* frontage – 50 metres
e)	The front *lot* line shall be the streetline so designated in an application for a *building* permit.

Exception 7.593	**Ballantry Homes West Side of Cornell Centre Boulevard and north side of Rustle Woods Avenue**	**Parent Zone R2-LA**
File ZA 17 152211		Amending By-law 2018-38
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *593 on the schedule to this By-law.		
7.593.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum required *rear yard* – 0.6 metres	
b)	Maximum *Building Height* – 14.0 metres	
c)	A *Lot Line* abutting an Open Space One (OS1) zone is deemed to be the *Front Lot Line*	
d)	Any part of a *building, private garage, balcony, deck* or *driveway* adjacent to a hydro transformer notch may encroach into the required *interior side yard* to the *interior side lot line*	
e)	Notwithstanding Section 6.2.1 b), the following shall apply to *Decks*: i) *Decks* are permitted above the *first storey* of a *main building;* and ii) Minimum Required *rear yard* – 0.6 metres	

Exception 7.594	**Unionville Home Society/Minto Communities North portion of 4300 Highway 7 East**	**Parent Zone** R3
File ZA 17 178335		Amending By- law 2018-7

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2018-7 and denoted by the symbol *594.

7.594.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Multiple Dwellings*
c)	*Home Occupations*
d)	*Home Child Care*

7.594.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with Exception R3*594 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the provisions of Table B5 shall not apply
c)	Minimum setback from the north and west *lot lines* – 7.0 metres
e)	Minimum setback from all other *lot lines* – 3 metres.
f)	Minimum separation distance between end walls of separate blocks of *townhouse dwellings* or *multiple dwellings* – 3 metres
g)	Minimum width of *townhouse dwellings and multiple dwellings* – 5.5 metres
h)	Maximum *Floor Space Index (FSI)* – 2.0
i)	Maximum *height* – the lesser of 12 metres or 3 storeys
j)	Maximum number of *dwelling units* – 153

Exception 7.595	**Unionville Home Society/Wyndham Gardens 100 Anna Russell Way**	**Parent Zone R4**
File ZA 17 178335		Amending By-law 2018-7

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By- law 2018-7 and denoted by the symbol *595.

7.595.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Apartment Dwellings*
b)	*Retirement Homes*
c)	*Home Occupations*
d)	*Home Child Care*

7.595.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the provisions of Table B6 do not apply
b)	Minimum setback from all *lot lines* – 2 metres
c)	Notwithstanding provision b) above, section 6.21 shall continue to apply
d)	Maximum *height* – 4 storeys
e)	Maximum *Floor Space Index (FSI)* – 2.0

Exception 7.596	**Unionville Home Society/ Regional Municipality of York**	**Parent Zone R4**
File ZA 17 178335	Centre portion of 4300 Highway 7	Amending By- law 2018-7

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By- law 2018-7 and denoted by the symbol *596.	
7.596.1 Only Permitted Uses	
The following are the only permitted uses:	
	Residential Uses
a)	*Apartment Dwellings*
b)	*Nursing Homes*
c)	*Retirement Homes*
d)	*Home Occupations*
e)	*Home Child Care*
	Non-Residential Uses
f)	Adult Day Program Centres
g)	*Business Offices*
h)	*Child Care Centres*
i)	*Community Centres*
j)	*Financial Institutions*
k)	*Institutional Uses*
l)	*Medical Offices*
m)	*Personal Service Shops*
n)	*Private Clubs*
o)	*Public Hospitals*
p)	*Restaurants*
q)	*Retail Stores*
7.596.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	For the purposes of this By-law, the provisions of Table B6 do not apply
b)	Minimum setback from the west *lot line* – 40 metres
c)	Minimum setback from all other *lot lines* – 2 metres
d)	Notwithstanding the provisions b) and c) above, the minimum setback of underground parking garages, including associated driveway ramps, exit stairs and ventilation shafts, shall be 7.5 metres from the west *lot line* and 0 metres from all other *lot lines*.

e)	Maximum height within 70 metres of the west *lot line* – the lesser of 26 meters or 8 *storeys*
f)	Maximum height in excess of 70 metres of the west *lot line* – the lesser of 38 metres or 12 *storeys*
g)	Notwithstanding Section 6.9, *loading spaces* are not required.
h)	Non-residential uses shall only be located in the first or second floor of a *building* containing *Apartment Dwellings*, *Nursing Homes*, or *Retirement Homes.*
i)	Minimum parking requirement *for apartment dwellings* – 0.8 *parking spaces* per *dwelling unit* plus 0.15 *parking spaces* per *dwelling* unit for visitors
j)	Maximum *gross floor area* - 26,000 square metres
k)	Maximum *gross leasable area* of non-residential uses - 1500 square metres
l)	Notwithstanding Section 6.7, a *lot* zoned with exception R4*596 is not required to have *frontage* on a *public street*

Exception 7.597	**Unionville Home Society/Union Villa**	**Parent Zone R4**
File ZA 17 178335	South portion of 4300 Highway 7 East	Amending By- law 2018-7

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By- law 2018-7 and denoted by the symbol *597.

7.597.1 Only Permitted Uses

The following are the only permitted uses:

	Residential Uses
a)	*Apartment Dwellings*
b)	*Nursing Homes*
c)	*Retirement Homes*
d)	*Home Occupations*
e)	*Home Child Care*
	Non-Residential Uses
f)	*Business Offices*
g)	*Child Care Centres*
h)	*Community Centres*
i)	*Institutional Uses*
j)	*Financial Institutions*
k)	*Medical Offices*
l)	*Personal Service Shops*
m)	*Private Clubs*
n)	*Public Hospitals*
o)	*Restaurants*
p)	*Retail Stores*

7.597.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the provisions of Table B6 do not apply.
b)	Minimum setback from the west *lot line* – 7.5 metres
c)	Minimum setback from all other *lot lines* – 2 metres
d)	Notwithstanding the provisions b) and c) above, the minimum setback of underground parking garages, including associated driveway ramps, exit stairs and ventilation shafts, shall be 7.5 metres from the west *lot* line and 0 metres from all other *lot lines*.

e)	Maximum height within 30 metres of the west *lot line* – 15 metres
f)	Maximum height in excess of 30 metres of the west *lot line* – the lesser of 21 metres or 6 *storeys*
g)	Notwithstanding Section 6.9, *loading spaces* are not required.
h)	Non-residential uses shall only be located in the first or second floor of a *building* containing *Apartment Dwellings*, *Nursing Homes*, or *Retirement Homes*
i)	Minimum parking requirement *for apartment dwellings* – 0.8 *parking spaces* per *dwelling unit* plus 0.15 *parking spaces* per *dwelling* unit for visitors
j)	Maximum *Floor Space Index (FSI)* – 2.0
k)	Maximum *gross leasable area* of non-residential uses - 1500 square metres

Exception 7.598	**4031 16th Avenue (Unionville) Inc. 4031 16th Avenue**	**Parent Zone R2**
File ZA 16 133028		Amending By-law 2018-119

Notwithstanding any other provisions of this By-law, 177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to y-law 2018-119 and denoted by the symbol *598.

7.598.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Single Detached Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*

7.598.2 Special Zone Standards

The following special zone standards shall apply:

a)	*Lot*s are permitted to front onto *private street*
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply
c)	Minimum *interior side yard setback:* i) Easterly side *yard* for Block 7 – 3 metres ii) Easterly side *yard* for Block 1 – 3.5 metres iii) All other side *yards* – 1.2 metres
d)	Minimum *rear yard:* i) Northerly *yard* for Block 7 – 7 metres ii) Southerly *yard* for Blocks 1, 2, and 3 – 7 metres iii) All other *yards* – 4 metres
e)	Minimum *front yard:* i) To a *private garage* – 5.8 metres ii) To the *main wall* – 4.5 metres
f)	Minimum outdoor amenity area – 40 square metres with a minimum dimension of 7 metres on one side
g)	Maximum number of *dwelling units* – 7
h)	Maximum *garage width* – 9.0 metres, measured along the inner face of the garage wall closest to the front *lot* line.
i)	Maximum *height* – 11 metres
j)	Minimum *lot frontage* – 15 metres

Exception 7.599	**Times Group Corporation South of Highway 7, between South Park Road and Saddlecreek Drive.**	**Parent Zone CA2**
File ZA 14 131100		Amending By-law 2018-23

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *599 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.599.1 Special Zone Standards

The following special zone standards shall apply:

a)	The *lot* line abutting Highway 7 shall be deemed to be the front *lot* line
b)	Maximum *building height* - 330 metres above sea level, geodetic datum
c)	Maximum number of *dwelling units* – 770 units
d)	Minimum required yards: i) Minimum f*ront yard* – 2.5 metres ii) Minimum *exterior side yard* – 20.0 metres iii) Minimum *interior side yard* – 4.5 metres iv) Minimum *rear yard* - 15.0 metres
e)	The provisions of table B7 shall not apply
f)	Minimum *landscape open space* – 25 percent
g)	Encroachments into all yards by architectural features, terraces, roof overhangs, eaves, cornices, sills, rainwater leaders, canopies, *porches*, architectural wing walls, ramps, retaining walls, *balconies*, underground cellars, stairs and landings shall be set back 0.15 metres from any *lot line.*
h)	Maximum *Floor Space Index* – 7.7
i)	Minimum Number of parking spaces: a) *Apartment Dwellings* – 1.16 parking spaces per *dwelling unit* i) Up to 30 percent of the required number of parking spaces for apartment dwellings may be provided as tandem spaces. ii) Tandem parking spaces shall not be shared by more than one unit owner. b) Visitor parking – 0.125 parking spaces per *dwelling unit* i) Visitor parking shall not be comprised of tandem parking spaces.

Exception 7.600	**Cornell Rouge Development Corporation Block 77 on Registered Plan 65M-4257**	**Parent Zone R2**
File ZA 17 153836		Amending By-law 2018-104

Notwithstanding any other provisions of this By-law, the provisions of this Section shall apply to those lands denoted by the symbol *600 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.600.1 Additional Permitted Uses

The following additional uses are permitted:

a)	One (1) accessory *dwelling unit* is permitted on a *lot*

7.600.2 Special Zone Standards

The following special zone standards shall apply:

a)	Accessory *dwelling unit* is permitted subject to the following: i) it is accessory to a *single detached or semi detached dwelling unit* on the same *lot*; ii) it is located above a *private garage* in either the *main building* or an *accessory building* on the same *lot,* except that stairways providing access to the *accessory dwelling unit* may extend down to *grade;* and, iii) the required *parking space* is independently accessible and not provided in a shared garage or in tandem.
b)	Minimum required *rear yard* – 0.6 metres
c)	An *outdoor amenity space* shall be provided and shall be subject to the following regulations: i) the outdoor amenity space shall have a minimum area of 30 square metres and a minimum dimension of 7.0 metres on one side. ii) *Balconies* and roofed *porches* shall not encroach into the required *outdoor amenity space.* *Decks* and associated stairs may encroach into the required *outdoor amenity space.*
d)	The following specific *zone* standards apply to *carports* and *private garages* and to habitable *floor area* that may be located above a *private garage:* i) Minimum *interior side yard* – 0.3 metres;
e)	Notwithstanding 6.6.1, Eaves and roof overhangs may encroach into any required setback area or *yard* up to the *lot* line;
f)	Notwithstanding section 6.6.2.1 d) stairs used to provide access from a *porch* to the ground are not permitted to be located closer than 0.3 metres from the *front lot line* or *exterior side lot line;*
g)	The provisions of Table B2 (Part 1) shall apply to all *lot*s.
h)	No more than 50 percent of a *dwelling unit* may be located below *average grade.*
i)	That no additions or alterations to permit an *accessory dwelling unit* may occur after occupancy.

Exception 7.601	**Cornell Rouge Development Corporation Block 77 on Registered Plan 65M-4257**	**Parent Zone R2**
File ZA 17 153836		Amending By-law 2018-104

Notwithstanding any other provisions of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *601 on 'Schedule A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.601.1 Only Permitted Uses

The following additional uses are permitted:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Childcare*

7.601.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum *lot frontage* – • 4.5 metres per unit on an *interior lot;* • 5.7 metres per end unit on an *interior lot;* and • 6.9 metres per end unit on a *corner lot,*
b)	Minimum required *front yard* on a *lot* accessed by a *lane* shall be 2.5 metres;
c)	Minimum required *rear yard* on a *lot* accessed by a *lane* shall be 1.2 metres;
d)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located above a *private garage* or *driveway;* and ii) The *Outdoor Amenity Space* shall have a minimum area of 6 square metres;
e)	Maximum *building height* shall be 12 metres;
f)	Notwithstanding section 6.6.2.1 d) stairs used to provide access from a *porch* to the ground are not permitted to be located closer than 0.3 metres from the *front lot line* or *exterior side lot line.*
g)	Any part of a *building, Outdoor Amenity Space, private garage* or *driveway* adjacent to a hydro transformer notch may encroach into the required *interior side yard* to the *interior side lot line.*
h)	The provisions of Table B2 (Part 1) shall apply to all *lot*s.

Exception 7.602	Box Grove Residential East Inc. North-west corner of Donald Cousens Parkway and Copper Creek Drive	Parent Zone R2
File ZA 17 150349		Amending By-law 2018-106

Notwithstanding any other provisions of this By-law, the provisions of this Section shall apply to those lands denoted by the symbol *602 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.602.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse dwellings*
b)	One (1) accessory *dwelling unit* is permitted within any *townhouse dwelling*.
c)	*Home Child Care*
d)	*Home Occupations*

7.602.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum width of a *townhouse dwelling* i) Interior unit – 4.5 metres ii) End unit – 4.5 metres
b)	Minimum combined *private park* area – 1000 square metres
c)	Maximum number of *townhouse dwelling units* - 203
d)	Minimum required *yard* i) Donald Cousens Parkway – 3 metres ii) Copper Creek Drive – 2 metres iii) All other *lot lines* – 2 metres
e)	Notwithstanding the provisions of d) above, architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, balconies, *porches*, and cold cellars located entirely under the *porches*, may encroach a maximum 2 metres into the required yard abutting a public street, but may be located no closer than 0.3 metres from the *lot* line.
f)	Notwithstanding 7.602.2 (g) below, eaves and roof overhands are permitted to encroach a maximum of 0.3 metres between *buildings*.
g)	Minimum distance between *buildings* – 3 metres
h)	The provisions of section 6.6.1 c) and d) apply to the *yards* abutting Donald Cousens Parkway and Copper Creek Drive.
i)	Maximum *building height* – 13 metres
j)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned R2*602 shall be deemed to be one *lot f*or the purposes of this By-law.
k)	A minimum of 5 additional visitor *parking spaces* shall be provided for *townhouse dwelling units* on the lands zoned *602.

l)	No more than 50 percent of a *dwelling unit* may be located below *average grade*.
m)	That no additions or alterations to permit an *accessory dwelling unit* may occur after occupancy.

Exception 7.603	**2496052 Ontario Inc. and One Piece Developments Inc.**	**Parent Zone R2**
File ZA 16 124882	**Northeast side of Markland Street and west of Woodbine Avenue Block 3, Plan 65M-3925**	Amending By- law 2018-88

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2018-88. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.603.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*
d)	*Private Park*

7.603.2 Special Zone Standards

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *603 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the *lot line* abutting Markland Street shall be deemed to be the *front lot line.*
c)	Minimum width of a *townhouse dwelling unit* - 5.5 metres
d)	Minimum required *yard* – i) *Front yard* – 3.0 metres ii) All other *yards* – 4.6 metres
e)	Maximum number of *townhouse dwelling units:* 70
f)	Minimum *private park* area – 400 square metres
g)	Maximum *building height:* 14 metres
h)	The provisions of Section 6.6.1 d) shall apply to portions of the main wall that are up to 7.0 metres in width
i)	The provisions of Table B2, shall not apply

Exception 7.604	Box Grove Residential East Inc. North-west corner of Donald Cousens Parkway and Copper Creek Drive	Parent Zone R2
File ZA 17 150349		Amending By-law 2018-106

Notwithstanding any other provisions of this By-law, the provisions of this Section shall apply to those lands denoted by the symbol *604 on Schedule 'A' to this By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

7.604.1 Only Permitted Uses

The following are the only permitted uses:

Residential Uses:

a)	*Townhouse dwellings*
b)	One (1) accessory *dwelling unit* is permitted within any *townhouse dwelling*.
c)	*Home Child Care*
d)	*Home Occupations*

Non-Residential Uses

a)	*Commercial Fitness Centre*
b)	*Day Nurseries*
c)	*Financial Institutions*
d)	*Medical Offices*
e)	*Business Offices*
f)	*Restaurants*
g)	*Retail Stores*
h)	*Commercial Schools*
i)	*Private Schools*
j)	*Personal Service Shops*

7.604.2 Special Zone Standards

The following specific Zone Standards shall apply to *townhouse dwellings*:

a)	Minimum width of a *townhouse dwelling* i) Interior unit – 4.5 metres ii) End unit – 4.5 metres
b)	Maximum number of *townhouse dwelling units* - 18
c)	Minimum required *yard* i) Copper Creek Drive – 2 metres ii) Northerly *lot line* – 2 metres
d)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned R2*604 shall be deemed to be one *lot* for the purposes of this By-law.
e)	Maximum *building height* – 13 metres

f)	Notwithstanding the provisions of c) above, architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, balconies, *porches*, and cold cellars located entirely under the *porches*, may encroach a maximum 2 metres into the required yard abutting a public street, but may be located no closer than 0.3 metres from the *lot* line.
g)	Notwithstanding 7.604.2 (h) below, eaves and roof overhands are permitted to encroach a maximum of 0.3 metres between *building*s.
h)	Minimum distance between *building*s – 3 metres
i)	The provisions of section 6.6.1 c) and d) apply to the *yards* abutting Copper Creek Drive.
j)	Visitor parking required under Section 3, Table A of By-law 28-97 may be provided on the lands zoned with *602.
k)	Non-residential uses may only be located within *building*s existing on the date of the passing of this by-law.
l)	Section 6.9.1 shall not apply
m)	No more than 50 percent of a *dwelling unit* may be located below *average grade*.
n)	That no additions or alterations to permit an *accessory dwelling unit* may occur after occupancy.

Exception 7.605	Digram Developments Markham 2 Inc. Part of Block 78, 65M-3834 (North of Castlemore Ave, East of Swan Park Rd.)	Parent Zone R2
File ZA 16 113212		Amending By-law 2018-128

Notwithstanding any other provisions of By-law, the following provisions shall apply to the land denoted by the symbol *605 on the schedules to the By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.605.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.605.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum width of all *townhouse dwellings*- 5.5 metres
b)	Minimum required *interior side yard* – i) Abutting an *Open Space Zone One (OS1*) – 1.2 metres ii) All other *side yards* – 1.5 metres
c)	Maximum *height* – 12 metres
d)	Maximum *garage width* – 3.1 metres
e)	Notwithstanding the definition in section 3.8, a *Balcony* is not required to be partially enclosed, and may have foundations supporting it

Exception 7.606	2404099 Ontario Limited 7190-7200 Markham Road LPAT ORDER – PL180244	Parent Zone CA1
File ZA 17 109850		Amending By-law 2022-114

Notwithstanding any other provisions of this By-law as amended, the following provisions shall apply to the land denoted by the symbol *606 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.606.1 Additional Permitted Uses

The following additional uses are permitted:

a) *Restaurants, Take-Out*

7.606.2 Special Zone Standards

The following specific Zone Standards shall apply:

a) Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zone CA1*606 shall be deemed to be one *lot* for the purpose of this By-law.

b) Markham Road shall be deemed to be the *front lot line*

c) Non-residential uses are only permitted on the *first storey* of a *building* located in units that are within 70 metres of Denison Street (north *lot line*), and 110 metres of Markham Road (east *lot line*), with direct access to and facing a *public street* and shall have a minimum vertical distance of 4.5 metres between the floor and the ceiling above, non-inclusive of dropped bulkheads and mezzanines or lofts, and shall be considered a single storey.

d) Minimum required yard:
   i) *Front yard* – 1.6 metres
   ii) *Exterior side yard* – 1.5 metres
   iii) *Interior side yard* – 5.5 metres
   iv) *Rear yard* – 1.5 metres

e) Minimum required setback from a daylighting triangle – 1.3 metres

f) Maximum *height* of a *building* containing *multiple dwellings* – 16.5 metres

g) Minimum setback for an underground *parking garage* to any *lot line* – 0.5 metres

h) Maximum *Floor Space Index (FSI)* – 2.0

i) A maximum of 269 *dwelling units* shall be permitted on a *lot.*

j) *Porches*, stairs and/or landings used to access a *main building* are permitted to encroach into *the* required *front, exterior side*, and *rear yard* provided they are no closer than 0.3 metres from the *lot line*.

k) Maximum square metres of all *restaurant* uses – 250 square metres

l) Maximum square metres of *medical office* uses – 250 square metres

m) Home occupation uses located in the area identified in c) above may occupy up to 50 percent of the *gross floor area* of a unit.

n) Minimum number of *parking spaces* required:
   i) 1.25 spaces per *dwelling unit*
   ii) 0.15 spaces per *dwelling unit* for visitor parking

	iii) For all non-residential uses – 1 space per 30 square metres of *net floor area.*
o)	For the purpose of this zone, loading spaces are not required.

Exception 7.607	**Forest Hill Homes (Cornell Towns) Ltd.** (South side of Rustle Woods Avenue, west of Cornell Rouge Boulevard)	**Parent Zone R2**
File ZA 12 111705		Amending By-law 2020-99

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *607 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.

7.607.1 Only Permitted Uses

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.607.2 Special Zone Standards

The following special Zone Standards shall apply:

a)	Notwithstanding any further division or partition of any lands subject to this Section all lands zoned R2*607 shall be deemed to be one *lot* for the purposes of this By-law;
b)	Rustle Woods Avenue is deemed to be the front *lot* line;
c)	The provisions of table B2 shall not apply;
d)	*Minimum width* of a *townhouse dwelling* – 4.5 metres
e)	*Minimum front yard* – 2.0 metres
f)	*Minimum* setback to any other *lot line* – 1.6 metres
g)	*Minimum* setback of *porch*es and architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, balconies, window bays and window wells to any *lot line* – 0.55m
h)	*Minimum* setback to any *lot line* of stairs accessing a *porch* – 0.15 metres
i)	*Minimum* distance between *townhouse buildings* – 2.5 metres
j)	Notwithstanding i) above, *porch*es and mechanical rooms accessed from the exterior are permitted to encroach into the required minimum distance a maximum of 1 metre from each townhouse *building*, providing a minimum setback of 0.9 metres to the adjacent *building*, *porch* or mechanical room is maintained.
k)	*Maximum height* of a *townhouse dwelling* –15.0 metres
l)	*Decks and balconies* may be located above the *first storey* of a *building*
m)	Projections of *Decks and balconies* on the first storey above the garage: i) Minimum - 2.59 metres ii) Maximum – 4.5 metres

Exception 7.608	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *608 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.608.1 Additional Permitted Uses

The following additional uses are permitted:

a)	One (1) *Accessory Dwelling Unit*

7.608.2 Special Zone Standards

The following special zone standards shall apply:

a)	Maximum *height* – 13.5 metres
b)	Minimum *rear yard* – 6 metres
c)	*Minimum lot frontage:* i) *Townhouse dwelling* units – 6.0 metres

Exception 7.609	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *609 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.609.1 Additional Permitted Uses

The following additional uses are permitted:

a) One (1) *Accessory Dwelling Unit*

7.609.2 Special Zone Standards

The following special zone standards shall apply:

a) The provisions of Table B3 (Part 1 of 3) shall apply to all *lot*s

b) Minimum *exterior side yard* – 3.0 metres

c) Maximum *height* – 13.5 metres

d) Maximum *garage width*:
   i) *Lot frontages* of 15.2 metres or greater – 6.4 metres

e) Setbacks from street roundings, traffic circles, and other *lot line* deviations:
   i) Where a property sides onto a *public lane* or *public street*, and the *lot line* is curved, any required setback is measured to a hypothetical *front, side, rear, or exterior lot line,* projected from the tangent of the actual *front, side, rear, or exterior lot line*
   ii) In the case of a *lot* abutting a traffic circle:
      a) Where the *front yard* is entirely curved, the *front yard* is measured from the tangent of the *front yard* of the next adjacent *lot* with a straight *front lot line*
      b) Where the *exterior side yard* is entirely curved, the *exterior side yard* setback shall be measured from the tangent of the *exterior side yard*, opposite, most distant from, and parallel to the *interior side yard*
      c) The rear *lot line* shall be deemed to be the *lot line* that separates the *lot* from the public *lane*. The front *lot* line shall be deemed to be the *lot* line opposite and most distant from the *rear lot line*
   iii) Where a *corner lot* has a portion of its *frontage* is dedicated to a sight visibility triangle, the setbacks shall be measured to a hypothetical *front, side, rear or exterior lot line*, projected from the actual *front, side, rear or exterior lot line*.
   iv) Where a portion of the property has been dedicated for a utility notch, or snow storage notch, the setback shall be measured to a hypothetical *rear* or *side yard* projected from the *front, side, rear or exterior lot line*
   v) Notwithstanding the above, in no instance shall a *building*s or *structure* be located within 0.6 metres of a *lot line*. No *building* or

	structures, including encroachments such as eaves or gutters, may extend beyond any *lot line*
f)	Notwithstanding the provisions of section 6.7, *lot*s that are accessed by a *lane*, and where the *lot line* opposite the *lane* abuts an OS1, OS2, or G zone shall be deemed to have frontage on a *public street*. The *lot* line opposite to the *lane*, and abutting the OS1, OS2, or G zone shall be deemed the *front lot line* for the purpose of this by-law

Exception 7.610	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R3
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *610 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.610.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Multiple Dwellings*

7.610.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding provision H of Table B5 (Part 2 of 2) the minimum unit width shall be 6.0 metres
b)	Maximum *height* – 15 metres
c)	Special Provision 4 of Table B5 shall not apply
d)	Minimum *front yard* – 4.5 metres
e)	Minimum *exterior side yard*: i) Abutting Yorkton Boulevard – 3.0 metres
f)	Minimum *rear yard* – 0.0 metres
g)	Maximum *garage width* – 3.1 metres
h)	*Outdoor Amenity Space for multiple dwellings* shall be provided and shall be subject to the following provisions: i) Outdoor Amenity Space may be located above a *private garage* and/or be located on a *balcony* and/or on the roof top, ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres

Exception 7.611	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *611 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.611.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *rear yard* - 7 metres	

Exception 7.612	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *612 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.612.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *rear yard* - 6 metres	
b)	Where a driveway crosses the *exterior side lot line*: i) Maximum garage width – 6.1 metres ii) Minimum required *rear yard* – 0.6 metres	

Exception 7.613	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *613 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.613.1 Additional Permitted Uses

The following additional uses are permitted:

a) One (1) *Accessory Dwelling Unit*

7.613.2 Special Zone Standards

The following special zone standards shall apply:

a) The provisions of Table B3 (Part 1 of 3) shall apply to all *lot*s

b) Maximum *height* – 15 metres

c) Minimum require rear yard:
   i) To the first storey - 0.6 metres
   ii) To all storeys above the first storey – 2 metres

d) Minimum *front yard* – 2.0 metres

e) *Outdoor Amenity Space for townhouse dwellings* shall be provided and shall be subject to the following provisions:
   i) Outdoor Amenity Space may be located above a *private garage* and/or be located on a *balcony* and/or on the roof top,
   ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres

f) Setbacks from *lot line* deviations:
   i) In the case of a *lot* abutting a traffic circle:
      a) Where the *front yard* is entirely curved, the *front yard* is measured from the tangent of the *front yard* of the next adjacent *lot* with a straight *front lot line*
      b) Where the *exterior side yard* is entirely curved, the *exterior side yard* setback shall be measured from the tangent of the *exterior side yard*, opposite, most distant from, and parallel to the *interior side yard*
      c) The rear *lot line* shall be deemed to be the *lot line* that separates the *lot* from the public *lane*. The front *lot* line shall be deemed to be the *lot* line opposite and most distant from the *rear lot line*
   ii) Where a portion of the property has been dedicated for a utility notch, or snow storage notch, the setback shall be measured to a hypothetical *rear* or *side yard* projected from the *front, side, rear or exterior lot line*

   Notwithstanding the above, in no instance shall a *building*s or *structure* be located within 0.6 metres of a *lot line*. No *building* or *structures*, including encroachments such as eaves or gutters, may extend beyond any *lot line*

g) A *private garage* is permitted within or attached to the *main building* on a *lot* accessed by a *lane*.

Exception 7.614	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy **LPAT ORDER – PL170580**	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *614 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.614.1 Additional Permitted Uses

The following additional uses are permitted:

a) One (1) *Accessory Dwelling Unit*

7.614.2 Special Zone Standards

The following special zone standards shall apply:

a) The provisions of Table B3 (Part 1 of 3) shall apply to all *lots*

b) Maximum *height* – 15 metres

c) Minimum require *rear yard*:
   i) To the *first storey* - 0.6 metres
   ii) To all *storeys* above the *first storey* – 2 metres

d) Minimum *front yard* – 4.0 metres

e) *Outdoor Amenity Space* for *townhouse dwellings* shall be provided and shall be subject to the following provisions:
   i) Outdoor Amenity Space may be located above a *private garage* and/or be located on a *balcony* and/or the roof top,
   ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres

f) A *private garage* is permitted within or attached to the *main building* on a *lot* accessed by a *lane*.

Exception 7.615	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *615 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.615.1 Additional Permitted Uses

The following additional uses are permitted:

a)	One (1) *Accessory Dwelling Unit*

7.615.2 Special Zone Standards

The following special zone standards shall apply:

a)	Driveways and Garages are permitted to access a *lane* across an *exterior* or *interior side lot Line*
b)	Minimum required *rear yard* to a *dwelling unit*s accessed by a *lane* i) with attached *private garage* - 0.6 metres ii) without attached *private garage* – 11.6 metres
c)	Maximum *lot coverage* for detached *private garages* – no maximum;
d)	Minimum *parking space* width on a *parking pad* accessed by a *lane* – 2.55 metres.
e)	Minimum *outdoor amenity area* – 20 square metres

Exception 7.616	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *616 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.616.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *rear yard* - 7m, except that: i) For up to 45 percent of the *building* width – 3.0 metres	

Exception 7.617	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy **LPAT ORDER – PL170580**	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *617 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.617.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *rear yard*: i) *Dwelling* - 11.5 metres ii) *Accessory buildings* – 4 metres	

Exception 7.618	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *618 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.618.1 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum required *front yard* – 3.0 metres
b)	Minimum required *rear yard*: i) To the *first storey* - 0.6 metres ii) To all *storeys* above the *first storey* – 2 metres
c)	*Outdoor Amenity Space for townhouse dwellings and single detached dwellings* shall be provided and shall be subject to the following provisions: i) Outdoor Amenity Space may be located above a *private garage* and/or *driveway* and/or be located on a *balcony* or raised platform, ii) *Outdoor Amenity Space* located on a *balcony* or raised platform may encroach into the required *rear yard*, provided it is setback a minimum of 0.6 metres from the *rear lot line*, iii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 14 square metres
d)	A *private garage* is permitted within or attached to the *main building* on a *lot* accessed by a *lane*.

Exception 7.619	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy LPAT ORDER – PL170580	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *619 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.619.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum *garage width:* i) *Lot frontage* less than 11.6 metres – 6.1 metres ii) *Lot frontage* greater than 20 metres – 9.8 metres	

Exception 7.620	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy **LPAT ORDER – PL170580**	Parent Zone R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *620 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.620.1 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum required *front yard* – 4.0 metres
b)	Minimum require *rear yard*: i) To the *first storey* - 0.6 metres ii) To all *storeys* above the *first storey* – 2.4 metres
c)	*Outdoor Amenity Space* for *townhouse dwellings* shall be provided and shall be subject to the following provisions: i) *Outdoor Amenity Space* may be located above a *private garage* and/or be located on a *balcony*, ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 14 square metres iii) *Outdoor Amenity Space* located on a *balcony* or raised platform may encroach into the required *rear yard*, provided it is setback a minimum of 0.6 metres from the *rear lot line*.
d)	A *private garage* is permitted within or attached to the *main building* on a *lot* accessed by a *lane*.

Exception 7.621	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy Medium Density Block 26 LPAT ORDER – PL170580	Parent Zone R4
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *621 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.621.1 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of any lands subject to this Section all lands zoned R4*621 shall be deemed to be one *lot* for the purposes of this By-law
b)	Minimum *rear yard* – 10 metres
c)	Maximum number of *dwelling units* per hectare – not applicable
d)	Maximum *height* – i) The lesser of 25.2 metres or 6 *storeys* ii) Within 55 metres of the southerly *lot line* – the lesser of 19.2 metres or 4 *storeys*
e)	Maximum FSI – 2.5

Exception 7.622	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy Medium Density Blocks **LPAT ORDER – PL170580**	Parent Zone R4
File ZA 16 179225		Tribunal Order Amending By-law 2020-66
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *622 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.622.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	*Townhouse Dwellings*	
b)	One (1) *Accessory Dwelling Unit*	
7.622.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of any lands subject to this Section all lands zoned R4*622 shall be deemed to be one *lot* for the purposes of this By-law	
b)	*Townhouse Dwellings* shall be built in accordance with the provisions of Table B5	
c)	Maximum *height* for *townhouse dwellings*– i) 15 metres	

Exception 7.623	Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy Mixed-Use Block **LPAT ORDER – PL170580**	Parent Zone CA1
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *623 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.623.1 Additional Permitted Uses

The following additional uses are permitted:

a)	*Supermarket*

7.623.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding the provisions below, all uses except *Multiple Dwellings* and T*ownhouse Dwellings* shall be built in accordance with the *Apartment Dwellings* and *Institutional* and *Office Building* standards of table B7 (Part 2 of 4)
b)	Maximum *height:* i) *Townhouse dwellings* – 13.5 metres ii) All other *building*s - Within 40 metres of the south *lot line* – 11.5 metres excluding architectural features - Greater than 40 metres from the south *lot line* - 15 metres excluding architectural features iii) Notwithstanding ii) above, uses other than *Multiple Dwellings, Townhouse Dwellings,* and *Apartment Dwelli*ngs, are only permitted to be 1 *storey* within 40 metres of the south *lot line*, and that *storey* is permitted to be 11.5m metres in *height* excluding architectural features.
c)	The total maximum *gross floor area* for uses identified in Table A2 as I, X, Ee, Ff, Gg, Hh, Ii, and Kk, shall not exceed 3,700 square metres
d)	The maximum *gross floor area* for a single *unit* containing a *Supermarket*, or uses identified in Table A2 as I, X, Ee, Ff, Gg, Hh, Ii, and Kk, shall not exceed 2,350 square metres
e)	*Gross floor area* of a *place of worship:* Minimum – 250 square metres Maximum – 500 square metres
f)	A *place of worship* shall only be permitted in a mixed use *building*
g)	Special provisions of Table A2 shall not apply
h)	*Drive-through facilities* shall not be located within 40 metres of the south *lot line*
i)	*Garage doors*, loading bays, overhead doors, or a door providing direct access to a garbage storage facility, shall not be located within a wall facing the southern *lot line*
j)	*Lots* containing uses other than *apartment building, townhouse dwellings* and *multiple dwellings* shall have a maximum *frontage* of 196 metres along the southerly *lot line*
k)	Minimum *landscape strip*: i) 6 metres from the southerly *lot line*

l)	Notwithstanding k) above, the minimum landscape strip may be reduced to 3 metres where a minimum 6 metre wide *public* or *private street* is provided between the *landscape strip* and an *apartment building*, *townhouse dwelling*, or *multiple dwelling use*
m)	*Townhouse Dwellings* are permitted to front onto *private streets,* and are not permitted to front onto or back onto 16th Avenue
n)	The total combined maximum *gross floor* area for all non-residential uses shall not exceed 11,150 square metres

Exception 7.624	**F.J. Homes Limited West side of Roy Rainey Avenue, south side of Country Ridge Drive**	**Parent Zone R2**
File ZA 17 152211		Amending By-law 2019-49
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *624 on the schedule to this By-law.		
7.624.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum required *rear yard* – 6.0 metres	

Exception 7.625	Gemterra (Woodbine) Inc. 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue	Parent Zone R2
File ZA 17 153653		Amending By-law 2019-82

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *625 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.625.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Dwelling, Townhouse*
b)	*Dwelling, Single-Detached*
c)	*Home Occupation*
d)	*Park, Private*

7.625.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *625 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the *lot* line abutting Woodbine Avenue shall be deemed to be the *front lot line*.
c)	Minimum *lot frontage* – 40 metres
d)	Minimum *front yard* – 3.0 metres
e)	Minimum *rear yard* – 5.0 metres
f)	Minimum north *side yard* – 4.5 metres
g)	Minimum south *side yard* – 2.5 metres
h)	Maximum *Height* – 13.5 metres
i)	Notwithstanding h) above, units within 9 metres of the north *lot* line shall have a maximum height of 11 metres
j)	Maximum garage width - 6.1 metres
k)	Minimum width of any *Townhouse Dwelling* unit- 6.0 metres
l)	Minimum *private park* area – 285 square metres
m)	Maximum number of *Townhouse Dwelling* – 33
p)	Minimum number of visitor parking spaces – 8
q)	provisions of Table B2 shall not apply

Exception 7.626	**F.J. Homes Limited West side of Roy Rainey Avenue, south side of Country Ridge Drive**	**Parent Zone R2**
File ZA 17 152211		Amending By-law 2019-49
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the land denoted by the symbol *624 on the schedule to this By-law.		
7.626.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum number of *storeys* – 2	

Exception 7.627	**2522584 Ontario Inc. Registered Plan 65M-2599, Block 93 (Marydale Avenue)**	**Parent Zone CA1**
File ZA 18 229047		Amending By-law 2019-60

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *627 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.627.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*

7.627.2 Special Zone Standards

The following special zone standards shall apply:

a)	Maximum *Floor Space* Index requirements of Table B7 shall not apply
b)	Special Provision 3 of Table B7 shall not apply
c)	Minimum *interior side yard* of an end unit abutting the southerly *lot line* – 2 metres
d)	Maximum *height* of a portion of a *building* within 8 metres of the southerly *lot line* – 11 metres

Exception 7.628	**Nascent/Sher (9704 McCowan) Inc. 9704 McCowan Road**	**Parent Zone CA2**
File ZA 17 174837		Amending By-law 2019-79

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2019-79. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.628.1 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of table B7 shall not apply
b)	Special provision 3 of table A2 shall also apply to uses located within a *multiple dwelling*
c)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *628 shall be deemed one *lot* for the purposes of this By-law.
d)	For the purposes of this By-law, the *lot line* abutting McCowan Road shall be deemed to be the *front lot line*.
e)	Minimum *lot frontage* – 46 metres
f)	Minimum *front yard* – 0.0 metres
g)	Minimum *rear yard* – 3.0 metres
h)	Minimum north *side yard* – 1.0 metre
i)	Minimum south *side yard* – 1.0 metre
j)	Maximum *floor space index* (FSI) – 3.16
k)	Maximum *building height* - 227 metres above sea level, geodetic datum
l)	Maximum *building height* within 45 metres of the *centerline* of McCowan Road - 240 metres above sea level, geodetic datum
m)	Minimum *landscaped open space* – 35 percent
n)	No *setbacks* or *yards* shall be required for any portion of a *parking garage* if it is constructed below the *established grade*. This exemption shall also apply to ventilation shafts and housings, stairways, portions of the *parking garage* projecting 1.8 metres above *established grade*, and other similar facilities above *established grade* associated with below grade *parking garages.*
o)	Notwithstanding g), h), and i) above, *outdoor amenity space* or terraces, retaining walls, and privacy screens may encroach into the required rear, north, or south yard *setback*, provided that no portion is within 0.2 metres of any *lot* line.

Exception 7.629	Andrin Wismer Markham Limited Concession 7, Lot 16, Part 5 65R256001, Part 1 65R37416 (North-east corner 16th Ave and Alexander Lawrie Ave)	Parent Zone R2
File ZA 17 151060		Amending By-law 2020-89

Notwithstanding any other provisions of this By-law, the provisions in this Section Shall apply to those lands denoted *629 as shown on "Schedule A' to this By-law	
7.629.1 Additional Permitted Uses	
The following additional uses are permitted:	
a)	*Accessory Dwelling Units*
7.629.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Notwithstanding any further division or partition of any lands subject to the Section, all lands zoned R2*629 shall be deemed to be one *lot* for the purposes of the By-law.
b)	Minimum required *interior side yard* -1.3 metres
c)	Minimum required *rear yard* – 7 metres
d)	Minimum required *front yard* – 3 metres
e)	Minimum width of a *townhouse dwelling*: a) Interior unit - 5.4 metres b) End or corner unit – 5.6 metres
f)	Minimum width of a *semi-detached dwelling*: a) Corner unit – 7.7 metres b) All other units – 7 metres
g)	The minimum *lot frontage* provisions of table B2 Pat 1 of 3, A, shall not apply
h)	Maximum *height*: a) *Townhouse dwelling* fronting onto Alexander Lawrie Avenue - 11.5 metres b) All other *townhouse dwellings* – 12 metres c) *Semi-detached dwelling* – 9 metres
i)	Minimum area of *outdoor amenity space* - 700 square metres
j)	Minimum distance between *building*s: a) *Townhouse buildings* - 2.9 metres b) *Semi-detached buildings* - 2.4 metres
k)	Notwithstanding the provisions of Section 6.2, decks are permitted to be located above the *first storey*, and shall have a minimum *interior side yard* setback of 4 metres
l)	Stairs located in the required *front yard* are to be no closer than 0.6 metres from the *front lot line*
m)	*Porch*es may encroach into the required distance between townhouse *building*s with distance between *porch*es no closer than 2.6 metres

Exception 7.630	**Humbold Greensborough Valley Holdings Limited**	**Parent Zone CA2**
File ZA 17 174837	Part of *Lot* 9, Concession 8 (East side of Donald Cousens Parkway, south of Major Mackenzie Drive, north of Castlemore Avenue, west of Ninth Line)	Amending By-law 2019-109

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *630 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.	
7.630.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Multiple Dwellings*
b)	*Townhouse Dwellings*
c)	*Accessory Dwelling Units*
7.630.2 Zone Standards	
The following specific Zone Standards shall apply:	
a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*630 shall be deemed to be one *lot* for the purposes of this By-law.
b)	Minimum width of *multiple dwellings* – 7.3 metres
c)	Notwithstanding b) above, a maximum of 46 *multiple dwelling units* may have a width of 6.1 metres
d)	Minimum width of *townhouse dwellings* – 5.9 metres
e)	Maximum height – 12 metres
f)	Minimum area of *outdoor amenity space* – 2,000 square metres
g)	Maximum number of dwelling units • *Townhouse Dwellings* – 26 • *Multiple Dwellings* – 121
h)	*Accessory Dwelling units* are only permitted within a *Townhouse Dwelling*
i)	Minimum Setbacks • Northerly *lot line* – 6 metres • All other *lot lines* – 1 metre
g)	Notwithstanding the above, the provisions of Table B2 shall not apply

Exception 7.631	**Ladies Golf Club of Toronto 7859 Yonge Street**	**Parent Zone R3**
File ZA 18 171600		Amending By-law 2019-132

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2019-132. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.631.1 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R3*631 shall be deemed to be one *lot* for the purposes of this By-law
b)	For the purposes of this by-law, the easterly *lot line* shall be deemed the *front lot line*.
c)	The provisions of table B5 shall not apply
d)	The provisions of section 6.9.2 shall not apply
e)	Minimum required *front yard*: i) 11.5 metres ii) Within 75 metres of the southerly *lot line* – 4.5 metres
f)	Minimum required *exterior side yard* – 35 metres
g)	Minimum required *interior side yard* – 4.9 metres
h)	Minimum required rear yard i) 179 metres above sea level, geodetic datum or above – 10 metres ii) Below 179 metres above sea level, geodetic datum – 6.5 metres
i)	Maximum number of *dwelling units* – 173
j)	Maximum *floor space index* (FSI) – 3.7
k)	Maximum *building height:* i) 222 metres above sea level, geodetic datum ii) For a portion of a *building* within 75 metres of the southerly *lot* line – 228.5 metres above sea level, geodetic datum
l)	Maximum *Lot Coverage* – 45 percent
m)	Minimum *Lot Frontage* – 19.2 metres
n)	Minimum *Landscape Open Space* – 25 percent
o)	Maximum *Gross Floor Area* of any floor above 202 metres above sea level, geodetic datum, in a portion of a *building* greater than 75 metres from the southerly *lot line* – 1020 square metres
p)	Maximum *Gross Floor Area* of any floor above 202 metres above sea level, geodetic datum, in a portion of a *building* greater than 75 metres from the southerly *lot line* – 1020 square metres
q)	*Porches, balconies, terraces* and *outdoor amenity space* may encroach into the require yard: *Front or Rear Yard* – 3 metres *Interior or Exterior Side Yard* – to the *lot line*, provided they are contained wholly on the subject *lot*

Exception 7.632	2585231 Ontario Inc. 9999 Markham Rd	Parent Zone R2
File ZA 18 180621		Amending By-law 2019-139
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2019-139. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.		

7.632.1 Additional Permitted Uses	
The following additional uses are permitted:	
a)	*Multiple Dwellings*
b)	*Accessory Dwelling Units*

7.632.2 Special Zone Standards	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exceptions *632 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum required *exterior side yard* – 2.4 metres
c)	Minimum required *interior side yard* – 1.5 metres
d)	Minimum required *rear yard* – 30 metres
e)	Minimum required front yard – 5 metres
f)	Maximum number of *multiple dwelling units* – 21
g)	Maximum *building height* – 14 metres
h)	Minimum width of a *townhouse* unit – 5.4 metres
i)	Minimum number of *parking spaces* – 1 space per *multiple dwelling unit*
j)	Minimum number of visitors parking spaces - 0.2 per *dwelling unit*
k)	Minimum separation distance between *buildings* – 3 metres
l)	Notwithstanding k) above, architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, and *balconies* may project 0.6 metres into the required minimum distance from the *main wall* of a *building.*
m)	For the purposes of this By-law, the westerly *lot line* abutting "Street A" on "Schedule A" to this by-law shall be deemed to be the *front lot line*.
n)	One (1) *accessory dwelling unit* is permitted in a *townhouse dwelling*
o)	The provisions of Table B2 shall not apply

Exception 7.633	**2585231 Ontario Inc. 9999 Markham Rd**	**Parent Zone R4**
File ZA 18 180621		Amending By-law 2019-139
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2019-139. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

7.633.1 Special Zone Standards	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exceptions *633 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum required *exterior side yard* – *3* metres
c)	Minimum required *interior side yard* – 12.5 metres
d)	Minimum required *rear yard* – 8.5 metres
e)	Notwithstanding d) above, a canopy, roof overhang, or unenclosed roofed structure over a *driveway* or *drive aisle*, may encroach into the required *rear yard*, provided it is no closer than 1 metre from the rear *lot line*.
f)	Minimum required front yard – 1.8 metres
g)	Minimum setback from a daylight triangle – 0.1 metres
h)	Maximum number of storeys – 8
i)	Minimum number of visitors parking spaces - 0.2 per *dwelling unit*
j)	For the purposes of this By-law, the *lot line* abutting Major Mackenzie Drive shall be deemed to be the *front lot line*.
k)	Minimum setback for a *private garage* or *parking garage* located completely below *established grade*, or access ramp or driveway leading to an underground *private garage* or *parking garage* – 0.6 metres
l)	Maximum *building height* - 30 metres
m)	The provisions of Table B6 shall not apply.

Exception 7.634	**Berczy Elgin Holdings Inc. 3575 Elgin Mills Rd.**	**Parent Zone R2-S**
File ZA 18 235522		Amending By-law 2021-45

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-45 and denoted by the symbol *634.

7.634.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) *accessory dwelling unit*
c)	*Home Occupation*
d)	*Home Child Care*

7.634.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum required *lot frontage* – 9.1 metres
b)	Minimum required *front yard setback* – 4.0 metres
c)	Maximum g*arage width:* i) 5.8 metres for *lot*s having a minimum frontage of 11.6 metres or greater ii) 3.5 metres for *lot*s having a *lot* frontage of less than 11.6 metres
d)	Minimum required *rear yard setback* – 6.0 metres
e)	Maximum *height* – the lesser of 12.5 metres or 3 *storey*s
f)	Non-cantilevered window bays are permitted to encroach into a required *front yard, exterior side yard or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
g)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lots* that are 11.6 metres or less, a minimum 25 percent *soft landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located. For *lot*s that are greater than 11.6 metres 40 percent, *soft landscaping* shall be provided in the front or *exterior side yard* in which the *driveway* is located

Exception 7.635	Berczy Elgin Holdings Inc.	Parent Zone R2-LA
File ZA 18 235522		Amending By-law 2021-45

Notwithstanding any other provisions of By-law,177-96 and Table B4 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-45 and denoted by the symbol *635.

7.635.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse dwellings*
b)	One (1) *accessory dwelling unit*
c)	*Home Occupation*
d)	*Home Child Care*

7.635.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum *lot frontage* for *townhouse dwellings*: i) 4.5 metres per unit on an interior *lot* ii) 5.7 metres per end unit on an interior *lot*; iii) 6.9 metres per end unit on a corner *lot*.
b)	Minimum required rear yard: i) 0.6 metres ii) Any *storey* above the first *storey*: 3 metres to the nearest portion of the main *building*.
c)	*Outdoor amenity space* shall be provided and shall be subject to the following provisions: i) The *Outdoor amenity space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony* ii) One *Outdoor amenity space* shall have a contiguous minimum area of 20 square metres iii) Notwithstanding any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
d)	For the purposes of this By-law, the *outdoor amenity space* shall include steps, partitions, railings, air conditioner units and planters
e)	Maximum *height* – the lesser of 12.5 metres or 3 *storey*s
f)	Maximum number of *townhouse dwellings* in a *building* – 9 units
g)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
h)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot* line created by a utility notch
i)	Minimum *building* setback from a daylighting triangle – 0.6 metres.
j)	The minimum *exterior side yard* setback for a *driveway* or parking pad crossing the rear *lot* line – 1.0 metre

k)	Notwithstanding e) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of said rooftop access does not exceed 12 square metres and shall not be considered an additional *storey*
l)	Special provision #2 of Table B4 shall not apply.

Exception 7.636	**Berczy Elgin Holdings Inc.**	**Parent Zone R3**
File ZA 18 235522		Amending By-law 2021-45

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-45 and denoted by the symbol *636.

7.636.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse dwellings*
b)	*Triplex Dwellings*
c)	*Fourplex Dwellings*
d)	*Multiple Dwellings*
e)	*Apartment Dwellings*
f)	*Home Occupation*
g)	*Home Child Care*
h)	*Single detached dwelling* within a heritage *building*.
i)	One (1) *accessory dwelling unit* located within a *townhouse dwelling*

7.636.2 Special Zone Standards

a)	Maximum *height* – the lesser of 12.5 metres or 4 *storey*s, except for *building*s fronting arterial roads which are permitted a maximum *building height* of the lesser of 18 metres or 6 *storey*s.
b)	Special Provisions #4 and #5 of Table B5 shall not apply

Exception 7.637	**Berczy Elgin Holdings Inc.**	**Parent Zone CA2**
File ZA 18 235522		Amending By-law 2021-45

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-45 and denoted by the symbol *637.

7.637.1 Only Permitted Uses

The following are the only uses permitted:

a)	*Apartment Dwellings*
b)	*Multiple Dwellings*
c)	*Child Care Centre*
d)	*Home Occupations*
e)	*Commercial Fitness Centres*
f)	*Art Galleries*
g)	*Parking Garages*
h)	*Financial Institutions*
i)	*Medical Offices*
j)	*Business Offices*
k)	*Personal Service Shop*
l)	*Places of Worship*
m)	*Restaurants*
n)	*Private School*
o)	*Public School*
p)	*Commercial School*
q)	*Supermarkets*
r)	*Veterinary Clinics*
s)	*Retail Stores*

7.637.2 Special Zone Standards

a)	The maximum *net floor area* permitted for one retail store, supermarket and personal service shop premises is 2,000 square metres.
b)	Places of worship and Public or Private Schools are only permitted: Within a *building* containing other uses On a *lot* fronting onto an Arterial or Major Collector road
c)	Maximum *height* – 19.5 metres, except for *building*s fronting arterial roads, which are permitted a maximum *building height* of 25.5 metres.
d)	Special Provision #7 of Table A2 shall not apply.

Exception 7.638	Berczy Elgin Holdings Inc.	Parent Zone R3
File ZA 18 235522		Amending By-law 2021-45

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-45 and denoted by the symbol *638.

7.638.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse dwellings*
b)	*Home Occupation*
c)	*Home Child Care*
d)	One (1) *accessory dwelling* unit located within a *townhouse dwelling*.

7.638.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum *lot* frontage for *townhouse dwellings* accessed by a *lane*: i) 4.5 metres per unit on an interior *lot*: ii) 5.7 metres per end unit on an interior *lot*; iii) 6.9 metres per end unit on a corner *lot*.
b)	Minimum required rear yard: i) On a *lot* accessed by a *lane* – 0.6 metres ii) Any *storey* above the first *storey* – 3 metres to the nearest portion of the main *building*.
c)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot* line created by a utility notch
d)	Minimum *building* setback from a daylighting triangle – 0.6 metres.
e)	*Outdoor amenity space* shall be provided and shall be subject to the following provisions: i) The *Outdoor amenity space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony* ii) One *Outdoor amenity space* shall have a contiguous minimum area of 20 square metres iii) Notwithstanding any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
f)	For the purposes of this By-law, the *outdoor amenity space* shall include steps, partitions, railings, air conditioner units, planters, and any structural components
g)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more 3 metres wide.
h)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot* line created by a utility notch
i)	The minimum *exterior side yard* setback for a *driveway* or parking pad crossing the rear *lot* line – 1.0 metre

i)	Notwithstanding k) below, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of said rooftop access does not exceed 12 square metres and shall not be considered an additional *storey*.
j)	Special Provisions #4 and #5 of Table B5 shall not apply
k)	Maximum *height* – the lesser of 12.5 metres or 4 *storey*s

Exception 7.639	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** R1-F25
File ZA 18 181743		Amending By-law 2021-6

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-6 and denoted by the symbol *639.	
7.639.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	One *Single Detached Dwelling*, designated under Part IV of the Ontario Heritage Act
b)	*Retail Store*
c)	*Personal Service Shops*
d)	*Home Occupations*
e)	*Home Child Care*
f)	One (1) *accessory dwelling unit*
7.639.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum required *lot area* – 0.1 hectare
b)	Minimum required *interior side yard* – 3.0 metres
c)	The south property line shall be the *front lot line*

Exception 7.640	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** R2-LA
File ZA 18 181743		Amending By-law 2021-6

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-6 and denoted by the symbol *640.	
7.640.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Townhouse dwellings*
b)	One (1) *Accessory Dwelling Unit* within a *townhouse dwelling*
c)	*Home Occupations*
d)	*Home Child Care*
7.640.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Special Provision # 2 of Table B4 (Part 2) shall not apply
b)	Minimum required *lot frontage* – 6.0 metres
c)	Minimum required *front yard* – 3 metres
d)	Minimum Required r*ear yard* - 0.6 metres
e)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony;* ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres; iii) Notwithstanding 7.640.2 e) ii) above, no more than two (2) units per *building* may have a minimum contiguous *Outdoor Amenity Space* of 15 square metres; and, iv) The minimum combined *Outdoor Amenity Space* per unit shall be 25 square metres
f)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot* line created by a utility notch
g)	Maximum height – 14.5 metres
h)	Maximum number of *townhouse* units in a *building* – 8 units
i)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide

Exception 7.641	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** R2-S
File ZA 18 181743		Amending By-law 2021-6

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule A' attached to By-law 2021-6 and denoted by the symbol *641.	
7.641.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Single Detached Dwellings*
b)	One (1) *accessory dwelling unit*
c)	*Home Occupations*
d)	*Home Child Care*
7.641.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage* – 9.1 metres
c)	Minimum required *lot frontage* on a *corner lot* – 11.8 metres
d)	Minimum *front yard* setback – 4 metres
e)	Minimum *rear yard* setback – 6 metres
f)	Maximum *Garage width:* i) 5.8 metres for *lot*s having a minimum frontage of 11.6 metres ii) 3.5 metres for *lot*s having a minimum *lot* frontage of less than 11.6 metres
g)	Maximum *height* – 12.5 metres
h)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide
i)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lot*s that are 10.1 metres or greater, a minimum 30 percent *soft landscaping* shall be provided in the *front* or *exterior side yard* in which the driveway is located

Exception 7.642	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** R2-S
File ZA 18 181743		Amending By-law 2021-6
Notwithstanding any other provisions of By-law177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-6 and denoted by the symbol *642.		
7.642.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	*Townhouse dwellings*	
b)	One (1) *accessory dwelling unit* within a *townhouse dwelling*	
c)	*Home Occupations*	
d)	*Home Child Care*	
7.642.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s	
b)	Minimum required *lot frontage* - 7.0 metres per unit on an *interior lot,* 8.10 metres per end unit on an *exterior lot* or on a *corner lot*	
c)	Maximum *height* - 12.5 metres	
d)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.	
e)	Maximum number of townhouse dwelling units in a *building* - 8 units	

Exception 7.643	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** R2-S
File ZA 18 181743		Amending By-law 2021-6

Notwithstanding any other provisions of By-law177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-6 and denoted by the symbol *643.	
7.643.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Townhouse dwellings*
b)	*Home Occupations*
c)	*Home Child Care*
7.643.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage* - 6.7 metres per unit on an *interior lot,* 8.10 metres per end unit on an *interior lot* or on a *corner lot*
c)	Minimum *rear yard* – 0 metres
d)	Notwithstanding the definition of *townhouse dwelling*, units are not required to provide direct access to the rear yard
e)	*Townhouse dwellings* must share a common wall above grade with a *townhouse dwelling* to the rear
f)	Maximum *height* – 13.5 metres
g)	*Outdoor Amenity Space* may be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* may be located on a *balcony*, *porch* or rooftop; ii) The minimum combined *Outdoor Amenity Space* per unit shall be 15 square metres; iii) The *Outdoor Amenity Space* shall have a contiguous minimum area of 6 square metres; and, iv) The *Outdoor Amenity Space* shall have a minimum depth of 1.8 metres
h)	Maximum number of units in a *building* – 12 units
i)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide

Exception 7.644	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** G
File ZA 18 181743		Amending By-law 2021-6
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2021-6 and denoted by the symbol *644.		
7.644.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Equipment related to a thermal energy system fed by geothermal energy	
7.644.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Equipment related to a thermal energy system located above grade shall be a minimum of 1 metre from a residential zone	

Exception 7.645	**Kingsberg Warden Development Inc. 3882 Highway 7**	**Parent Zone R3**
File ZA 18 233310		Amending By-law 2020-09

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2020-09. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.645.1 Special Zone Standards

The following special zone standards shall apply:

a)	The provisions of Table B5 shall not apply
b)	Maximum *Floor Space Index (FSI*) – 3.8
c)	Minimum required *rear yard* setback – 7.5 metres
d)	Minimum required *front yard* setback – 1.6 metres
e)	Minimum required *interior side yard* – 4.0 metres
f)	Maximum *height* – 30.0 metres
g)	Angular P*lane* means an imaginary line that originates from a *lot line* and inclines at an angle identified below, across the entire *lot*. No portion of a *building* or *structure* may extend above the angular p*lane* i) *Rear lot line* – 45 degrees ii) Westerly *lot line* – 73 degrees
h)	Notwithstanding g) ii) above, the maximum height of any portion of a *building* within 13.5 metres of the westerly side *lot* line, greater than 21.8 metres from the front *lot* line, and greater than 33.6 metres from the rear *lot* line, shall be 9.5 metres
i)	the maximum number of *dwelling units* – 91
j)	Minimum *outdoor amenity space* of – 230 square metres
k)	Notwithstanding section 6.6.1.a.i, an architectural feature may encroach into the required *front yard* and be located 0.6 metres from the *front lot line*

Exception 7.646	**Uptown Green Garden Inc. 9332, 9336 and 9346 Kennedy Road**	**Parent Zone NC**
File ZA 18 182671		Amending By-law 2020-13

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2020-13. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.646.1 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned NC3*646 shall be deemed to be one *lot* for the purposes of this By-law
b)	For the purposes of this By-law, the provisions of Section 6.9.2 shall not apply.
c)	Minimum required *number of loading spaces* – 1
d)	Maximum number of *dwelling units* – 269
e)	Maximum *floor space index* (FSI) – 3.1
f)	Notwithstanding the provisions of table B7 P), no portion of a *building* shall exceed a maximum 224 metres above sea level, geodetic datum
g)	Minimum required parking: *Apartment dwellings:* - 1 space per *dwelling unit* plus 0.15 spaces per *dwelling unit* for visitors Any other permitted uses identified in Table B of By-law 28-97: - 1 space per 30 square metres
h)	Minimum *gross floor area* of non-residential uses – 60 square metres

Exception 7.647	Condor Properties Ltd. 25 Langstaff Road	Parent Zone CA4
File ZA 18 162178		Amending By-law 2020-11

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *647 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.647.1 Only Permitted Uses

The following are the only permitted uses:

	Residential Uses
a)	*Apartment Dwellings*
b)	*Multiple Dwellings*
c)	*Home Occupations*
d)	*Home Child Care*
	Non-Residential Uses
d)	Art Galleries
e)	Community Centres
f)	Libraries
g)	*Museums*
h)	*Non-Profit Fitness Centres*
i)	*Schools, Public*
j)	*Business Offices*
k)	*Commercial Fitness Centres*
l)	*Day Nurseries*
m)	*Financial Institutions*
o)	*Medical Offices*
p)	*Parking Garages*
q)	*Personal Service Shops*
r)	*Places of Amusement*
s)	*Places of Entertainment*
t)	*Places of Worship*
u)	*Private Clubs*
v)	*Recreational Establishments*
w)	*Repair Shops*
x)	*Restaurants*
y)	*Retail Stores*
z)	*Schools, Commercial*
aa)	*Schools, Private*
bb)	*Supermarkets*
cc)	*Veterinary Clinics*

7.647.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this by-law, the south *lot line* shall be deemed to be the *front lot line* notwithstanding any further division of the land
b)	Non-residential uses are permitted only in the first and second *storey* of a *building.*
c)	Minimum *gross floor area* for non-residential uses including *public uses* – 930 square metres
d)	The minimum *gross floor area* non-residential use including public uses outlined in c) above shall be located on the *first storey*
e)	Maximum *gross floor area* for any individual *retail store* or *supermarket* - 1870 square metres
f)	Minimum indoor communal amenity area required – 1365 square metres
g)	Minimum outdoor communal amenity area required – 1365 square metres
h)	Minimum setback to the *first storey* i) *Front yard* - 2.5 metres ii) Easterly *yard* – 2 metres iii) Northerly *yard* – 2 metres iv) Westerly *yard* – 0.3 metres
i)	Minimum setback to all *storeys* above the first *storey* – 0.1 metres
j)	Maximum *building* height inclusive of mechanical penthouse or architectural features: i) 33 metres ii) For portions of a *building* within 35 metres of the northerly and easterly yards – 163 metres iii) For portions of a *building* within 35 metres of the southerly yard and 45 metres of the westerly yard – 163 metres
k)	Minimum setback between portions of a *building* above 33 metres, described in section j) ii) and j) iii) above – 25 metres
l)	Notwithstanding k) above, *balconies* and *porches* are permitted to project 1.5 metres from the main wall of a *building* into the *setback* between portions of a *building*
m)	The minimum vertical distance between the floor and the ceiling of the *first storey* shall be 3.5 metres non-inclusive of dropped bulkheads
n)	The minimum vertical distance between the floor and the ceiling of the second *storey* shall be 2.7 metres non-inclusive of dropped bulkheads
o)	Maximum *floor space index* – 15.5
p)	Minimum *landscaped open space* – 10 percent
q)	Minimum number of *parking spaces* per *dwelling unit* – 0.5 *parking spaces* per unit;
r)	Minimum number of *parking spaces* for visitor and non-residential uses within a *building* - 0.15 *parking spaces* per unit
s)	All required *accessible parking spaces* shall be located the lands zoned CA4*647
t)	Minimum number of bicycle storage spaces – 0.25 bicycle storage spaces per *unit*
u)	18 *parking spaces* may be provided in *tandem*
v)	The provisions of Table A2 and Table B7 shall not apply.

Exception 7.648	**Berczy Warden Holdings Inc.** 10348 Warden Ave.	**Parent Zone** R2-S
File ZA 18 235516		Amending By-law 2021-46

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-46 and denoted by the symbol *648.

7.648.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) *accessory dwelling unit*
c)	*Home Occupation*
d)	*Home Child Care*

7.648.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage*– 9.1 metres
c)	Minimum required *front yard setback* – 4.0 metres
d)	Maximum g*arage width:* i) 5.8 metres for *lot*s having a minimum *frontage* of 11.6 metres or greater ii) 3.5 metres for *lot*s having a *lot frontage* of less than 11.6 metres
e)	Minimum required *rear yard setback* – 6.0 metres
f)	Maximum *height* – the lesser of 12.5 metres or 3 *storeys*
g)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
h)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lots* that are 11.6 metres or less, a minimum 25 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located. For *lots* that are greater than 11.6 metres 40 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located

Exception 7.649	**Berczy Warden Holdings Inc.** 10348 Warden Ave.	**Parent Zone** CA2
File ZA 18 235516		Amending By-law 2021-46

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-46 and denoted by the symbol *649.

7.649.1 Additional Permitted Uses

The following are the only uses are permitted:

	Residential Uses
a)	*Apartment Dwellings*
b)	*Multiple Dwellings*
c)	*Child Care Centre*
d)	*Home Occupations*
	Non-Residential Uses
e)	*Retail Stores*
f)	*Commercial Fitness Centres*
g)	*Art Galleries*
h)	*Parking Garages*
i)	*Financial Institutions*
j)	*Medical Offices*
k)	*Business Offices*
l)	*Personal Service Shop*
m)	*Places of Worship*
n)	*Restaurants*
o)	*Private School*
p)	*Public School*
q)	*Commercial School*
r)	*Supermarkets*
s)	*Veterinary Clinics*

7.649.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Special Provision #7 of Table A2 shall not apply.
b)	The maximum *net floor area* permitted for individual *retail store*, *supermarket*, or *personal service shop* premises is 2,000 square metres
c)	*Place of worship*, and *Public* or *Private Schools* are only permitted: i) Within a *building* containing other uses ii) On a *lot* fronting onto an Arterial or Major Collector road, as shown on the Schedules to the City of Markham Official Plan.
d)	*Multiple Dwellings* in the form of back to back townhouses are not permitted.
e)	Only Residential Uses and Business Offices are permitted above the second *storey*.
f)	Maximum *height* - 19.5 metres, except for *building*s fronting arterial roads, as shown on the Schedules to the City of Markham Official Plan, which are permitted a maximum *building height* of 25.5 metres.

Exception 7.650	**Berczy Warden Holdings Inc.** 10348 Warden Ave.	**Parent Zone** R2-LA
File ZA 18 235516		Amending By-law 2021-46

Notwithstanding any other provisions of By-law,177-96 and Table B4 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-46 and denoted by the symbol *650.

7.650.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) *accessory dwelling unit* per *lot*.
c)	*Home Occupation*
d)	*Home Child Care*

7.650.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Special Provision #2 of Table B4 shall not apply
b)	Minimum *lot frontage* for *townhouse dwellings*: i) 4.5 metres per unit on an *interior lot*; ii) 5.7 metres per end unit on an *interior lot*; iii) 6.9 metres per end unit on a *corner lot*.
c)	Minimum required *rear yard*: i) 0.6 metres ii) Any *storey* above the *first storey*: 3 metres to the nearest portion of the *main building*.
d)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony;* ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres iii) Notwithstanding any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and balconies are not required to be cantilevered
e)	For the purposes of this By-law, the *outdoor amenity space* shall include steps, partitions, railings, air conditioner units, and planters
f)	Maximum *height* – the lesser of 12.5 metres or 3 *storeys*
g)	Notwithstanding d) above, portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.
h)	Maximum number of *townhouse dwellings* in a *building*– 9 units
i)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior* or *rear yard* provided such window bays extend no more than 0.6 metres into the required yard and are no more than 3 metres wide

j)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot* line created by a utility notch
k)	Minimum *building* setback from a daylighting triangle – 0.6 metres.
l)	The minimum *exterior side yard* setback for a *driveway* or *parking pad* crossing the *rear lot line* – 1.0 metre

Exception 7.651	**Berczy Warden Holdings Inc.** 10348 Warden Ave.	**Parent Zone** R3
File ZA 18 235516		Amending By-law 2021-46

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-46 and denoted by the symbol *651.

7.651.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Triplex Dwellings*
c)	*Fourplex Dwellings*
d)	*Multiple Dwellings*
e)	*Apartment Dwellings*
f)	*Home Occupation*
g)	*Home Child Care*
h)	One (1) *accessory dwelling* unit located within a *Townhouse Dwelling*

7.651.2 Special Zone Standards

The following specific Zone Standards shall apply:

The following provisions shall apply to *townhouse dwellings*:

a)	Minimum *lot frontage* for a *townhouse dwelling* accessed by a *lane*: i) 4.5 metres per unit on an interior *lot*: ii) 5.2 metres per end unit on an interior *lot*; iii) 6.4 metres per end unit on a corner *lot*.
b)	Minimum Required *Rear yard:* i) 0.6 metres ii) Any *storey* above the first *storey* - 3 metres to the nearest portion of the main *building*.
c)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony;* ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres iii) Notwithstanding any other provisions in this by-law, decks are permitted to be located above the first *storey,* and balconies are not required to be cantilevered
d)	For the purposes of this By-law, the *outdoor amenity space* shall include steps, partitions, railings, air conditioner units, and planters
e)	Maximum *height* – the lesser of 12.5 metres or 3 *storey*s
f)	Notwithstanding e) above, portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.

g)	Special Provisions #4 and #5 of Table B5 shall not apply
The following provisions apply to Triplex, Fourplex, Multiple, and Apartment Dwellings:	
a)	Maximum *height* – 16 metres
b)	Special Provisions #4 and #5 of Table B5 shall not apply
c)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot* line created by a utility notch
d)	Minimum *building* setback from a daylighting triangle – 0.6 metres

Exception 7.652	**Berczy Warden Holdings Inc.** 10348 Warden Ave.	**Parent Zone** R2-S
File ZA 18 235516		Amending By-law 2021-46

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-46 and denoted by the symbol *652.

7.652.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.652.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum *rear yard* – 0 metres
c)	Minimum required *lot frontage:* i) 6.7 metres on an interior *lot* ii) 8.1 metres on an interior end unit or a corner *lot*
d)	Notwithstanding the definition of a *townhouse dwelling*, units are not required to provide direct access to the *rear yard*
e)	*Townhouse dwellings* must share a common wall above grade with a *townhouse dwellings* to the rear
f)	Minimum required *interior side yard* for *Townhouse dwellings*: i) 0.0 metres for interior unit ii) 1.2 metres for an end unit
g)	Maximum number of Townhouse *dwellings* in a *building* – 12 units
h)	Maximum *height* – the lesser of 12.5 metres or 3 *storey*s
i)	Notwithstanding h) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.
j)	Non-cantilevered window bays are permitted to encroach into a required *front yard,* or *exterior side yard* provided such window bays extend no more than 0.6 metres into the required yard and are no more than 3 metres wide.
k)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 10 square metres; and,

	iii) The minimum combined *Outdoor Amenity Space* per unit shall be 15 square metres.
l)	For the purposes of this By-law, the *outdoor amenity space* shall include steps, partitions, railings, air conditioner units, and planters
m)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lot*s with a *frontage* of less than 10.1 metres, a minimum 20 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located

Exception 7.653	Berczy Warden Holdings Inc. 10348 Warden Ave.	Parent Zone R2-S
File ZA 18 235516		Amending By-law 2021-46

Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-46 and denoted by the symbol *653.

7.653.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) *accessory dwelling unit*
c)	*Home Occupation*
d)	*Home Child Care*

7.653.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage*– 9.1 metres
c)	Minimum required *front yard setback* – 4.0 metres
d)	Maximum g*arage width:* i) 5.8 metres for *lot*s having a minimum *frontage* of 11.6 metres ii) 3.5 metres for *lot*s having a minimum *lot frontage* of less than 11.6 m
e)	Minimum required *rear yard setback* – 6.0 metres
f)	Maximum *height* – 14.5 metres
g)	Notwithstanding f) above, for the purposes of this By-law, a basement with direct access to grade at the rear of a *dwelling*, which is partially or fully below grade at the front of the *dwelling*, shall not be considered a *storey*
h)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
i)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lot*s that are 11.6 metres or less, a minimum 25 percent soft *landscaping* shall be provided in the front or exterior side yard in which the *driveway* is located. For *lot*s that are greater than 11.6 metres 40 percent soft *landscaping* shall be provided in the front or exterior side yard in which the *driveway* is located

7.654 RESERVED
7.655 RESERVED

Exception 7.656	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone R2-LA
File ZA 18 154617		Amending By-law 2020-74

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *656 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.	
7.656.1 Additional Permitted Uses	
a)	One (1) *Accessory Dwelling Unit*
7.656.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	An attached *private garage* is permitted, providing it is accessed by a *lane*
b)	*Dwelling units* are permitted to be located above a *detached garage*
c)	Minimum *rear yard* – 13.0 metres, except that the minimum *rear yard* for an attached *private garage* and any living space located above is 0.6 metres
d)	Maximum *Building Height* - 13.0 metres
e)	Maximum *Building Height* of a detached *Private Garage* and any *dwelling unit* above a *detached garage* - 9.0 metres to a maximum of 2 *storeys*
f)	For *detached dwellings* with an attached *private garage*, *outdoor amenity space* is required as follows: (i) Minimum *Outdoor Amenity Space* area - 30.0 square metres; (ii) Required Location of *Outdoor Amenity Space* - Shall not be located above a *private garage*, in the front or rear yard, or between a garage and a side yard. (iii) Minimum width of *Outdoor Amenity Space*, as measured from one side yard - 5.0 metres.
g)	An attached or detached *private garage* may share one common wall with a *private garage* on an adjacent *lot*
h)	Section 6.3.1.7 shall not apply
i)	*Minimum* width of *Parking Pad* - 2.5 metres

Exception 7.657	**Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)**	**Parent Zone** R2-LA
File ZA 18 154617		Amending By-law 2020-74

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *657 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.	
7.657.1 Only Permitted Uses	
a)	*Townhouse Dwellings*
b)	*Single Detached Dwellings,* designated under Part IV of the Ontario Heritage Act
c)	*Home Occupations*
d)	*Home Child Care*
e)	One (1) *Accessory Dwelling Unit*
7.657.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum *Rear Yard* 13.0 metres;
b)	Maximum *Building Height* – 14 metres to a maximum of three *storeys*
c)	Maximum *Building Height* of a detached *private garage* – 9.0 metres to a maximum of 2 *storeys*
d)	A detached *private garage* may share one common wall with a *private garage* on an adjacent *lot.*
e)	Section 6.3.1.7 shall not apply
f)	*Minimum* width of *Parking Pad* – 2.5 metres
g)	*Townhouse Dwellings* with attached *private garage* are permitted and subject to the requirements of the R2-LA*658 Zone
h)	*Single Detached Dwellings* are subject to the R2 requirements in Table B2

Exception 7.658	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone R2-LA
File ZA 18 154617		Amending By-law 2020-74

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *658 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.

7.658.1 Permitted Uses

a) *Townhouse Dwellings*

b) *Single Detached Dwellings,* designated under Part IV of the Ontario Heritage Act

c) *Home Occupations*

d) *Home Child Care*

e) One (1) *Accessory Dwelling Unit*

7.658.2 Special Zone Standards

The following specific Zone Standards shall apply:

a) An attached *private garage* is permitted, providing it is accessed by a *lane;*

b) Minimum *Rear Yard* – 5.8 metres

c) Maximum *Building Height* – 14 metres;

d) *Outdoor Amenity Space* shall be provided and shall be subject to the following provisions:
   (i) The *Outdoor Amenity Space* shall be located above a *private garage* and/or be located on a *balcony* or raised platform; and
   (ii) One (1) *Outdoor Amenity Space* area shall have a minimum area of 20 square metres
   (iii) *Outdoor Amenity Space* located on a *balcony* or raised platform may encroach into the require *rear yard,* provided it is setback a minimum of 1.2 metres from the *rear lot line*

e) Any part of a *building, outdoor amenity space, private garage* or *driveway* adjacent to a hydro transformer notch may encroach into the required *interior side yard* or *rear yard* to the *lot line*.

f) *Townhouse Dwellings* with detached *private garages* are permitted and subject to the requirements of the R2-LA*657 Zone

g) *Single Detached Dwellings* are subject to the R2 requirements in Table B2

Exception 7.659	**Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)**	**Parent Zone** R3
File ZA 18 154617		Amending By-law 2020-74

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *659 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.	
7.659.1 Permitted Uses	
a)	*Multiple Dwellings*
b)	*Single Detached Dwellings,* designated under Part IV of the Ontario Heritage Act
c)	*Home Occupations*
d)	*Home Child Care*
7.659.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum *Lot Frontage* – Not applicable;
b)	Minimum *Front Yard* – 1.5 metres
c)	Minimum *Rear Yard* – 4.0 metres, except that the *minimum rear yard* for the *first storey* is 5.8 metres;
d)	Maximum *Building Height* – 16 metres;
e)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: (i) The *Outdoor Amenity Space* shall be located above a *private garage* and/or be located on a *balcony* or raised platform; and (ii) The *Outdoor Amenity Space* shall have a combined minimum area of 13 square metres per unit
f)	*Single Detached Dwellings* are subject to the R2 requirements in Table B2

Exception 7.660	**Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)**	**Parent Zone** CA2
File ZA 18 154617		Amending By-law 2020-74

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *660 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.	
7.660.1 Only Permitted Uses	
a)	*Apartment dwellings*
b)	*Multiple dwellings*
c)	*Business offices*
d)	*Commercial fitness centres*
e)	*Commercial schools*
f)	*Day care centres*
g)	*Financial institutions*
h)	*Medical offices*
i)	*Personal services shop*
j)	*Places of worship*
k)	*Private schools*
l)	*Restaurants*
m)	*Retail stores*
7.660.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum *Floor Space Index* – 2.5
b)	Minimum number of *storeys* – 4, except for *buildings* fronting Highway 7 which require a minimum of 8 *storeys*
c)	Maximum number of *storeys* – 12
d)	Minimum and Maximum *Building Heights* – not applicable
e)	Highway 7 is deemed to be the *front lot line*
f)	Minimum *front yard* – 4.5 metres
g)	Minimum setback to any other *streetline* – 2.5 metres
h)	Non-residential uses listed in section 7.600 c) to l) are only permitted on the first or second *storey* of a *building*.

ception 7.661	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone BP
File ZA 18 154617		Amending By-law 2020-74
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *661 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.661.1 Permitted Uses		
a)	*Business Offices*	
b)	Data Processing and related facilities	
c)	*Medical Offices*	
d)	Research and training facilities	
e)	*Commercial Schools,* located on the first and second storey of an *office building*	
f)	*Child Care Centres,* located on the first and second storey of an office *building*	
g)	*Financial Institutions*	
h)	*Personal Service Shops,* located on the first and second storey of an office *building*	
i)	*Restaurants* located on the first and second storey of an office *building*	
j)	*Retail Stores,* located on the first and second storey of an office *building*	
7.661.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum *Floor Space Index* – 2.5	
b)	Minimum number of *Storeys* – 5	
c)	Maximum number of *Storeys* – 10	
d)	Minimum setback from any *streetline* – 2.5 metres	
e)	A minimum of 55 percent of the total ground floor area of a *building* shall contain the uses listed in Section 7.661.1 e) to j)	

Exception 7.662	**Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)**	**Parent Zone** BP
File ZA 18 154617		Amending By-law 2020-74

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *662 as shown on "Schedule A' to this By-law subject to any holding provisions applying to the subject lands.

7.662.1 Only Permitted Uses

a)	*Business Offices*
b)	Data Processing and related facilities
c)	*Child Care Centres*
d)	*Financial Institutions*
e)	*Industrial Uses*
f)	*Medical Offices*
g)	*Personal Service Shops,* located within an *office building*
h)	Research and training facilities
i)	*Retail Stores,* located within an *office building*

7.662.1 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum *Floor Space Index* – 1.0
b)	Maximum number of *Storeys* – 10
c)	*Retail* uses are only permitted as an *accessory use* to an *industrial use* provided, they occupy less than 50 percent of the *gross floor area* of the *industrial use.*

7.663 RESERVED
7.664 RESERVED
7.665 RESERVED

Exception 7.666	**Clera Holdings Inc. Block 81, 65M-4033 Woodbine Avenue**	**Parent Zone** BC
File PLAN 19 123509		Amending By-law 2020-102

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *666 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.666.1 Additional Permitted Uses

Notwithstanding any provisions of this By-law, the following uses shall be permitted in addition to the permitted uses in Table A4:

a) *Child Care Centre*

b) *Supermarket*

7.666.2 Special Zone Standards

The following special zone standards shall apply:

a) The provisions of Table A4, Special Provision 5 and 6 shall not apply

b) Minimum required *front yard* – 5.0 metres

c) Maximum *front yard* – 26.0 metres

d) Maximum *depth* of the *parking area* in the *front yard* – *18.5* metres

e) Minimum required width of *landscaping* adjacent to *front lot line* – 3.0 metres

f) Driveways and ramps that provide access to the *lot* from the street are permitted to cross required *landscaping*

g) A maximum of 20 percent of the total *gross floor area* of all *building*s may be devoted to *restaurants* and *take-out restaurants*

h) Child Care Centres are only permitted in a *building* containing a minimum of 180 square metres of *business office use*

i) *Retail stores and supermarkets* are only permitted subject to the following:

   i) A retail store shall be limited to a maximum gross floor area of 1,000 square metres per premises unless the retail store is an office supply or computer supply store which may have a maximum gross floor area of up to 3,000 square metres per premises
   ii) A supermarket shall be limited to a maximum gross floor area of 1,000 square metres per premises
   iii) Maximum of 50 percent of the gross floor area of each multiple-unit *building* or 3,000 square metres per multiple-unit *building*, whichever is less
   iv) Maximum of 3,000 square metres of gross floor area

Exception 7.667	**Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd., Treelawn Construction Ltd. South side of Elgin Mills Rd. E., East of the Hydro Corridor**	**Parent Zone** R2-S
File ZA 18 181743		Amending By-law 2021-6

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-6 and denoted by the symbol *667.

7.667.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse dwellings*
b)	One (1) *Accessory Dwelling Unit* within a *townhouse dwelling*
c)	*Home Occupations*
d)	*Home Child Care*

7.667.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned Residential Two – Special*667 (R2-S*667) Zone shall be deemed to be one *lot* for the purposes of this By-law
b)	Special Provision # 2 of Table B4 (Part 2) shall not apply
c)	For the purposes of this By-law, the *lot line* abutting Elgin Mills East shall be deemed the *front lot line*
d)	Minimum *lot* frontage – 65 metres
e)	Minimum required setbacks: i) *front yard* – 3 metres ii) *rear yard* – 3 metres iii) west *side yard* – 1.2 metres iv) east *side yard* – 3 metres v) setback from any other *public street* – 3 metres
f)	Minimum required distance separation between *building*s – 3 metres
g)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres;

	iii) Notwithstanding 7.640.2 g) ii) above, no more than two (2) units per *building* may have a minimum contiguous *Outdoor Amenity Space* of 15 square metres; and, iv) The minimum combined *Outdoor Amenity Space* per unit shall be 25 square metres
h)	Maximum height – 14.5 metres
i)	Maximum number of *townhouse* units in a *building* – 8 units

7.668 RESERVED
7.669 RESERVED

Exception 7.670	**Leporis Construction Inc. 2705 and 2755 Elgin Mills Road East**	**Parent Zone BC**
File ZA 16 137567		Amending By-law 2023-7

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *670 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.670.1 Additional Permitted Uses	
a)	*Child Care Centre*
b)	*Place of Amusement*
c)	*Place of Entertainment*
d)	*Kennel, Day*
e)	Pet Grooming
7.670.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *670 shall be deemed to be one *lot* for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *670 as a whole and not to any subdivided part thereof.
b)	For the purposes of this By-law, the *lot line* abutting Elgin Mills Road East shall be deemed to be the *front lot line*.
c)	For the purposes of this By-law, the southern *lot line* shall be deemed to be the *rear lot line*.
d)	Maximum building *height*: i) Office building – 21 metres ii) All other buildings – 14 metres
e)	Maximum front yard shall not apply.
f)	Maximum depth of parking area in the front yard shall not apply.
g)	Maximum depth of parking area in the rear yard shall be 18 metres.
h)	The minimum required width of landscaping shall be: i) Adjacent to the front lot line – 5.5 metres ii) Adjacent to the rear lot line – 6.0 metres, except where the lot line is abutting the bulb of a cul-de-sac, in which case the minimum width shall be 0 metres iii) Adjacent to any other lot line – 1.2 metres
i)	Within 40 metres of the Elgin Mills Road East streetline, the following additional provisions shall apply: i. Minimum building height – 8.0 metres ii. Maximum setback from front lot line – 6.0 metres iii. Drive-through service facilities and queuing lanes are not permitted within 5.5 metres of the front lot line.
j)	Special Provisions #3, #5, and #6 of Table A4 shall not apply.

k)	Retail stores are only permitted subject to the following: i) A retail store shall have a minimum gross floor area of 150 square metres per premises; ii) In all building types, a retail store shall have a maximum gross floor area of 1,000 square metres per premises unless the retail store is an office supply or computer supply store which may have a maximum gross floor area of up to 3,000 square metres per premises; iii) The total combined gross floor area for all individual retail store premises shall not exceed 30 percent of the combined gross floor area of all buildings.
l)	Notwithstanding Section 6.9, where one loading space is required in accordance with section 6.9.1, the minimum size of the loading space shall be not less than 5.8 metres long, 3.5 metres wide, and have a vertical clearance of not less than 4.2 metres
m)	At least 40 percent of the surface area of each wall facing Elgin Mills Road East which are within 30 metres of Elgin Mills Road East shall be comprised of openings. This provision only applies to that portion of the wall that is within 3.0 metres of established grade. For the purposes of this provision, “openings” are spaces/perforations in walls that contain windows, doors, or entrance features, or any combination thereof, and may contain spandrel glass.

Exception 7.671	Leporis Construction Inc. 2705 and 2755 Elgin Mills Road East	Parent Zone BP
File ZA 16 137567		Amending By-law 2023-7

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *671 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.671.1 Additional Permitted Uses

a)	*Child Care Centre*
b)	*Place of Entertainment*
c)	*Schools, Commercial*
d)	*Commercial Fitness Centre*

7.671.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *671 shall be deemed to be one *lot* for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *671 as a whole and not to any subdivided part thereof.
b)	Maximum Depth of *parking area* in the *front yard* shall be 18 metres.
c)	A *Place of Entertainment* shall only be located within an office *building* or a *building* containing a *hotel*
d)	The minimum required width of *landscaping* shall be: i. Adjacent to any *lot line* not abutting a street – 0.0 metres ii. Adjacent to a *lot line* abutting the bulb of a cul-de-sac – 0.0 metres
e)	The maximum floor space index shall be 2.0
f)	For lands zoned with Exception *671, Special Provision #2 of Table A4 shall be replaced with the following: “An accessory retail store in which goods produced and/or stored in a building containing an industrial use is permitted provided the retail store has a net floor area that does not exceed the lessor of 500 square metres or 15 percent of the net floor area of the building containing the industrial use.”
g)	Special Provision #3 of Table A4 shall not apply.
h)	Maximum building height – 15 metres

Exception 7.672	**Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy** **LPAT ORDER – PL170580**	**Parent Zone** R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, including the provisions of *609 and *620, the following provisions shall apply to the land denoted by the symbol *672 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.672.1 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum require *rear yard*: i) To the second *storey* – 2.4 metres ii) All other *storeys* – 0.6 metres
b)	*Outdoor Amenity Space for single detached dwellings* shall be provided and shall be subject to the following provisions: i) *Outdoor Amenity Space* may be located above a *private garage* and/or be located on a *balcony*, ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 9 square metres, iii) *Outdoor Amenity Space* located on a *balcony* or raised platform may encroach into the required *rear yard*, provided it is setback a minimum of 0.6 metres from the *rear lot line*.

Exception 7.673	**Sixteenth Land Holdings Inc North of 16th Ave, West of Kennedy** **LPAT ORDER – PL170580**	**Parent Zone** R2-S
File ZA 16 179225		Tribunal Order Amending By-law 2020-66

Notwithstanding any other provisions of this By-law, including the provisions of *609 and *620, the following provisions shall apply to the land denoted by the symbol *673 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.673.1 Special Zone Standards

The following special zone standards shall apply:

a) Minimum require *rear yard*:
   i) To the *first storey* – 0.6 metres
   ii) To all *storeys* above the *first storey* – 3.5 metres

b) *Outdoor Amenity Space for single detached dwellings* shall be provided and shall be subject to the following provisions:
   i) *Outdoor Amenity Space* may be located above a *private garage* and/or be located on a *balcony*,
   ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 14 square metres,
   iii) *Outdoor Amenity Space* located on a *balcony* or raised platform may encroach into the required *rear yard*, provided it is setback a minimum of 0.6 metres from the *rear lot line*.

EXCEPTION 674 – RESERVED
EXCEPTION 675 – RESERVED
EXCEPTION 676 – RESERVED

Exception 7.677	**Garden Homes (Markham) Inc. Southeast corner of Main Street South and Mill Street (73 Main Street South) Townhouse Dwellings**	**Parent Zone R2**
File ZA 17 157341		Amending By- law 2023-28

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the lands denoted by the symbol *677 on the schedule to this By-law.

7.677.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*
d)	One (1) *Accessory Dwelling* unit within a *Townhouse Dwelling*

7.677.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *677 shall be deemed to be one lot for the purposes of this By-law.
b)	For the Purposes of this by-law, the lot lines abutting Main Street S. shall be deemed to be the front lot line.
c)	Minimum *lot frontage* – 40 metres
d)	Minimum required *yard:* i) Front Yard - 2.0 metres ii) Interior Side Yard – 6 metres iii) Notwithstanding ii) above, southerly interior side yard – 1.8 metres iv) Exterior side yard – 0.0 metres
e)	Maximum *garage width:* i) 3.1 metres ii) Notwithstanding i) above, a maximum of 7 units are permitted a maximum garage width of 5.5 metres
f)	Maximum *height*: i) 12 metres ii) Within 30 metres of the front lot line – 13 metres
g)	Maximum number of *townhouse dwelling units* – 13
h)	Retaining Walls may encroach into any required yard.
i)	Minimum outdoor amenity space for a townhouse unit – 11 square metres

Exception 7.678	**Garden Homes (Markham) inc. Southeast corner of Main Street South and Mill Street (73 Main Street South) Single Detached Dwelling**	**Parent Zone R2**
File ZA 17 157341		Amending By-law 2023-28
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the lands denoted by the symbol *678 on the schedule to this By-law.		
7.678.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwelling*	
b)	*Home Occupations*	
c)	*Home Child Care*	
d)	*One (1) Accessory Dwelling Unit*	
7.678.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum *lot frontage* – 9.15 metres	
b)	Special Provision #4 of Table B2 shall not apply	
c)	Retaining Walls may encroach into any required *yard*.	
d)	Maximum garage width on a lot that is not accessed by a lane – 5.6 metres;	
e)	Notwithstanding Section 6.2.2.a) to the contrary, for *porches* that are located in the *front yard* the floor of any *porch* that is located between the *main wall* of a *building* and a *streetline* shall extend at least 1.0 metres towards the *streetline* from the *main wall* that abuts the *porch*. Windows, stairs, columns, pier and/or railings associated with the *porch* are permitted to encroach within this area.	
f)	Section 6.2.4.2.b) of By-law 28-97 shall not apply.	
g)	The maximum driveway width shall be 5.6 metres.	

Exception 7.679	**Garden Homes (Markham) inc. Southeast corner of Main Street South and Mill Street (73 Main Street South) Single Detached Dwelling**	**Parent Zone G**
File ZA 17 157341		Amending By-law 2023-28
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the lands denoted by the symbol *679 on the schedule to this By-law.		
7.679.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any other provisions within this by-law, private roads or driveways, guide rails, signage, fences, walkways, stairs, retaining walls, hard and soft landscaping, mail boxes, hydrants, light standards, benches, and other services and utilities required for the adjacent residential use are permitted within the G – Greenway Zone.	

Exception 7.680	FLATO Developments Inc. 2695 Elgin Mills Road East	Parent Zone BC
File PLAN 19 119540		Amending By-law 2023-51

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *680 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.680.1 Special Zone Standards

The following special zone standards shall apply:

a)	Maximum *front yard* shall not apply
b)	Maximum depth of *parking area* in the *front yard* shall not apply
c)	Maximum depth of *parking area* in the *exterior side yard* shall not apply
d)	Minimum required *exterior side yard* adjacent to Highway 404 – 14 metres
e)	Minimum required width of *landscaping* adjacent to *front lot line* – 18 metres
f)	Maximum building *height* – 27 metres
g)	*Retail* stores are only permitted subject to the following: i) Maximum of 1,000 square metres of *gross floor area* per *premises* ii) Maximum of 50 percent of the *gross floor* area of each *building* iii) Maximum of 3,000 square metres of *gross floor area*
h)	Places of worship are only permitted subject to the following: i) Located in a multiple unit building ii) Maximum 500 square metres of *gross floor area*
i)	Maximum *floor space index (FSI)* – 2.5
j)	Maximum number of required parking spaces - 120

Exception 7.681	**FLATO Developments Inc. 2695 Elgin Mills Road East**	**Parent Zone BP**
File PLAN 19 119540		Amending By-law 2023-51
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *681 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.681.1 Special Zone Standards		
The following special zone standards shall apply:		
Maximum depth of *parking area* in the *exterior side yard* shall not apply		
Minimum required *exterior side yard* adjacent to Highway 404 – 14 metres		
Maximum building *height* – 27 metres		
Maximum *floor space index (FSI)* – 2.5		

Exception 7.682	**Scardred 7 Company Limited 4038 and 4052 Highway 7 E**	**Parent Zone** R4
File PLAN 23 146079		Amending By-law 2024-83

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *682 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.682.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.682.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned *682 shall be deemed to be one lot for the purposes of this By-law.
b)	For the purpose of this by-law, the Alfredo Street *frontage* shall be deemed to be the *front lot line*
c)	Maximum number of *townhouse dwelling units* – 49
d)	Minimum width of a *townhouse dwelling* unit – 5.6 metres
e)	Maximum *building height* – 14 metres
f)	Minimum *front yard* setback – 3 m
g)	Minimum *exterior side yard* setback – 2 m
h)	Minimum *interior side yard* setback – 2 m
i)	Minimum *rear yard* setback – 6.5 m
j)	Minimum setback between the *main walls* of *buildings* containing *townhouse dwelling units* – 3.0 m
k)	Minimum number of parking spaces – i) 2 spaces per *dwelling unit* plus 0.18 spaces per *dwelling unit* for visitors ii) 5 percent of the required visitor spaces shall be provided as accessible spaces
l)	Minimum private *outdoor amenity space* – 7.0 square metres per unit
m)	Private *outdoor amenity space* may be provided on a deck, balcony, rooftop patio, or porch
n)	Minimum common *outdoor amenity space* – 420 square metres

o)	Notwithstanding Section 6.2.2 a) to the contrary, for *porches* that are located in the *front yard* the floor of any *porch* that is located between a *main wall* of a *building* and a *streetline* shall extend at least 1.0 metre towards the *streetline* from the *main wall* that abuts the *porch*. Windows, stairs, columns, piers and/or railings associated with the *porch* are permitted to encroach within this area
p)	Notwithstanding Section 6.2, the floor of the deck is permitted to be located above the first storey.
q)	For the purposes of this By-law, the provisions of Table B6 shall not apply

Exception 7.683	**Indrajit Chakraborty & Ujjaini Sircar** Southeast corner of 9th Line and 14th Avenue (*LOT* 5, CONCESSION 9) Part 1, Registered Plan 64R-2266	**Parent Zone** R1-F30
File ZA 19 126535		Amending By-law 2021-44

Notwithstanding any other provisions of By-law 177-96, as amended, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.683.1 Special Zone Standards

a)	Minimum *lot area*: 750 square metres
b)	Minimum required *front yard* on a *lot* not accessed by a *lane*: 3.2
c)	Minimum required *interior side yard* on a *lot* with a *lot frontage* of 12.0 metres or greater: 3 metres
d)	Minimum required *rear yard* on a *lot* not accessed by a *lane*: 7 metres

Exception 7.684	**Boxgrove Commercial East Inc. North-east corner of Copper Creek Drive and the private east-west driveway that connects Copper Creek Drive with Donald Cousens Parkway**	**Parent Zone** BC
File ZA 20 120313		Amending By-law 2021-77

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *684 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.684.1 Additional Permitted Uses

The following are additional permitted uses:

a)	*Commercial self-storage facility*
b)	*Restaurant*
c)	*Restaurant – take out*
d)	*Supermarket*
e)	*Child Care Centre*

7.684.2 Special Zone Standards

The following special zone standards shall apply to all uses:

a)	The south *lot line* shall be deemed to be the *front lot line*
b)	Maximum *Gross Floor Area* of a *commercial self-storage facility* – 12,500 square metres
d)	The provisions of table B8, E, J, K and L shall not apply
e)	Minimum required *front yard* – 0.8 metres
f)	Minimum required *rear yard* – 3.5 metres
g)	Notwithstanding f) above, the minimum *setback* for canopies and retaining walls in the *rear yard* – 0 metres
h)	Minimum number of *parking spaces* for *commercial self-storage facility* use – 15 *parking spaces*
I)	Special provision 6 of table A4 shall not apply

Exception 7.685	**1212763 Ontario Limited**	**Parent Zone** R1-F21
File ZA 19 142694		Amending By-law 2021-106

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-106 and denoted by the symbol *685.

7.685.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.685.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum required *rear yard* setback – 21.3 metres
b)	Notwithstanding Section 6.2.4.5 of By-law 28-97, a circular *driveway* is permitted where a *main building* is setback 7.0 metres from a *front lot line*
c)	*Garage width* shall be measured parallel to the wall containing an opening for a *motor vehicle*
d)	Where more than one *private garage* is located on a *lot*, the provisions of Table B1 D) shall apply to the total *garage width* of all *private garages* on the *lot*
e)	Notwithstanding c) and d) above, the maximum *garage width* for a *garage* facing the *interior side yard* shall be 5.5 metres
f)	Maximum *driveway* width – 9.5 metres

Exception 7.686	**1212763 Ontario Limited**	**Parent Zone** R2-S
File ZA 19 142694		Amending By-law 2021-106

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-106 and denoted by the symbol *686.

7.686.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) *Accessory Dwelling Unit* per *lot*
c)	*Home Occupation*
d)	*Home Child Care*

7.686.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage* – 11.6 metres
c)	Minimum *front yard* setback – 4.0 metres
d)	Minimum *rear yard* setback – 6.0 metres
e)	Maximum *Garage width*: i) 5.8 metres for *lots* having a minimum frontage of 11.6 metres ii) 3.5 metres for *lot*s having a minimum *lot* frontage of less than 11.6 m
f)	Maximum *height* – the lesser of 12.5 metres or 3 storeys
g)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior* or *rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide
h)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lots* that are 11.6 metres or less, a minimum 25 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located. For *lots* that are greater than 11.6 metres 40 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located

Exception 7.687	**1212763 Ontario Limited**	**Parent Zone** R2-S
File ZA 19 142694		Amending By-law 2021-106

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-106 and denoted by the symbol *687.

7.687.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) A*ccessory Dwelling Unit* per *lot*
c)	*Home Occupation*
d)	*Home Child Care*

7.687.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage* – 11.6 metres
c)	Minimum *front yard* setback – 4.0 metres
d)	Maximum *Garage width*: i) 5.8 metres for *lot*s having a minimum frontage of 11.6 metres ii) 3.5 metres for *lot*s having a minimum *lot* frontage of less than 11.6 metres
e)	Minimum *rear yard* setback – 6.0 metres
f)	Maximum *height* – the lesser of 14.5 metres or 3 storeys
g)	Notwithstanding f) above, for the purposes of this By-law, a *basement* with direct access to grade at the rear of a *dwelling*, which is partially of fully below grade at the front of the *dwelling*, shall not be considered a *storey*
h)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior* or *rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide
i)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lot*s that are 11.6 metres or less, a minimum 25 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located. For *lots* that are greater than 11.6 metres 40 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located

Exception 7.688	**1212763 Ontario Limited**	**Parent Zone** R2-LA
File ZA 19 142694		Amending By-law 2021-106

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-106 and denoted by the symbol *688.

7.688.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) A*ccessory Dwelling Unit* per *lot*
c)	*Home Occupation*
d)	*Home Child Care*

7.688.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	*Driveways* and *garages* are permitted to access a *lane* across an *interior side lot line*
b)	Minimum required *rear yard* to a *dwelling unit* accessed by a *lane*: i) with attached *private garage* a) 0.6 metres for the first and second *storey* b) 3 metres for any *storey* above the second *storey* ii) with detached *private garage* - 11.6 metres
c)	Maximum *lot coverage* for detached *private garages* – no maximum
d)	Minimum *side yard* setback from an *interior side lot* line created by a utility notch - 0.3 metres
e)	Maximum *height* – the lesser of 12.5 metres or 3 storeys
f)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres iii) Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered
g)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bay extends no more than 0.6 metres into the required *yard* and are no more than 3 metres wide
h)	*Porches* may encroach to a required *front yard* or *exterior side yard* provided that no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*

Exception 7.689	**1212763 Ontario Limited**	**Parent Zone** R2-LA
File ZA 19 142694		Amending By-law 2021-106

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2021-106 and denoted by the symbol *689.

7.689.1 Only Permitted Uses

The following uses are the only permitted uses:

a) *Townhouse Dwellings*

b) One (1) A*ccessory Dwelling Unit* per *lot*

c) *Home Occupation*

d) *Home Child Care*

7.689.2 Special Zone Standards

The following specific Zone Standards shall apply:

a) Special Provision # 2 of Table B4 (Part 2) shall not apply

b) Minimum required *lot frontage* – 6.0 metres

c) Minimum required *rear yard* to a *dwelling unit* accessed by a *lane*:
   i) with attached *private garage*
      a) 0.6 metres for the first *storey*
      b) 3 metres for any *storey* above the first *storey*
   ii) with detached private *garage* - 11.6 metres

d) *Outdoor Amenity Space* shall be provided and shall be subject to the following provisions:
   i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony*;
   ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres;
   iii) Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered

e) Minimum *side yard* setback from an *interior side lot* line created by a utility notch - 0.3 metres

f) Maximum *height* – the lesser of 12.5 metres or 3 storeys

g) Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide

h) *Porches* may encroach to a required *front yard* or *exterior side yard* provided that no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*

EXCEPTION 690 – RESERVED

Exception 7.691	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R1-F15
File ZA 20 113780		Amending By-law 2022-99 Heritage House

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *691.	
7.691.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Single Detached Dwelling* within a Heritage *Building*
b)	*Home Occupation*
c)	*Home Child Care*
d)	One (1) A*ccessory Dwelling Unit*
7.691.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum required *lot frontage* – 15.0 metres
b)	Minimum required *front yard* i) 0.6 metres to the main *building* ii) 0.3 metres for any permitted encroachment
c)	Minimum required *exterior side yard* – 1.0 metre
d)	*Buildings* of historic and/or architectural interest relocated to the *lot* are exempt from *height* provisions. The maximum *height* of any addition(s) or enlargement shall not exceed the *height* of the highest point of the roofline of the heritage *building*.
e)	Notwithstanding the above, the maximum *height* of any addition(s) to the heritage *building* on the northerly *lot* shall not be more than 20 percent greater than the *height* of the highest point of the heritage *building's* roofline, provided that any roof ridge connecting to the existing roof ridge does not exceed the *height* of the existing roof ridge.

Exception 7.692	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R2-S
File ZA 20 113780		Amending By-law 2022-99 Street Townhouse

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedules "A" and "B" attached to By-law 2022-99 and denoted by the symbol *692.

7.692.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.692.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s
b)	Minimum required *lot frontage* - 6.0 metres per unit on an *interior lot*
c)	Minimum required *rear yard* to a *dwelling unit* abutting a *lane*: i) with attached *private garage* a) 0.6 metres for the first and second storey b) 3 metres for any storey above the second storey
d)	Maximum *height* - the lesser of 12.5 metres or 3 *storeys*
e)	*Driveways* and *garages* are permitted to access a *lane* across an *interior side lot line*
f)	Where a *lot* is accessed by a *lane*, *Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres; Notwithstanding any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
g)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
h)	Maximum number of *townhouse dwelling units* in a *building* – 8 units

Exception 7.693	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R2-LA
File ZA 20 113780		Amending By-law 2022-99 Lane Based Townhouse

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *693.

7.693.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.693.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum required *lot frontage* for an interior unit – 6.7 metres
b)	Maximum number of *townhouse dwelling units* in a *building* – 8 units
c)	Minimum required *rear yard* to a *dwelling unit*: i) with attached *private garage* a) 0.6 metres for the first and second storey b) 3 metres for any storey above the second storey ii) with detached *private garage* – 11.6 metres
d)	Maximum *lot coverage* for detached *private garages* – no maximum
e)	*Driveways* and *garages* are permitted to access a *lane* across an *interior side lot line*
f)	Minimum *side yard* setback from an *interior side lot* line created by a utility or snow storage notch - 0.3 metres
g)	Maximum height – the lesser of 12.5 metres or 3 storeys
h)	Notwithstanding g) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.
i)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres; iii) Notwithstanding any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
j)	Non-cantilevered window bays are permitted to encroach into a required *front,*

	exterior side, or rear yard provided such window bays extend no more than 0.3 metres into the required *yard* and are no more than 3 metres wide
k)	*Porches and balconies* may encroach to a required *front yard* or *exterior side yard* provided that no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*
l)	The *front lot line* for any *through lot* shall be deemed to be the northern *lot line*

Exception 7.694	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R2-LA
File ZA 20 113780		Amending By-law 2022-99 Lane Based Townhouse

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedules "A" and "B" attached to By-law 2022-99 and denoted by the symbol *694.	
7.694.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*
7.694.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum required *lot frontage* – 4.5 metres per unit on an interior *lot*, 5.8 metres for an end unit on an interior *lot* and 7.0 metres for an end unit on a corner *lot*
b)	Maximum number of *townhouse dwelling units* in a *building* – 8 units
c)	Minimum required *rear yard* to a *dwelling unit*: i) with attached *private garage* a) 0.6 metres for the first *storey* b) 3 metres for any *storey* above the first storey ii) with detached *private garage* – 11.6 metres
d)	Minimum *side yard* setback from an *interior side lot* line created by a utility or snow storage notch - 0.3 metres
e)	Maximum height – the lesser of 12.5 metres or 3 storeys
f)	Notwithstanding e) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.
g)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres; iii) *Notwithstanding* any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
h)	*Porches* and *balconies* may encroach to a required *front yard* or *exterior side yard* provided that no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*
i)	The *front lot line* for any *through lot* shall be deemed to be the *lot line* abutting an arterial road.

Exception 7.695	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R2-LA
File ZA 20 113780		Amending By-law 2022-99 *Lane* Based Townhouse

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *695.	
7.695.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*
7.695.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum required *lot frontage* – 6.0 metres per unit on an *interior lot*, 7.7 metres for an end unit on an *interior lo*t and 8.8 metres for an end unit on a *corner lot*
b)	Maximum number of *townhouse dwelling units* in a *building* – 8 units
c)	Minimum required *rear yard* to a *dwelling unit*: i) with attached *private garage* a) 0.6 metres for the first and second *storey* b) 3 metres for any storey above the second *storey* ii) with detached *private garage* – 11.6 metres
d)	Minimum *side yard* setback from an *interior side lot* line created by a utility or snow storage notch - 0.3 metres
e)	Maximum height – the lesser of 12.5 metres or 3 storeys
f)	Notwithstanding e) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.
g)	*Outdoor Amenity Space* shall be provided and shall be subject to the following provisions: i) The *Outdoor Amenity Space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres; iii) Notwithstanding any other provisions in this by-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
h)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.3 metres into the required *yard* and are no more than 3 metres wide

i)	*Porches* and *balconies* may encroach to a required *front yard* or *exterior side yard* provided that no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line*

Exception 7.696	**Kennedy Meadows** **East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-S
File PLAN-20-133038		Amending By- law 2022-12 Singles
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule A' attached to By-law 2022-12 and denoted by the symbol *696.		
7.696.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	One (1) *Accessory Dwelling Unit*	
c)	*Home Occupations*	
d)	*Home Child Care*	
7.696.2 Zone Standards		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lots* with the exception of the following regulations	
b)	Maximum garage width on a *lot* not accessed by a *lane* i) *Lot frontage* of 11.6 metres or greater – 5.8 metres ii) *Lot frontage* of less than 11.6 metres – 3.5 metres	
c)	Maximum *height* – the lesser of 12.5 metres or 3 *storeys*	
d)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.	
e)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 25 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the driveway is located.	
f)	*Driveways* that cross either the *rear lot line* or *interior side lot line* to access the *dwelling unit* are not permitted.	

Exception 7.697	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-S
File PLAN-20-133038		Amending By-law 2022-12 Semi-Detached

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule A' attached to By-law 2022-12 and denoted by the symbol *697.

7.697.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Semi-Detached Dwellings*
b)	One (1) *Accessory Dwelling Unit*
c)	*Home Occupations*
d)	*Home Child Care*

7.697.2 Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lots* with the exception of the following regulations
b)	Minimum required l*ot frontage* on a *lot* not accessed by a *lane* - 7.62 metres per unit on an *interior lot* and 9.9 metres per unit on a *corner lot* and if two *semi-detached dwelling* units are located on a *corner lot*, the minimum *lot frontage* is 15.24 metres
c)	Maximum garage width on a *lot* not accessed by a *lane* i) *Lot frontage* per unit of 11.6 metres or greater – 5.8 metres ii) *Lot* frontage per unit less than 11.6 metres – 3.5 metres
d)	Maximum *height* – the lesser of 12.5 metres or 3 storeys
e)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
f)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 25 percent soft *landscaping* shall be provided in the *front or exterior side yard* in which the driveway is located.

Exception 7.698	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-S
File PLAN 20-133038		Amending By-law 2022-12 Street Townhouses

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule A' attached to By-law 2022-12 and denoted by the symbol *698.

7.698.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) *Accessory Dwelling Unit*
c)	*Home Occupations*
d)	*Home Child Care*

7.698.2 Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lots* with the exception of the following regulations
b)	Minimum required *lot frontage* on a *lot* not accessed by a *lane* - 7.0 metres per unit on an *interior lot* and 8.8 metres per end unit and a *corner* unit
c)	Maximum garage width on a *lot* not accessed by a *lane* i) *Lot frontage* per unit of 11.6 metres or greater – 5.8 metres ii) *Lot frontage per unit* less than 11.6 metres – 3.5 metres
d)	Maximum *height* - 12.5 metres
e)	Maximum number of *townhouse* units in a block – 8 units
f)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
g)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 20 percent *soft landscaping* shall be provided in the *front or exterior side yard* in which the driveway is located.
h)	*Driveways* that cross either the *rear lot line* or *interior side lot line* to access the *dwelling unit* are not permitted.

Exception 7.699	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-LA
File PLAN 20-133038		Amending By- law 2022-12 *Lane* Based Townhouses

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2022-12 and denoted by the symbol *699.

7.699.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) *Accessory Dwelling Unit* within a *townhouse dwelling*
c)	*Home Occupations*
d)	*Home Child Care*

7.699.2 Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B4, Parts 1 and 2 of 2 shall apply to all *lot*s with the exception of the following regulations
b)	Minimum Required *Rear Yard*: i) To the *first storey* - 0.6 metres ii) To all *storeys* above the *first storey* – 3.0 metres
c)	*Amenity Space* for *townhouse* units shall be provided and shall be subject to the following provisions*:* i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony* ii) One *Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres. Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
d)	Maximum *height* – the lesser of 12.5 metres or 3 *storeys*
e)	Maximum number of *townhouse* units in a block – 8 units
f)	The minimum *side yard* setback shall be 0.30 metres from an *interior side lot line* created by a utility notch.
g)	Non-cantilevered window bays are permitted to encroach into a required *yard* provided such window bays are located no closer than 0.3 metres to any *lot line* and are no more than 3 metres wide.

Exception 7.700	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-S
File PLAN 20-133038		Amending By- law 2022-12 Semi-Detached

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule A' attached to By-law 2022-12 and denoted by the symbol *700.

7.700.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Semi-Detached Dwellings*
b)	One (1) *Accessory Dwelling Unit*
c)	*Home Occupations*
d)	*Home Child Care*

7.700.2 Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lot*s with the exception of the following regulations
b)	Minimum required l*ot frontage* on a *lot* not accessed by a *lane* - 7.62 metres per unit on an *interior lot* and 9.9 metres per unit on a *corner lot* and if two *semi-detached dwelling* units are located on a *corner lot*, the minimum *lot frontage* is 15.4 metres
c)	Maximum garage width on a *lot* not accessed by a *lane* i) *Lot frontage* per unit of *11.6 metres or greater* – 5.8 metres ii) *Lot frontage* per unit of less than 11.6 metres – 3.5 metres
d)	Maximum *height* - 10 metres
e)	Non-cantilevered window bays are permitted to encroach into a required *front, exterior or rear yard* provided such window bays extend no more than 0.6 metres into the required *yard* and are no more than 3 metres wide.
f)	Notwithstanding Section 6.2.4.2b) of By-law 28-97, as amended, a minimum 25 percent soft *landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located.

Exception 7.701	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R1-F15
File PLAN 20-133038		Amending By-law 2022-12 Heritage House

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2022-12 and denoted by the symbol *701.	
7.701.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Single Detached Dwelling within a* Heritage *Building*
b)	*Home Occupations*
c)	*Home Child Care*
d)	One (1) *Accessory Dwelling Unit*
7.701.2 Zone Standards for Single Detached Heritage Dwelling	
The following specific Zone Standards shall apply to a *Single Detached Dwellings*:	
a)	Minimum required *front yard* i) *Dwelling unit* – 0.6 metres ii) Any other encroachment – 0.3 metres
b)	Minimum required *exterior side yard* – 1.0 metre
c)	Minimum required distance between *single detached heritage dwellings* in the R1-F15 Zone – 6.3 metres
d)	Minimum *rear yard* – 1.8 metres
e)	*Buildings* of historic and/or architectural interest relocated to the site are exempt from *height* provisions. The maximum *height* of any additions to a *single detached dwelling* within a heritage *building, detached garage,* or *coach house,* shall not exceed the *height* of the peak of the existing *building.*

Exception 7.702	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-LA
File PLAN-20- 133038		Amending By- law 2022-12 *Lane* Based Semi - Detached

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2022-12 and denoted by the symbol *702.

7.702.1 Only Permitted Uses

The following uses are the only permitted uses:

a)	*Semi-Detached Dwellings*
b)	One (1) *Accessory Dwelling Unit* within a *semi-detached dwelling*
c)	*Home Occupations*
d)	*Home Child Care*

7.702.2 Zone Standards

The following specific Zone Standards shall apply:

a)	The provisions of Table B4, Parts 1 and 2 of 2 shall apply to all *lots* with the exception of the following regulations
b)	Minimum Required *Rear Yard*: i) To the *first storey* - 0.6 metres ii) To all *storeys* above the *first storey* – 3.0 metres
c)	*Amenity Space* shall be provided and shall be subject to the following provisions*:* i) The *Outdoor Amenity Space* shall be located on a rooftop, above a *private garage*, and/or be located on a *balcony;* ii) *One Outdoor Amenity Space* shall have a contiguous minimum area of 20 square metres. Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the first *storey,* and *balconies* are not required to be cantilevered.
d)	Maximum *height* – 12.5 metres
e)	Non-cantilevered window bays are permitted to encroach into a required *yard* provided such window bays are located no closer than 0.3 metres to any *lot line* and are no more than 3 metres wide.

Exception 7.703	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** R2-S
File PLAN 20 133038		Amending By-law 2022-12 Semi - Detached
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2022-12 and denoted by the symbol *703.		
7.703.1 Zone Standards		
The following specific Zone Standards shall apply:		
a)	Maximum garage width is 5.8 metres	

Exception 7.704	**Kennedy Meadows East side of Kennedy Road between Major Mackenzie Drive E. and Elgin Mills Road E.**	**Parent Zone** CA2
File PLAN 20-133038		Amending By- law 2022-12 Neighbourhood Service Node

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2022-12 and denoted by the symbol *704.

7.704.1 Additional Permitted Uses

The following are the only uses permitted:

	Residential Uses
a)	*Apartment Dwellings*
b)	*Child Care Centre*
c)	*Home Occupations*
	Non-Residential Uses
d)	*Retail Stores*
e)	*Commercial Fitness Centres*
f)	*Art Galleries*
g)	*Parking Garages*
h)	*Financial Institutions*
i)	*Medical Offices*
j)	*Business Offices*
k)	*Personal Service Shop*
l)	*Places of Worship*
m)	*Restaurants*
n)	*Private School*
o)	*Public School*
p)	*Commercial School*
q)	*Supermarkets*
r)	*Veterinary Clinics*

7.704.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Special Provision #7 of Table A2 shall not apply.
b)	The maximum *net floor area* permitted for individual *retail store*, *supermarket*, or *personal service shop* premises is 2,000 square metres
c)	*Place of worship*, and *Public* or *Private Schools* are only permitted within a multi-storey non-residential or mixed use apartment *building*
d)	Non-residential uses shall be provided on the ground floor or a portion of the ground floor of a *building* fronting an arterial road or a major collector, as shown on the Schedules to the City of Markham Official Plan

e)	Maximum *height* - 25.5 metres
f)	Minimum *height* - 12 metres, except for a portion of a *building* may have an attached podium lower than 12 metres, provided it is no less than 4.5 metres

Exception 7.705	**SV Sisdimz Corp. 11087 Victoria Square Boulevard**	**Parent Zone** R3
File ZA 19 161649		Amending By-law 2022-16

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *705 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.705.1 Only Permitted Uses

a)	*Townhouse Dwellings*
b)	One (1) Accessory *Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupations*
d)	*Home Child Care*

7.705.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *705 shall be deemed to be one *lot* for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *705 as a whole and not to any subdivided part thereof.
b)	For the purposes of this By-law, the provisions of Table B5 do not apply.
c)	For the purposes of this By-law, Note (2) of Table A1 does not apply.
e)	For the purposes of this By-law, the *lot line* abutting Victoria Square Boulevard shall be deemed to be the *front lot line*.
f)	Minimum *Lot Frontage* – 65 metres
g)	Minimum *Lot Area* – 0.60 hectares
h)	Minimum Required *Front Yard* – 1.5 metres
i)	Minimum Required *Rear Yard* – 6.0 metres
j)	Minimum Required *Interior Side Yard* – 2.4 metres
k)	Minimum Required *Exterior Side Yard* – 2.4 metres
l)	Minimum Width of a *Townhouse Dwelling* – 5.5 metres
n)	Maximum *Height* – 12.0 metres
m)	Maximum Number of *Townhouse Dwelling Units* - 26

Exception 7.706	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R2-S
File ZA 20 113780		Amending By-law 2022-99 Street Townhouse
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *706.		
7.706.1 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Maximum *Height* – 10 metres	

Exception 7.707	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R3
File ZA 20 113780		Amending By-law 2022-99 Residential Mid Rise
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *707.		
7.707.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	*Multiple Dwellings*	
b)	*Apartment Dwellings*	
c)	*Home Occupation*	
d)	*Home Child Care*	
7.707.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Maximum *height* – the lesser of 18.5 metres or 6 *storeys,* except for *buildings* fronting arterial road as shown on the schedules to the City of Markham Official plan which are permitted a maximum *building height* of the lesser of 24.5 metres or 8 *storeys*	
b)	Special Provisions #4 and #5 of Table B5 shall not apply	
c)	*Multiple dwellings* in the form of back to back *townhouse dwellings* are not permitted	

Exception 7.708	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** R4
File ZA 20 113780		Amending By-law 2022-99 Residential High Rise

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *708.	
7.708.1 Only Permitted Uses	
The following uses are the only permitted uses:	
a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
b)	*Multiple Dwellings*
c)	*Apartment Dwellings*
d)	*Home Occupation*
e)	*Home Child Care*
7.708.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Maximum *height* – the lesser of 45.5 metres or 15 *storeys*
b)	Notwithstanding provisions of Table B6, the maximum number of dwelling units per hectare shall be 200 units per hectare of all lands zoned R4*707
c)	Provisions A and J of Table B6 shall not apply
d)	Multiple dwellings in the form of back to back townhouses are not permitted

Exception 7.709	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** CA4
File ZA 20 113780		Amending By-law 2022-99 Mixed Use High Rise

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *709.	
7.709.1 Only Permitted Uses	
The following uses are the only permitted uses:	
	Residential Uses
a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
b)	*Multiple Dwellings*
c)	*Apartment Dwellings*
d)	*Home Occupation*
	Non Residential Uses
e)	*Child Care Centre*
f)	*Commercial Fitness Centres*
g)	*Art Galleries*
h)	*Parking Garages*
i)	*Financial Institutions*
j)	*Medical Offices*
k)	*Business Offices*
l)	*Personal Service Shop*
m)	*Places of Worship*
n)	*Restaurants*
o)	*Private School*
p)	*Public School*
q)	*Commercial School*
s)	*Supermarkets*
t)	*Veterinary Clinics*
u)	*Retail Stores*
7.709.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Maximum *height* – the lesser of 45.5 metres or 15 *storeys*
b)	Minimum height - 12 metres, except for a portion of a *building* may have an attached podium lower than 12 metres, provided it's no less than 4.5 metres
c)	Multiple Dwellings in the form of back to back townhouses shall not be permitted
d)	The maximum *gross floor area* of the *first storey* for any individual non-residential premise shall not exceed 7000 square metres

Exception 7.710	**Major Kennedy Developments Limited, Major Kennedy South Developments Limited, 4551 Elgin Mills Developments Limited**	**Parent Zone** CA4
File ZA 20 113780		Amending By-law 2022-99 Mixed Use High Rise (Retail Focus)

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2022-99 and denoted by the symbol *710.	
7.710.1 Only Permitted Uses	
The following uses are the only permitted uses:	
	Residential Uses
a)	*Townhouse Dwellings*
b)	One (1) A*ccessory Dwelling Unit* within a *Townhouse Dwelling*
b)	*Multiple Dwellings*
c)	*Apartment Dwellings*
d)	*Home Occupation*
	Non Residential Uses
e)	*Child Care Centre*
f)	*Commercial Fitness Centres*
g)	*Art Galleries*
h)	*Parking Garages*
i)	*Financial Institutions*
j)	*Medical Offices*
k)	*Business Offices*
l)	*Personal Service Shop*
m)	*Places of Worship*
n)	*Restaurants*
o)	*Private School*
p)	*Public School*
q)	*Commercial School*
r)	*Trade School*
s)	*Supermarkets*
t)	*Veterinary Clinics*
u)	*Retail Stores*
v)	*Banquet Hall*
w)	*Hotel*
x)	*Recreational Establishment*
y)	*Place of Entertainment*
7.710.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Maximum *height*: i) *Building*s containing only non-residential uses – the lesser of 12 metres or 2 storeys

	ii) All other *building*s - the lesser of 45.5 metres or 15 *storeys*
b)	Multiple Dwellings in the form of back to back *townhouses* shall not be permitted
c)	*Floor Space Index (FSI)* i) Minimum: a) 1 FSI b) Retail uses – 0.3 FSI ii) Maximum: a) 3 FSI
d)	The maximum *gross* floor area of the *first storey* for any individual non-residential premise shall not exceed 7,000 square metres

EXCEPTION 711 – RESERVED

Exception 7.712	Glen Rouge Homes (Kennedy) Inc. 7647 Kennedy Road	Parent Zone R3
File PLAN 20 136196		Amending By-law 2023-119

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *712 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.712.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.712.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned *712 shall be deemed to be one lot for the purposes of this By-law.
b)	The provisions of Table B5 shall not apply
c)	Minimum width of a *townhouse dwelling* unit – 4.2 metres
d)	Minimum *front yard* setback – 3.0 metres
e)	Minimum *side yard* setback – 1.2 metres
f)	Minimum rear yard setback – 7.5 metres
g)	Minimum distance between buildings containing townhouse dwellings – 3.0 metres
h)	Maximum number of townhouse dwelling units – 31
i)	Maximum building height – 13.5 metres
j)	Notwithstanding i) above, the maximum height for buildings within 56 metres of the rear lot line shall be 12.2 metres to the highest point of the roof.
k)	Minimum setback of porches and architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, balconies, window bays and window wells to any lot line – 0.6 metres

Exception 7.713	**KENNEDY MM MARKHAM LTD.** Part of *Lot* 27, Concession 3 Townhouse Blocks #11-18	**Parent Zone** R2-S
File PLAN 20 129597		Amending By-law 2022-109

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *713 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.713.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) accessory *Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.713.2 Special Zone Standards

The following special zone standards shall apply:

a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lots*
b)	Minimum required *lot frontage*: i) Interior unit – 6 metres ii) End unit of an *interior lot* – 7.2 metres iii) End unit of a *corner lot* – 8.5 metres
c)	Maximum *height* - the lesser of 12.5 metres or 3 *storeys*
d)	Maximum number of *townhouse dwelling* units in a *building* – 8 units

Exception 7.714	**Kennedy MM Markham Ltd.** Part of *Lot* 27, Concession 3 Single Detached *Lot*s #13-51 and Blocks #8, 9 & 10	**Parent Zone** R2-S
File PLAN 20 129597		Amending By-law 2022-109

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *714 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.714.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Single Detached Dwellings*
b)	One (1) accessory *Dwelling Unit* within a *Single Detached Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.714.2 Special Zone Standards

The following special zone standard shall apply:

a)	Minimum required *rear yard* – 7.0 metres

Exception 7.715	**Kennedy MM Markham Ltd.** Part of *Lot* 27, Concession 3 Single Detached *Lot*s #1-12	**Parent Zone** R2-LA
File PLAN 20 129597		Amending By-law 2022-109

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *715 on the schedules to this By-law. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

7.715.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Single Detached Dwellings*
b)	*One (1)* accessory *Dwelling Unit*
c)	*Home Occupation*
d)	*Home Child Care*

7.715.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum required *rear yard* – 0.6 metres
b)	Minimum required *front yard*– 2.5 metres
b)	Maximum *driveway* width – 6.1 metres
c)	For a *single detached dwelling* with an attached *private garage*, an *outdoor amenity space* shall be provided, and subject to the following provisions: i) Minimum *outdoor amenity space* – one contiguous area of 27 square metres; ii) Required location of an *outdoor amenity space* – Shall not be located above a *private garage*, in the front or rear yard, or between a *private garage* and a side yard; iii) Minimum width of *outdoor amenity space*, as measured from one side yard – 4.5 metres; iv) *Decks, porches* and associated stairs may encroach into the required *outdoor amenity space*.
d)	Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the *first storey,* and *balconies* are not required to be cantilevered.
e)	Notwithstanding the requirements of Parking By-law 28-97, as amended, the minimum parking requirements for *single detached dwellings* with one (1) Accessory *Dwelling Unit* is 2 *parking spaces*.

Exception 7.716	**Kennedy MM Markham Ltd.** Part of *Lot* 27, Concession 3 Townhouse Blocks #19-26	**Parent Zone R2-LA**
File PLAN 20 129597		Amending By-law 2022-109

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *716 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.716.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*One (1) a*ccessory *Dwelling Unit within a Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.716.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum required *lot frontage*: i) Interior unit – 4.5 metres ii) End unit of an *interior lot* – 6.0 metres iii) End unit of a corner *lot* – 6.5 metres
b)	Minimum required *rear yard* – 5.8 metres
c)	Minimum required *front yard* – 1.2 metres.
d)	Maximum *building height* – the lesser of 12.5 metres or 3 *storeys*
e)	Minimum setback from a detached *private garage* to the *main building* on the *lot* – 4.5 metres
f)	Minimum setback from a detached *private garage* from the *rear lot line* – 5.8 metres
g)	Maximum *height* of a detached *private garage* – 4.5 metres
h)	Minimum setback required from the *interior side lot line* where the *private garage* shares a common wall with another *private garage* on an abutting *lot* – 0.0 metres
i)	No more than two *private garage*s on abutting *lot*s are permitted to share common walls;
j)	Eaves and roof overhangs may encroach into any required setback area or *yard* up to the *lot* line.
k)	For those lands identified with hatching on Schedule “A” to this By-law, the following provisions shall also apply: i) A *private garage* is permitted to be within or attached to the *main building* if the *lot* is accessed by a *lane*. ii) Where a *private garage* is attached to the *main building*, the *private garage* door shall be setback a minimum of 5.8 metres from the *rear lot line*. iii) *Decks* and *balconies* may be located above the *first storey* of a *building*. iv) Projections of *decks* and *balconies* on the *first storey* above the *private garage*: a) Minimum – 2.5 metres b) Maximum – 3.0 metres

l)	Notwithstanding the requirements of Parking By-law 28-97, the minimum parking requirements for *Townhouse Dwellings* with one (1) Accessory *Dwelling Unit* is 2 *parking spaces*.

Exception 7.717	**Kennedy MM Markham Ltd.** Part of *Lot* 27, Concession 3 Residential Mid-Rise Block #2	**Parent Zone R3**
File PLAN 20 129597		Amending By-law 2022-109

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *717 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.717.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Apartment Dwellings*
b)	*Triplex Dwellings*
c)	*Fourplex Dwellings*
d)	*Multiple Dwellings*
e)	*Townhouse Dwellings*
f)	One (1) accessory *Dwelling Unit* located within a *Townhouse Dwelling*
g)	*Home Occupation*
h)	*Home Child Care*

7.717.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *front lot line* shall be the street line along the *public street* located at the east boundary of the R3*717 zone.
b)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned R3*717 shall be deemed one *lot* for the purposes of this By-law.
c)	Minimum *lot frontage* – 135 metres
d)	Minimum *Height* – 2 *storeys*
e)	Maximum *Height* – the lesser of 12.5 metres or 4 *storeys*, except for *buildings* fronting Kennedy Road which are permitted to have a maximum *building height* of the lesser of 18 metres of 6 *storeys*.
f)	Minimum number of *dwelling units* - 87
g)	Maximum number of *dwelling units* - 153
h)	Special provisions f) and g) do not apply to accessory *dwelling units*

EXCEPTION 718 – RESERVED

Exception 7.719	**Alai Developments Inc. (formerly 2080552 & 2328465 Ontario Inc.) 4781, 4791, 4801 and 4813 14th Avenue**	**Parent Zone R2*719**
File ZA 18 114381		Amending By-law 2022-76

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *719 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.719.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	One (1) *Accessory Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.719.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned *719 shall be deemed to be one *lot* for the purposes of this By-law.
b)	Minimum width of a *townhouse dwelling unit* – 5.5 metres
c)	Minimum setback to the northern *lot line* – 0.3 metres
d)	Minimum setback to the southern *lot line* - 5.5 metres
e)	Minimum setback to the western *lot line* – 6 metres
f)	Minimum setback to a daylight triangle - 0.3 metres
g)	Minimum distance between *buildings* containing *townhouse dwellings* – 3.0 metres
h)	Maximum number of *townhouse dwelling units* – 39
i)	Maximum *building height* – 13 metres
j)	An *Accessory dwelling unit* shall be required in all 18 *townhouse dwelling units* located within 105 metres of the eastern *lot line*, and within 24 metres of the northern *lot line*.

Exception 7.720	**Kennedy MM Markham Ltd.** Part of *Lot* 27, Concession 3 Mixed-Use Mid-Rise Block #3	**Parent Zone CA2**
File PLAN 20 129597		Amending By-law 2022-109

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *720 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.720.1 Permitted Uses

The following are the only uses permitted:

Residential Uses:

a) *Apartment Dwellings*
b) *Home Child Care*
c) *Home Occupation*

Non-Residential Uses:

d) *Art Galleries*
e) *Business Offices*
f) *Child Care Centres*
g) *Commercial Fitness Centres*
h) *Commercial School*
i) *Financial Institutions*
j) *Medical Offices*
k) *Parking Garages*
l) *Personal Service Shop*
m) *Places of Worship*
n) *Private School*
o) *Public School*
p) *Restaurants*
q) *Retail Stores*
r) *Supermarkets*
s) *Veterinary Clinics*

7.720.2 Special Zone Standards

The following specific zone standards shall apply:

a) Special Provision #7 of Table A2 shall not apply.
b) The maximum *gross floor area* permitted for individual *retail store*, *supermarket*, or *personal service shop* premises is 2,000 square metres
c) *Place of worship*, and *Public* or *Private Schools* are only permitted within a multi-storey non-residential or mixed use *apartment building*
d) Non-residential uses shall only be permitted on the *first storey* of a *building* fronting

	an arterial road or a major collector road, as shown on the Schedules to the City of Markham Official Plan
e)	Maximum *height* - 25.5 metres
f)	Minimum *height* - 12 metres, except for a portion of a *building* may have an attached podium lower than 12 metres, provided it is no less than 4.5 metres

Exception 7.721	**2697415 Ontario Inc. 5560 14th Avenue**	**Parent Zone BC**
File PLAN 21 116893		Amending By-law 2022-87

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *721 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.721.1 Permitted Uses

The following are the only permitted uses:

a)	*Industrial Uses*
b)	*Business Offices*
c)	*Medical Offices*
d)	*Retail Stores*
e)	*Commercial School*
f)	*Financial Institution*
g)	*Personal Service Shop*
h)	*Repair Shop*

7.721.2 Special Zone Standards

The following special zone standards shall apply:

a)	The following uses are only permitted within a *building* designated under Part IV of the Ontario Heritage Act: i) *Business Office* ii) *Commercial School* iii) *Financial Institution* iv) *Personal Service Shop* v) *Repair Shop*
b)	*Retail stores* and *repair shop* uses are permitted accessory to an *Industrial Use subject to the following:* i) The *accessory retail store* or *repair shop* does not exceed 50 percent of the *gross floor area* of the *industrial use.* ii) The *floor area* of the *accessory retail store* or *repair shop* shall be distinctly and physically separated by a wall or similar partition from the balance of the area devoted to the principal *industrial* use within the *premise*
c)	Maximum depth of parking area in *front yard* – Not Applicable
d)	Minimum required width of *landscaping* adjacent to *front lot line* – 3.0 metres abutting a *building* and 0.0 metres abutting a *parking space* or *driveway*
e)	Minimum required width of *landscaping* adjacent to any *lot line* other than the *front lot line* – 1.5 metres
f)	Maximum *Gross Floor Area* of a *Building* – 5500 square metres
g)	Maximum combined *Gross Floor Area* of *Retail Stores* - 1500 square metres
h)	Maximum combined *Gross Floor Area* of *Retail Stores*, *Business Offices* and *Medical Offices* - 2750 square metres
i)	Maximum *Gross Floor Area* of *Retail Stores, Business Offices* and *Medical Offices* per premise – 300 square metres

j)	Minimum required parking - 100 *Parking Spaces* for all permitted uses on the site, provided that the combined *Gross Floor Area* of *Retail Stores*, *Business Offices and Medical Offices* does not exceed the requirements of Sections 7.721.2 g) and h).
k)	In addition to Section 7.721.4 a) the minimum amount of required parking provided outside a *Building* is 79 *Parking Spaces*, including 4 barrier free *parking spaces* and 21 *Parking Spaces* within a *Building*.

EXCEPTION 722 – RESERVED

Exception 7.723	Thornheights Homes Inc. PLAN 4184 LOT 11 RS65R12007 PART 2 16 Kirk Drive	Parent Zone R2
File PLAN 21 115669		Amending By-law 2023-55

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *723 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to
the lands subject to this section.

7.723.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Single Detached Dwelling*
b)	*Home Occupation*
c)	*Home Child Care*

7.723.2 Special Zone Standards

The following special zone standards shall apply:

a)	Maximum *garage width:* - 4.0 metres
b)	Notwithstanding Section 3, Table A of By-law 28-97, where an *accessory dwelling unit* is provided on site, the minimum number of *parking spaces* required for a *single detached dwelling* shall be 1 space per unit.
c)	Minimum soft *landscaping* in the *front yard:* - 35 percent

Exception 7.724	Digram Developments Helen Inc. 55, 63, and 83 Helen Avenue	Parent Zone R4
File ZA 17 135415		Amending By-law 2023 -152

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *724 on Schedule "A" to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.724.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Apartment Dwellings*
b)	*Home Occupations*
c)	*Home Child Care*

7.724.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum required *front yard* – 1.4 metres
b)	Minimum *exterior side yard*: a) Abutting Helen Avenue – 2.75 metres b) Abutting Peshawar Avenue Extension – 1.75 metres
c)	Minimum *rear yard* – 10.55 metres
d)	Maximum number of dwelling units – 300
e)	The provisions of Table B6(G) shall not apply
f)	Maximum *height* of main wall within 6 metres of the front lot line – 35.25 metres
g)	Maximum *height* – 35.25 metres
h)	Maximum height of main wall within 10.6 metres of rear lot line – 13.2 metres
i)	Maximum height of main wall within 18.1 metres of rear lot line – 22 metres
j)	Maximum height of main wall within 24.7 metres of rear lot line – 29 metres
k)	Architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, and balconies may encroach: i) into the required front yard and may be located 0.0 metres to the front lot line ii) into the required rear yard, a distance of no more than 3.0 metres iii) into the required exterior side yard, a distance of no more than 1.0 metre
l)	The required rate of parking for apartment dwellings shall be 1.0 parking spaces per dwelling unit plus 0.2 spaces per unit for visitors
m)	Notwithstanding Section 3.55, mechanical features, such as structures containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.9 metres above the highest point of the roof surface, regardless of the height of the building.
n)	The minimum setback for a Private Garage or Parking Garage located completed below grade shall be 0.3 metres. This shall also apply to ventilation shafts and housings, stairways, and other similar facilities above established grade that are associated with below grade Parking Garages.

Exception 7.725	**2795886 Ontario Inc. Russell Dawson Road Southwest corner of Woodbine Avenue and Russell Dawson Road**	**Parent Zone** R2
File PLAN 21 136184		Amending By-law 2023-56

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2023-000 and denoted by the symbol *725.

7.725.1 Only Permitted Uses

The following are the only permitted uses:

a) *Single Detached Dwellings*
b) *Semi-detached Dwellings*
c) *Townhouse Dwellings*
d) *Home Occupations*
e) *Home Childcare*

7.725.2 Special Zone Standards

The following specific zone standards shall apply:

a) Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *725 shall be deemed one *lot* for the purposes of this By-law.
b) For the purposes of this By-law, the provisions of Table B2 shall not apply.
c) For the purposes of this By-law, the *lot line* abutting Woodbine Avenue shall be deemed to be the *front lot line.*
d) Minimum *Lot Frontage* – 60 metres
e) Minimum required *Front Yard* – 3.0 metres
f) Minimum required *Rear Yard* – 3.0 metres
g) Minimum required *Interior Side Yard* – 3.0 metres
h) Minimum required *Exterior Side Yard* – 2.4 metres
i) Minimum required width of a *Single Detached Dwelling, Semi-detached Dwelling, or*
Townhouse Dwelling – 5.5 metres
j) Private *Outdoor Amenity Space* shall be provided subject to the following provisions:
   i. Private *Outdoor Amenity Space* shall have a minimum contiguous area of 20 square metres per unit;
   ii. Private *Outdoor Amenity Space* may be located on a rooftop, above a *private garage*
   and/or be located on a *balcony*;
   iii. Private *Outdoor Amenity Space* located at grade shall be abutting the *dwelling unit*.
k) Common *Outdoor Amenity Space* shall be provided subject to the following provisions:
   i. A minimum of 800 square metres of common *outdoor amenity space* shall be provided on the lands zoned R2*725;
   ii. Common *Outdoor Amenity Space* shall be located at grade;

	iii. The minimum contiguous area for an individual common outdoor amenity space shall be 400 square metres.
l)	Notwithstanding Section 6.2 a) and b): i. Decks are permitted within the interior side yard; ii. Decks can extend from the wall of the dwelling to within 3.0 metres of an interior lot line; iii. The floor of the deck is permitted to be located above the first storey.
m)	Maximum Building Height – 13 metres
n)	Any portion of a building above the third storey shall be a maximum Gross Floor Area of 20 square metres and used for no other purpose than rooftop access or for a mechanical room.
o)	Maximum number of Single Detached Dwelling Units – 8 Maximum number of Semi-Detached Dwelling Units – 12 Maximum number of Townhouse Dwelling Units – 87

Exception 7.726	Scardred 7 Company Limited 4038 and 4052 Hwy 7 East (north side of Highway 7 East, east of Village Parkway)	Parent Zone CA3
File PLAN 21 120023		Amending By-law 2023-94

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *726 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.726.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Apartment Dwelling*
b)	*Art Gallery*
c)	*Retail Store*
d)	*Home Occupation*
e)	*Restaurant*
f)	*Restaurant, Take-Out*
g)	*Repair Shop*
h)	*Personal Service Shop*
i)	*Business Office*
j)	*Child Care Centre*
k)	*Home Child Care*
l)	*Sales Pavilion, New Home Sales Centre*

7.726.2 Special Zone Standards

The following special zone standards shall apply:

a)	The provisions of Table B7- shall not apply
b)	Notwithstanding any further division or partition of the lands subject to this Section, all lands shown on Schedule A hereto shall be deemed to be one *lot*.
c)	For the purposes of this bylaw, the *front lot line* shall be the *lot line* abutting Highway 7 East.
d)	Maximum *Height:* 45 metres
e)	Maximum number of *storeys* inclusive of mechanical *penthouse* – 12
f)	Notwithstanding the definition of *storey, a*ny portion of a storey exceeding 4.2 metres in *height* shall not be deemed to be an additional *storey*.
g)	Maximum number of *dwelling units*: 570
h)	Minimum number of *storeys* - 2
i)	Notwithstanding e) above the maximum number of *storeys* from the northern lot line i) Within 7 metres – 2 *storeys* ii) Within 17 metres – 11 *storeys*
j)	Minimum *lot frontage* – 65 metres
k)	Minimum *gross floor area* of non-residential uses – 100 square metres

l)	Notwithstanding any other provisions in this by-law, for the lands zoned CA3*726 shown on Schedule 'A', the following definition shall apply: **Floor Area, Gross** means the aggregate of the areas of each floor measured from exterior surface of exterior walls and excludes balconies and terraces, ramps, driveways (drive-aisles), at-grade and below grade parking, locker storage, bicycle storage, loading, mechanical and electrical service spaces, all shafts, elevator hoistways on each floor, air- lock vestibules in parking garage, and stairs on each floor.
m)	Maximum *gross floor area* all *buildings* and *structures* on the site – 47,000 square metres.
n)	Maximum number of guest suites – 2
o)	Minimum *Yards* i) *Front yard* – 0.3 metres ii) *Rear yard* – 1 metre iii) *Exterior side yard* (east) – 1 metre iv) *Exterior side yard* (west) – 1 metre.
p)	For the purposes of this bylaw, the minimum *setback* from a daylight triangle shall be 0.0 metres.
q)	Stairs and landings that access any part of a *main building* on the *lot*, may encroach into the required *front and exterior side yards*, provided that no part of the stairs or landing are located closer than 0.3 metres from the *front* and *exterior side lot lines*.
r)	Minimum *Parking* Requirements: i) A minimum of 0.8 *parking spaces* per *dwelling unit* plus 0.1*parking spaces* per *dwelling unit* for visitors. ii) No *parking spaces* are required for guest suites. iii) No parking spaces are required for up to 500 square metres of non-residential g*ross floor area*. iv) 1.0 *parking space* per 30 square metres of non-residential *gross floor area* above 500 square metres of non-residential *gross floor area.*
s)	Minimum Amenity Area: i) Indoor *amenity area* – 2 square metres per *dwelling unit* ii) Outdoor *amenity area* – 1.5 square metres per *dwelling unit*
t)	Minimum setback for any portion of a *parking garage*, storage lockers, or mechanical or electrical rooms, below *established grade* – 0.0 metres. Minimum *setback* to stairways, ventilation shaft and housing, and other similar facilities located above *establish grade* associated with the below grade *parking garage* – 0.0 metres.

Exception 7.727	Markland Residential Corporation Markland Street North side of Markland Street, west of Woodbine Avenue	Parent Zone R2
File PLAN 21 111003		Amending Bylaw 2024-228

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *727 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.727.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.727.3 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *727 shall be deemed one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply.
c)	For the purposes of this By-law, the *lot line* abutting Markland Street shall be deemed to be the *front lot line.*
d)	Maximum *Building Height* – 14.0 metres
e)	The minimum width of a *townhouse dwelling unit* - 5.5 metres
f)	Minimum required *yard*: i) *Front yard* - 2.0 metres ii) West *Interior Side Yard* - 1.5 metres iii) East *Interior Side Yard* – 10.0 metres iv) *Rear Yard* – 11.0 metres
g)	Notwithstanding Section 6.6.2, *porches* and underground cold cellars may encroach into the required front yard provided that no part of the *porch* or underground cold cellar is located closer than 0.3 metres from the *front lot line*.
h)	Maximum number of *townhouse dwelling units* - 94
i)	Private *Outdoor Amenity Space* shall be provided subject to the following provisions: i) Private *Outdoor Amenity Space* shall have a minimum contiguous area of 20 square metres per unit; ii) Private *Outdoor Amenity Space* may be located on a rooftop, above a *private garage* and/or be located on a *balcony*. iii) Private *Outdoor Amenity Space* shall be located on or abutting the unit for which it is required

j)	Common *Outdoor Amenity Space* shall be provided subject to the following provisions: i) Minimum area - 700 square metres; ii) Common *Outdoor Amenity Space* shall be located at grade.
k)	Any portion of a *building* above the third *storey* shall be a maximum G*ross Floor Area* of 20 square metres and used for no other purpose than for a mechanical room, rooftop access, or access to rooftop amenity area.

EXCEPTION 728 – RESERVED
EXCEPTION 729 – RESERVED
EXCEPTION 730 – RESERVED
EXCEPTION 731 – RESERVED

Exception 7.732	**Unionville Development 2021 Inc. 162-186 Main Street Unionville Markham Ontario**	**Parent Zone** CA2
File PLAN.22.25422 7		Amending By-law 2023-155

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *732 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.732.1 Only Permitted Uses	
a)	*Museums*
b)	*Supermarket*
c)	Custom Art or Craft Workshop or Studio
d)	Outdoor Display and Sales Area
e)	*Hotel*
f)	Theatre
g)	*Retail Store*
h)	*Personal Service Shop*
i)	*Restaurant*
j)	*Art Gallery*
k)	*Library*
l)	*Business Office*
m)	*Commercial Fitness Centre*
n)	*Commercial School*
o)	*Non-Profit Fitness Centre*
p)	*Apartment Dwelling*
q)	*Municipal Parking Lot*
7.732.2 Prohibited Uses	
a)	*Restaurant*, take out
b)	Drive-Through Service Facility
c)	Nightclub
d)	Adult Video Outlet
e)	Adult Goods
f)	Adult Entertainment Parlour
7.732.3 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *732 shall be deemed to be one lot for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *732 as a whole and not to any subdivided part thereof.
b)	For the purposes of this By-law, the provisions of Table B7 do not apply.
c)	Special provision 1, 2, 3, and 8 of Table A2 shall not apply
d)	For the purposes of this By-law, the lot line abutting Main Street Unionville shall be deemed to be the *Front Lot Line*.

e)	Notwithstanding the definition in Section 3, *Outdoor Display and Sales Areas* are permitted not in conjunction with a *use* located within a *building* or *structure* on a *lot* and may be permitted as a primary *use* on a *lot*.
f)	Theatre uses shall only be used for dramatic, musical, or live performances.
g)	*Business Offices*, *Commercial Schools*, *Commercial Fitness Centres*, and Non-Profit *Fitness Centres* shall not be located within the first storey of a building, within 10 metres of the Main Street Unionville *streetline*
h)	Minimum Non-Residential *GFA* – 2,000 square metres
i)	Minimum *Lot Frontage* 60 metres
j)	Minimum *Lot Area* 0.6 hectares
k)	Minimum *Front Yard* – 0.0 metres
l)	Minimum *Rear Yard* - 2.0 metres
m)	Minimum setback to a *lane* – 0.0 metres
n)	Minimum *Interior Side Yard* i) 2.0 metres ii) North *interior side yard* – 0.0 metres
o)	*Decks*, *porches*, patios, *balconies*, verandas, pilasters, cornices, eaves, canopy, overhang, bay or box windows, and steps may encroach into any required *yard* up to any property line.
p)	Maximum *Height* – the lesser of 20.0 metres or 4 *storeys*.
q)	Maximum Number of *Dwelling Units* - 70
r)	Maximum *FSI* – 2.0
s)	Minimum number of *parking spaces* i) 0.8 per *Dwelling Unit* ii) 0.15 per *Dwelling Unit* for visitor *parking*
t)	Minimum number of *parking spaces* for non-residential uses: i) Notwithstanding the provisions of by-law 28-97, for this first 2880 square metres of non-residential uses, including a maximum 650 square metres of *restaurant* – 42 *parking spaces* ii) For any non-residential area greater than 2880 square metres – 1 space per 74 square metres of *gross floor area*.
u)	Minimum *bicycle parking space* requirements: Residential: i) *Long-term Bicycle Parking Space*: 0.4 spaces per *dwelling unit* ii) *Short-term Bicycle Parking Space*: 0.08 spaces per *dwelling unit* All other non-residential uses: i) *Bicycle Parking Space*: the greater of 0.08 spaces per 100 square metres of *net floor area* or 3 spaces
v)	For the purpose of this by-law, a *Bicycle Parking Space* means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle.

	A Long-term Bicycle Parking Space means a Bicycle Parking Space within a building or structure designed for use by the residents or occupants of a building A Short-term Bicycle Parking Space, means a Bicycle Parking Space located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
w)	The minimum dimensions of a horizontal bicycle parking space shall be: Minimum length of 1.8 metres; Minimum width of 0.6 metres; and Minimum vertical clearance of 1.2 metres.
x)	The minimum dimensions of a vertical bicycle parking space shall be: Minimum vertical clearance of 1.9 metres; Minimum width of 0.6 metres; and Minimum horizontal clearance from the wall of 1.2 metres.
y)	Only one (1) loading space is required.
z)	For the purpose of this by-law, required parking may be located offsite on adjacent property provided it is located below grade
aa)	For the purpose of this by-law, a floor containing a rooftop mechanical penthouse, and no living space shall not be deemed to be a storey.

Exception 7.733	**1000112234 Ontario Inc. and Green City Communities Inc.** **South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard.** **Block 1, Registered Plan 65M-4589**	**Parent Zone CA2**
File: PLAN.23.139197		Amending By-law 2023-180

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.733.1 Additional Permitted *Use*s	
The following *use*s are additional permitted *use*s:	
a)	*Retirement home*
b)	*Nursing home*
c)	*Long term care facility*
d)	*Multiple dwellings*
e	*Townhouse dwellings*
7.733.2 Special Zone Standards	
The following special zone standards shall apply	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *733 shall be deemed to be one *lot* for the purposes of this By-law
b)	Unless otherwise amended by this section, *townhouse dwellings* shall be constructed in accordance with the provisions of the Residential Two (R2) *zone*.
c)	For the purposes of this By-law, the *lot line* abutting Bur Oak Avenue shall be deemed to be the *front lot line*.
d)	*Multiple dwellings* are not permitted within 30 metres of the *streetline* of Bur Oak Avenue
e)	*Driveways* and direct accesses to garages for *multiple dwellings* or *townhouse dwellings* shall only be permitted from a private *street*.
f)	Notwithstanding special provisions 2 and 3 to Table A2, non-residential uses shall be permitted on the first and second storey of an *apartment building*, *Retirement home, nursing home*, or *Long term Care Facility*.
g)	Minimum required *yard*: i) *Front Yard* (west) – 4.0 metres ii) *Rear yard* (east) – 1.5 metres iii) *Exterior side yard* (north) – 2.8 metres iv) *Exterior side yard* (south) – 2.0 metres
h)	Minimum width of landscaping adjacent to: i) *Front Yard* (west) – 4.0 metres ii) *Rear yard* (east) – 1.5 metres iii) *Exterior side yard* (north) – 1.5 metres

	iv) *Exterior side yard* (south) – 2.4 metres
i)	Notwithstanding provision (h) above: i) Stairs, terraces, patios, and walkways shall be permitted to encroach into the minimum *landscape area* ii) a canopy, roof overhang, or unenclosed roofed structure may encroach into a *yard* abutting a public *street*, provided it is no closer than 1.0 metre from the lot line
j)	Maximum number of units: i) *Apartment dwellings* and *Retirement home* units combined: 396 ii) *Multiple dwelling units*: 116 iii) *Townhouse dwelling units*: 8
k)	Maximum *building height*: i) *Apartment dwelling, Retirement home, nursing home, or long term care facility*: 50.0 metres ii) *Multiple Dwelling unit*: 18.5 metres iii) *Townhouse Dwelling unit*: 13.0 metres
l)	Minimum *landscaped open space*: 20 percent
m)	Maximum *gross floor area*: 50,000 square metres
n)	The provisions of m) above do not apply to *multiple dwellings* or *townhouse dwellings*
o)	Minimum separation distance between the exterior *main walls* of residential *buildings* above grade: 6.0 metres
p)	Minimum number of *parking spaces*: i) *Retirement home*: 0.4 spaces per unit plus 0.2 space per unit for visitors ii) *Multiple dwellings*: 1 space per dwelling unit plus 0.25 spaces per *dwelling unit* for visitors iii) Non-residential *use*: 1 space per 45 square metres of *gross floor area* iv) Notwithstanding iii) above, *restaurant* space in excess of 20 percent of the *gross floor area* of all non-residential *uses* shall be parked at 1 space per 9 square metres. v) Required visitor parking and non-residential parking shall be provided as a common supply, and be shared between all visitor and non-residential *uses*
q)	*Porches*, with or without an underground cellar, may encroach into any *yard* to point not less than 1.5 metres from a *lot line*.
r)	*Stairs* that access a *dwelling unit*, and which are associated with a *porch*, may encroach into any *yard* to point not closer than 0.9 metres from a *lot line*.
s)	Minimum setback for a *private garage* or *parking garage* located completely below established grade, or access ramp or *driveway* leading to an underground *private garage* or *parking garage*: 0.3 metres
t)	Non-residential *uses* on the *first storey* of a *building* abutting Bur Oak Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey*.
u)	For the purpose of t) above, *loading spaces* and parking ramps shall not be included in the *gross floor area*

v)	Residential and retirement *units*, and *long term care* and *nursing home* dwelling rooms shall not be located on the *first storey* within 3 metres of the front wall of a *building* facing Bur Oak Avenue.
w)	A minimum of 2 square metres per unit of contiguous shared *outdoor amenity space* shall be provided for the *multiple dwelling*.
x)	A minimum *outdoor amenity space* for *apartment dwelling*, *retirement home*, *nursing home*, or *long term care facility*: i) 2 square meters per unit ii) *outdoor amenity space* shall be provided in two contiguous areas iii) *outdoor amenity space* shall be provided as common space, shared between units
y)	The provisions of Table B7 shall not apply
z)	Minimum bicycle parking space requirements: *Apartment dwelling* and *multiple dwellings*: i) *Long-term bicycle parking space*: 0.8 spaces per *dwelling unit* ii) *Short-term bicycle parking space*: 0.2 spaces per *dwelling unit* *Retirement home, long-term care facility, and nursing homes*: i) *Long-term bicycle parking Space*: 0.2 spaces per *dwelling unit* ii) *Short-term bicycle parking Space*: 0.15 spaces per *dwelling unit* Non-Residential *use* (if overall GFA <1,200 square metres): i) *Long-term Bicycle Parking Space*: No requirement ii) *Short-term Bicycle Parking Space*: 0.15 spaces per 100 square metres GFA or 3 spaces, whichever is greater Non-residential use (if overall GFA is higher or equal to1,200 square metres: i) *Long-term bicycle parking space*: 0.15 spaces per 100 square metres of *gross floor area* ii) *Short-term bicycle parking space*: 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces, whichever is greater
aa)	For the purpose of this by-law, a *bicycle parking space* means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle. A *long-term bicycle parking space* means a *bicycle parking space* within a building or structure designed for use by the residents or occupants of a building A *short-term bicycle parking space*, means a *bicycle parking space* located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
bb)	The minimum dimensions of a horizontal *bicycle parking space* shall be: Minimum length of 1.8 metres; Minimum width of 0.6 metres; and, Minimum vertical clearance of 1.2 metres.
cc)	The minimum dimensions of a vertical *bicycle parking space* shall be: Minimum vertical clearance of 1.8 metres; Minimum width of 0.6 metres; and, Minimum horizontal clearance from the wall of 1.2 metres.

dd)	No visitor parking shall be required for *townhouse dwelling units*

Exception 7.734	**1000112234 Ontario Inc. and Green City Communities Inc. South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard. Block 1, Registered Plan 65M- 4589**	**Parent Zone CA2**
File PLAN 23 139197		Amending By-law 2023-180

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.	
7.734.1 Additional Permitted *Use*s	
a)	*Retirement home*
b)	*Nursing home*
c)	*Long term Care Facility*
d)	*Multiple Dwelling*
7.734.2 Special Zone Standards	
The following special zone standards shall apply	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *734 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the *lot line* abutting Bur Oak Avenue shall be deemed to be the *front lot line.*
c)	*Multiple dwellings* are not permitted within 30 metres of the *streetline* of Bur Oak Avenue.
d)	Notwithstanding special provisions 2 and 3 to Table A2, non- residential *uses shall be* permitted on the first and second *storey* of an apartment *building*, *Retirement home*, *nursing home*, or *Long term Care Facility*.
e)	*Driveways* and direct accesses to *garage*s for *Multiple dwellings* shall only be permitted from a *private street* or lane.
e)	Minimum required *yard*: i) *Front Yard* (west) – 4.0 metres ii) *Rear yard* (east) – 1.5 metres iii) *Interior side yard* (south) – 2.8 metres iv) *Exterior side yard* (north) – 1.5 metres
f)	Minimum width of landscaping adjacent to: i) *Front Yard* (west) – 4.0 metres ii) *Rear yard* (east) –1.5 metres iii) *Exterior side yard* (north) – 1.5 metres iv) *Interior side yard* (south) – 2.8 metres
g)	Notwithstanding provision (f) above: i) *Stairs*, terraces, *patios*, and walkways shall be permitted to encroach into the minimum landscape area ii) a canopy, roof overhang, or unenclosed roofed structure may encroach into a *yard* abutting a *public street*, provided it is no closer than 1.0 metres from the *lot line*

h)	Maximum number of *units:* i) *Apartment dwellings* and *Retirement home* units combined: 352 ii) *Multiple Dwelling units*: 72
i)	Maximum building height: i) *Apartment dwelling, Retirement home, nursing home, or long term care facility*: 50.0 metres ii) *Multiple Dwelling unit*: 18.5 metres iii) *Townhouse Dwelling*: 13.0 metres
j)	Minimum *landscaped open space*: 20 percent
k)	Maximum *gross floor area*: 42,000
l)	The provisions of k) above do not apply to *Multiple dwellings*
m)	Minimum separation distance between *buildings*: 6 metres
n)	Minimum number of *parking spaces*: i) *Retirement home*: 0.4 spaces per unit plus 0.2 space per unit for visitors ii) *Multiple dwellings*: 1 space per dwelling unit plus 0.25 spaces per *dwelling unit* for visitors iii) Non-residential use: 1 space per 45 square metres of *gross floor area* iv) Notwithstanding iii) above, *restaurant* space in excess of 20 percent of the *gross floor area* of all non-residential *uses* shall be parked at 1 space per 9 square metres. v) Required visitor parking and non-residential parking shall be provided as a common supply, and be shared between all visitor and non-residential uses
o)	*Porches*, with or without an underground cellar, may encroach into any *yard* to point not less than 1.5 metres from a *lot line*.
p)	*Stairs* that access a *dwelling unit*, and which are associated with a *porch*, may encroach into any *yard* to point not closer than 0.9 metres from a *lot line*.
q)	Minimum setback for a *private garage* or *parking garage* located completely below established grade, or access ramp or *driveway* leading to an underground *private garage* or *parking garage*: 0.3 metres.
r)	Non-residential *uses* on the *first storey* of a *building* abutting Bur Oak Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey*. (alt: Non-residential *uses* on the *first storey* of a *building* abutting Bur Oak Avenue shall occupy a minimum of 1,000 square metres of *gross floor area* of the *first storey*).
s)	For the purpose of r) above, *loading spaces* and parking ramps shall not be included in the *gross floor area*.
t)	Residential and retirement units, and long term care and nursing home rooms shall not be located on the *first storey* within 3 metres of the front wall of a *building* facing Bur Oak Avenue.
u)	A minimum of 2 square meters per unit of contiguous shared *outdoor amenity space* shall be provided for multiple dwelling.
v)	A minimum *outdoor amenity space* for *apartment dwelling, retirement home, nursing home, or long term care facility*: i) 2 square metres per unit ii) *outdoor amenity space* shall be provided in two contiguous areas iii) *outdoor amenity space* shall be provided as common space, shared

	between units
w)	The provisions of Table B7 shall not apply
x)	Minimum *bicycle parking space* requirements: *Apartment dwelling* and *multiple dwellings:* i) *Long-term bicycle parking space*: 0.8 spaces per *dwelling unit* ii) *Short-term bicycle parking space*: 0.2 spaces per *dwelling unit* Retirement home, long-term care facility, and nursing homes: i) *Long-term bicycle parking Space*: 0.2 spaces per *dwelling unit* ii) *Short-term bicycle parking Space*: 0.15 spaces per *dwelling unit* Non-Residential use (if overall GFA <1,200 square metres): i) *Long-term Bicycle Parking Space*: No requirement ii) *Short-term Bicycle Parking Space*: 0.15 spaces per 100 square metres GFA or 3 spaces, whichever is greater Non-residential *use* (if overall GFA is higher or equal to1,200 square metres): i) *Long-term bicycle parking space*: 0.15 spaces per 100 square metres of *gross floor area* ii) *Short-term bicycle parking space*: 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces, whichever is greater
y)	For the purpose of this by-law, a *bicycle parking space* means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle. A *long-term bicycle parking space* means a bicycle parking space within a building or structure designed for use by the residents or occupants of a building A *short-term bicycle parking space*, means a *bicycle parking space* located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
z)	The minimum dimensions of a horizontal *bicycle parking space* shall be: Minimum length of 1.8 metres; Minimum width of 0.6 metres; and, Minimum vertical clearance of 1.2 metres.
aa)	The minimum dimensions of a vertical *bicycle parking space* shall be: Minimum vertical clearance of 1.8 metres; Minimum width of 0.6 metres; and, Minimum horizontal clearance from the wall of 1.2 metres.

Exception 7.735	**1000112234 Ontario Inc. and Green City Communities Inc. South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard. Block 1, Registered Plan 65M-4589**	**Parent Zone R2**
File PLAN 23 139197		Amending By-law 2023-180

Notwithstanding any other provisions of By-law 177-96 or 28-97, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2023-180. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.	
7.735.1 Only Permitted *Use*s	
The following are the only permitted *use*s:	
a)	*Townhouse dwelling*s
b)	*Multiple dwellings*
7.735.2 Special Zone Standards	
The following special zone standards shall apply	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *735 shall be deemed to be one *lot* for the purposes of this By-law
b)	For the purposes of this By-law, the *lot line* abutting Cornell Centre Boulevard shall be deemed to be the *front lot line.*
c)	Driveways and accesses to garages shall only be permitted from a private *street*.
d)	Minimum lot frontage for a Townhouse dwelling: i) Interior *lot*: 4.5 metres ii) End unit on an interior *lot*: 5.0 metres iii) End unit on a corner *lot*: 4.7 metres
e)	Maximum number of Multiple dwellings: 38
	Minimum required yards: i) *Front yard* (east): 3.0 metres ii) *Exterior side yard* (north): 2.4 metres iii) *Interior side yard* (south): 3 metres iv) *Rear yard* (west): 2.0 metres
f)	Minimum separation distance between the exterior main walls of residential *buildings* above grade: 3.0 metres
g)	Minimum setback from the centre line of a lane to a dwelling unit where parking is provided in tandem – 6.0 metres, except that the minimum setback from a private street to a garage must be 8.8 metres
h)	Minimum setback from the centre line of a private *street* to a d*welling unit* where parking is not provided in tandem: 5.0 metres
i)	Notwithstanding g) and h) above, decks, *balconies*, terraces, and *structures* used to support any of the above, may encroach 5 metres into the setback from the centreline of the *lane*
j)	The provisions of Section 6.2.1 and 6.6.1 shall not apply
k)	Further to the provisions of section 6.6.2.1 d), *Stairs* that access a *dwelling unit*, and which are associated with a *porch*, may encroach into a required *interior*

	side yard to point not closer than 1.0 metres from a *lot line*.
l)	Amenity space shall be provided for each *Multiple Dwelling unit*, subject to the following provisions: i) a contiguous minimum area of 20 square meters for 50 percent of the Multiple Dwelling units, and 9 square metres for the remaining 50 percent of the *Multiple Dwelling units* ii) a balcony, terrace or *deck* may be used as *outdoor amenity space*
m)	Maximum *building height*: 13.0 metres
n)	The provisions of Table B2 shall not apply
o)	Minimum area of a public park located on lands zoned R2*735: 700 square metres

Exception 7.736	**1000112234 Ontario Inc. and Green City Communities Inc. South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard. Block 1, Registered Plan 65M-4589**	**Parent Zone R2**
File PLAN 23 139197		Amending By-law 2023-180

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.	
7.736.1 Only Permitted *Use*s	
The following are the only permitted *use*s:	
a)	*Townhouse dwelling*s
7.736.2 Special Zone Standards	
The following special zone standards shall apply	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *736 shall be deemed to be one *lot* for the purposes of this By-law
b)	For the purposes of this By-law, the north *lot line* is deemed to be the *front lot line.*
c)	*Driveways* and accesses to *garage*s shall only be permitted from a *private street*.
d)	Minimum *lot* frontage: i) *Interior lot:* 4.5 metres ii) End unit on an *interior lot*: 6.0 metres iii) End unit on a *corner lot*: 7.5 metres
e)	Minimum required *yard*s: i) *Front Yard* (north): 3.0 metres ii) *Exterior side yard* (east and west):2.4 metres iii) *Rear yard* (south): 2.8 metres
f)	Minimum separation distance between the exterior main walls of residential *building*s above grade: 3.0 metres
g)	Minimum setback from the centreline of a *lane* – 6.0 metres, except that the minimum setback from a private lane to a *garage* must be 8.8 metres
h)	Notwithstanding g) above, *decks*, *balconies*, terraces, and *structures* used to support any of the above, may encroach 5 metres into the setback from the centreline of the *lane*
i)	The provisions of section 6.2.1 and 6.6.1 shall not apply
j)	Maximum *building height:* 13.0 metres
k)	No visitor parking shall be required

Exception 7.737	**1000112234 Ontario Inc. and Green City Communities Inc. South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard. Block 1, Registered Plan 65M-4589**	**Parent Zone R2**
File PLAN 23 139197		Amending By-law 2023-180
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.737.1 Only Permitted *Use*s		
The following are the only permitted *use*s:		
a)	*Townhouse dwelling*s	
7.737.2 Special Zone Standards		
The following special zone standards shall apply		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *737 shall be deemed to be one *lot* for the purposes of this By-law	
b)	For the purposes of this By-law, the northern *lot line* is deemed to be the *front lot line.*	
c)	*Driveways* and accesses to *garage*s shall only be from a *private street*.	
d)	Minimum *lot* frontage: i) *Interior lot:* 4.5 metres ii) End unit on an *interior lot*: 6.0 metres iii) End unit on a *corner lot*:7.5 metres	
e)	Minimum required *yard*s: i) *Front yard* (north): 3.0 metres ii) *Exterior side yard*: 2.4 metres iii) *Rear yard* (south): 3.0 metres	
f)	Minimum separation distance between the exterior main walls of residential *building*s above grade: 3.0 metres	
g)	Minimum setback from the centreline of a *lane* – 6.0 metres, except that the minimum setback from a private lane to a *garage* must be 8.8 metres	
h)	Notwithstanding f) above, *decks*, *balconies* terraces, and *structures* used to support any of the above, may encroach 5 metres into the setback from the centreline of the *lane*.	
i)	The provisions of Section 6.2.1 and 6.6.1 shall not apply	
j)	Maximum *building height:* 13.0 metres	
k)	No visitor *parking* shall be required	

Exception 7.737	**1000112234 Ontario Inc. and Green City Communities Inc. South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard. Block 1, Registered Plan 65M-4589**	**Parent Zone R2**
File PLAN 23 139197		Amending By-law 2023-180

Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.737.1 Only Permitted *Use*s

The following are the only permitted *use*s:

a)	*Townhouse dwelling*s

7.737.2 Special Zone Standards

The following special zone standards shall apply

a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *737 shall be deemed to be one *lot* for the purposes of this By-law
b)	For the purposes of this By-law, the northern *lot line* is deemed to be the *front lot line.*
c)	*Driveways* and accesses to *garage*s shall only be from a *private street*.
d)	Minimum *lot* frontage: iv) *Interior lot:* 4.5 metres v) End unit on an *interior lot*: 6.0 metres vi) End unit on a *corner lot*: 7.5 metres
e)	Minimum required *yard*s: iv) *Front yard* (north): 3.0 metres v) *Exterior side yard*: 2.4 metres vi) *Rear yard* (south): 3.0 metres
f)	Minimum separation distance between the exterior *main walls* of residential *building*s above grade: 3.0 metres
g)	Minimum setback from the centreline of a *lane* – 6.0 metres, except that the minimum setback from a private lane to a *garage* must be 8.8 metres
h)	Notwithstanding f) above, *decks*, *balconies* terraces, and *structures* used to support any of the above, may encroach 5 metres into the setback from the centreline of the *lane*
i)	The provisions of Section 6.2.1 and 6.6.1 shall not apply
j)	Maximum *building height:* 13.0 metres
k)	No visitor *parking* shall be required

EXCEPTION 738 – AVAILABLE

Exception 7.739	**TH (Warden) Developments Inc. 10506 and 10508 Warden Avenue**	**Parent Zone R2-S**
File PLAN 22 265291		Amending By-law 2024-135

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule 'A' attached to By- law 2024-135 and denoted by the symbol *739.	
7.739.1 Only Permitted Uses	
The following are the only permitted uses:	
a)	*Townhouse dwellings*
b)	*Home Occupation*
c)	*Home Child Care*
7.739.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	The provisions of Table B3, Part 3 of 3 shall apply to all *lots*
b)	Minimum *rear yard* – 0 metres
c)	Minimum required *lot frontage:* i) 6.7 metres on an *interior lot* ii) 8.1 metres on an interior end *unit* or a *corner lot*
d)	Notwithstanding the definition of *townhouse dwelling*, *units* are not required to provide direct access to the *rear yard*
e)	*Townhouse dwellings* must share a common wall above grade with a *townhouse dwelling* to the rear
f)	The total combined number of *townhouse dwelling units*, *apartment dwelling units*, and *multiple dwelling units*, zoned: R2-S*739 R2-LA*740 CA2*741 CA2*742 CA2*743 shall not exceed 1,443.
g)	Maximum number of *dwelling units* in a *building* – 12 *units*
h)	Maximum *height* – the lesser of 13.5 metres or 3 *storeys*
i)	Maximum *garage width* on a *lot* that is not accessed by a *lane* – 3.5 metres
j)	Maximum garage door width – 50 percent of the *building* façade
k)	Notwithstanding h) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the *gross floor area* of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey.*

l)	Non-cantilevered window bays are permitted to encroach into a required *front yard,* or *exterior side yard* provided such window bays extend no more than 0.6 m into the required yard and are no more than 3 metres wide.
m)	*Outdoor amenity space* shall be provided and shall be subject to the following provisions: i) Minimum combined *outdoor amenity space* per *unit* on an *interior lot*: 15 square metres; ii) One *outdoor amenity space* on an *interior lot* shall have a contiguous minimum area of 12 square metres; iii) One *outdoor amenity space* on an end *unit* on an *interior lot,* or end *unit* on a *corner lot* shall have a contiguous minimum area of 15 square metres; iv) The *outdoor amenity space* may be located on a rooftop, above a *private garage*, and/or on a *balcony; and* v) For the purposes of this By-law, the *outdoor amenity space* may include steps, partitions, railings, air conditioner *unit*s, and planters. vi) Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the *first storey,* and *balconies* are not required to be cantilevered.
n)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for *lots* with a *frontage* of less than 10.1 metres, a minimum 20 percent *soft landscaping* shall be provided in the *front* or *exterior side yard* in which the *driveway* is located.

Exception 7.740	**TH (Warden) Developments Inc.**	**Parent Zone R2-LA**
File PLAN 22 265291	**10506 and 10508 Warden Avenue**	Amending By-law 2024-135

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule 'A' attached to By- law 2024-135 and denoted by the symbol *740.

7.740.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse dwellings*
b)	One (1) *Accessory Dwelling Unit* within a *Townhouse Dwelling*
c)	*Home Occupation*
d)	*Home Child Care*

7.740.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Minimum required *lot frontage:* i. 4.5 m per *unit* on an *interior lot* ii. 5.8 m for an end *unit* on an *interior lot* iii. 7.0 m for an end *unit* on a *corner lot*
b)	Maximum number of *townhouse dwelling units* in a *building* – 8 units
c)	The total combined number of *townhouse dwelling units*, *apartment dwelling units*, and *multiple dwelling units*, zoned: R2-S*739 R2-LA*740 CA2*741 CA2*742 CA2*743 shall not exceed 1,443
d)	Minimum required *rear yard* to a *dwelling unit*: i. with attached *private garage* a) 0.6 metres for the *first storey* b) 3 metres for any *storey* above the *first storey* ii. with detached *private garage* – 11.6 metres
e)	Minimum *side yard* setback from an *interior side lot line* created by a utility or snow storage notch – 2.4 metres
f)	Maximum *height* – the lesser of 13.5 metres or 3 *storeys*
g)	Notwithstanding e) above, a portion of a *building* providing rooftop access is permitted to project above the maximum *height*, provided the floor area of the rooftop access does not exceed 12 square metres. This rooftop access shall not be considered an additional *storey*.

h)	*Outdoor amenity space* shall be provided and shall be subject to the following provisions: i. Minimum combined *outdoor amenity space* per *unit* on an *interior lot*: 18 square metres; ii. One *outdoor amenity space* on an *interior lot* shall have a contiguous minimum area of 15 square metres; iii. One *outdoor amenity space* on an end *unit* on an *interior lot,* or end *unit* on a *corner lot* shall have a contiguous minimum area of 18 square metres; iv. The *outdoor amenity space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony*; and v. For the purposes of this By-law, the *outdoor amenity space* may include steps, partitions, railings, air conditioner units, and planters. vi. Notwithstanding any other provisions in this By-law, *decks* are permitted to be located above the *first storey,* and *balconies* are not required to be cantilevered.
i)	*Porches* and *balconies* may encroach into a required *front yard* or *exterior side yard* provided that no part of the stairs is located closer than 0.3 metres from the *front lot line* or *exterior side lot line.*
j)	*Balconies* may encroach into a *rear yard* a distance of no more than 2.4 metres.
k)	Notwithstanding Section 3.0, Table A of By-law 28-97, where an *accessory dwelling unit* is provided on a *lot*, the minimum number of *parking spaces* required for a *townhouse dwelling* shall be one *parking space* per *unit*.

Exception 7.741	**TH (Warden) Developments Inc. 10506 and 10508 Warden Avenue**	**Parent Zone CA2**
File PLAN 22 265291		Amending By-law 2024-135

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule 'A' attached to By- law 2024-135 and denoted by the symbol *741.

7.741.1 Only Permitted Uses

The following uses are the only permitted uses:

	Residential Uses
a)	*Apartment Dwellings*
b)	*Multiple Dwellings*
c)	*Home Child Care*
d)	*Home Occupations*

7.741.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *741 shall be deemed one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the northern *lot line* shall be deemed to be the *front lot line*.
c)	Minimum required *yards:* i. *Front yard* – 4.5 metres ii. *Rear yard* – 3.0 metres iii. *Exterior side yard* – 3.0 metres
d)	Provisions DD, EE, FF, and Special Provision #15 of Table B7 (Part 2 of 4) shall not apply.
e)	*Multiple Dwelling* minimum *unit* width for any *storey* above the first *storey* – 6.0 metres
f)	*Multiple dwellings* in the form of stacked back-to-back *townhouse*s are permitted.
g)	For the purposes of this By-law, the following provisions shall apply: i. Maximum number of *dwelling units* – 210 *unit*s ii. Notwithstanding i) above, the total combined number *of townhouse dwelling units*, *apartment dwelling unit*s, and *multiple dwelling units*, zoned: R2-S*739 R2-LA*740 CA2*741

	CA2*742 CA2*743 shall not exceed 1,443.
h)	Maximum *building height* – the lesser of 6 *storeys* or 20 metres
i)	Private *outdoor amenity space* shall be provided and shall be subject to the following provisions: i. Minimum combined private *outdoor amenity space* per *dwelling unit*: 11 square metres; ii. Minimum contiguous *outdoor amenity space* per *dwelling unit*: 8 square metres and shall have a minimum depth of 2.5 metres; iii. Private *outdoor amenity space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony;* and iv. For the purposes of this By-law, the *outdoor amenity space* may include steps, partitions, railings, air conditioner *unit*s, and planters.
j)	Notwithstanding By-law 28-97, for the purposes of this By-law, the following parking provisions apply: i. Minimum *parking space* required per *dwelling unit* – 1.0 *parking space*; and ii. Minimum visitor *parking space* required per *dwelling unit* – 0.25 *parking spaces*.
k)	Minimum bicycle *parking space* requirements: i. Long-term bicycle *parking space*: 1.0 spaces per *dwelling unit*; and ii. Short-term bicycle *parking space*: 0.1 spaces per *dwelling unit*
l)	For the purpose of this By-law, a bicycle *parking space* means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle where: i. A long-term bicycle *parking space* means a bicycle *parking space* within a *building* or *structure* designed for use by the residents or occupants of a *building*; and ii. A short-term bicycle *parking space*, means a bicycle *parking space* located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
m)	Minimum required setback from a daylighting triangle – 1.8 metres
o)	*Porch*es, stairs, balconies and/or landings used to access a main building are permitted to encroach into the required *front yard* provided they are not closer than 2.0 metres from the *lot line*.
p)	*Porch*es, stairs, balconies and/or landings used to access a main building are permitted to encroach into the required *exterior side yard* and *rear yard* provided they are not closer than 1.0 metre from the *lot line*.

Exception 7.742	**TH (Warden) Developments Inc. 10506 and 10508 Warden Avenue**	**Parent Zone CA2**
File PLAN 22 265291		Amending By-law 2024-135

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule 'A' attached to By- law 2024-135 and denoted by the symbol *742.

7.742.1 Only Permitted Uses

The following uses are the only permitted uses:

	Residential Uses
a)	*Apartment Dwellings*
b)	*Home Occupations*
	Non-Residential Uses
c)	*Retail store*
d)	*Child Care Centre*
e)	*Commercial Fitness Centre*
f)	*Art Gallery*
g)	*Parking Garage*
h)	*Financial Institutions*
i)	*Medical Office*
j)	*Business Office*
k)	*Personal Service Shop*
l)	*Place of Worship*
m)	*Restaurant*
n)	*Private School*
o)	*Public School*
p)	*Commercial School*
q)	*Supermarket*
r)	*Veterinary Clinic*

7.742.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *742 shall be deemed one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the eastern *lot line* shall be deemed to be the front *lot line*.

c)	For the purpose of this By-law, the following definitions shall apply: i. *Podium* means the base or lower portion of a multi- *storey building*, which is located above *average grade*, and is measured from *average grade* to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *Point Tower* projecting above it. ii. *Point Tower* means portions of a *building* that projects above a *podium*.
d)	Provisions DD and FF of Table B7 (Part 2 of 4) shall not apply.
e)	Minimum required *yards:* i. *Front yard* – 4.5 metres ii. *Rear yard* – 3.0 metres iii. *Exterior side yard* – 4.5 metres iv. *Interior side yard* – 6.0 metres
f)	*Place of worship*, *public schools*, or *private schools* are only permitted within a multi-*storey* non-residential or mixed-use *apartment building.*
g)	Non-residential uses shall be provided on the ground floor or a portion of the ground floor of a building.
h)	The maximum *net floor area* permitted for individual *retail store*, *supermarket*, or *personal service shop* premises is 2,000 square metres.
i)	For the purposes of this By-law, the following provisions shall apply: i. Maximum number of *units* – 850 *units* ii. Notwithstanding i) above, the total combined number of *townhouse dwelling unit*s, *apartment dwelling units*, and *multiple dwelling units*, zoned: R2-S*739 R2-LA*740 CA2*741 CA2*742 CA2*743 shall not exceed 1,443.
j)	Maximum *height* – the lesser of 19 *storeys* or 59 metres
k)	Maximum *podium height* – 6 *storeys* or 19.5 metres
l)	The maximum *point tower* floorplate shall be 800 square metres of *gross floor area*
m)	The minimum *point tower* separation distance is 30 metres

Exception 7.743	TH (Warden) Developments Inc. 10506 and 10508 Warden Avenue	Parent Zone CA2
File PLAN 22 265291		Amending By-law 2024-135

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule 'A' attached to By- law 2022-135 and denoted by the symbol *743.

7.743.1 Only Permitted Uses

The following uses are the only permitted uses:

	Residential Uses
a)	*Apartment Dwelling*
b)	*Multiple Dwelling*
c)	*Home Occupations*
	Non-Residential Uses
d)	*Long-Term Care Facility*
e)	*Retirement Home*
f)	*Nursing Home*
g)	*Retail store*
h)	*Child Care Centre*
i)	*Commercial Fitness Centre*
j)	*Art Gallery*
k)	*Parking Garage*
l)	*Financial Institution*
m)	*Medical Office*
n)	*Business Office*
o)	*Personal Service Shop*
p)	*Place of worship*
q)	*Restaurant*
r)	*Private School*
s)	*Public school*
t)	*Commercial School*
u)	*Supermarket*
v)	*Veterinary Clinic*

7.743.2 Special Zone Standards

The following specific Zone Standards shall apply:

a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *743 shall be deemed one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the eastern *lot line* shall be deemed to be the front *lot line*.
c)	Minimum required *yards:* i. *Front yard* – 4.5 metres ii. *Rear yard* – 3.0 metres iii. *Exterior side yard* – 3.0 metres iv. *Interior side yard* – 4.5 metres
d)	Provisions DD, EE, FF and Special Provision #15 of Table B7 (Part 2 of 4) shall not apply.
e)	*Porch*es, stairs, balconies and/or landings used to access a main building are permitted to encroach into the required *front* yard provided they are not closer than 2.0 metres from the *lot line*.
f)	*Porches*, stairs, balconies and/or landings used to access a main building are permitted to encroach into the required *exterior side yard* and *rear yard* provided they are not closer than 1.0 metre from the *lot line*.
g)	*Porch*es, stairs and/or landings used to access a main building are permitted to encroach into the required *interior side yard* provided they are not closer than 2.5 metres from the *lot line*.
h)	For the purposes of this By-law, the following provisions shall apply: i. Maximum number of *dwelling units* – 160 *unit*s ii. Notwithstanding i) above, the total combined number of *townhouse dwelling unit*s, *apartment dwelling unit*s, and *multiple dwelling unit*s, zoned: R2-S*739 R2-LA*740 CA2*741 CA2*742 CA2*743 shall not exceed 1,443.
i)	*Multiple dwelling* minimum *unit* width for any *storey* above the first *storey* – 6.0 metres
j)	*Multiple dwellings* in the form of stacked back-to-back *townhouse*s are permitted.
k)	Maximum *height* for a *building* fronting onto an arterial road – the lesser of 8 *storeys* or 30 metres
l)	Maximum *height* for a *building* that does not front onto an arterial road – the lesser of 6 *storeys* or 20 metres

m)	Private *outdoor amenity space* shall be provided and shall be subject to the following provisions: i. Minimum combined private *outdoor amenity space* per *dwelling unit*: 11 square metres; ii. Minimum contiguous *outdoor amenity space* per *dwelling unit*: 8 square metres and shall have a minimum depth of 2.5 metres; and iii. Private *outdoor amenity space* may be located on a rooftop, above a *private garage*, and/or be located on a *balcony;* and iv. For the purposes of this By-law, the *outdoor amenity space* may include steps, partitions, railings, air conditioner *units*, and planters.
n)	Notwithstanding By-law 28-97, for the purposes of this By-law, the following parking provisions apply: i. Minimum *parking space* required per *dwelling unit* – 1.0 *parking space*; and ii. Minimum visitor *parking spaces* required per *dwelling unit* – 0.25 *parking spaces*.
o)	Minimum bicycle *parking space* requirements:
	i. Long-term bicycle *parking space*: 1.0 spaces per *dwelling unit*; and ii. Short-term bicycle *parking space*: 0.1 spaces per *dwelling unit*
p)	For the purpose of this By-law, a bicycle *parking space* means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle where: i. A long-term bicycle *parking space* means a bicycle *parking space* within a *building* or *structure* designed for use by the residents or occupants of a *building*; and ii. A short-term bicycle *parking space*, means a bicycle *parking space* located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
q)	Minimum required setback from a daylighting triangle – 1.8 metres

Exception 7.744	**TH (Warden) Developments Inc. 10506 and 10508 Warden Avenue**	**Parent Zone OS2**
File PLAN 22 265291		Amending By-law 2024-135
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands shown on Schedule 'A' attached to By- law 2024-135 and denoted by the symbol *744.		
7.744.1 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Maximum *height* – the lesser of 4 *storeys* or 20 metres	

Exception 7.745	**Zonix Homes Inc.** 36-48 Steeles Avenue East and 37-49 Highland Park Boulevard High Rise Residential Block	**Parent Zone R4**
File PLAN 19.114290		Amending By- law 2024-85

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.745.1 Special Zone Standards

The following zone standards shall apply:

a)	Notwithstanding any further division or partition of lands, all lands zoned R4*745 and OS1*746 shall be deemed to be one *lot* for the purposes of this By-law. Notwithstanding the above, any lands conveyed to the City of Toronto for road widening purposes shall not be deemed to form part of the lot.
b)	For the purpose of this by-law, the provisions of table B6 shall not apply
c)	*Amenity Area* means indoor or outdoor space on a *lot* that is designed for and available for use by the occupants of a *building* on the *lot* for recreational or social activities. *Bicycle Parking Space* means a space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle. *Podium* means the base or lower portion of a multi-storey *building*, which is located above *average grade level*, and is measured from *average grade level* to the maximum *podium height* as prescribed. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*.
d)	For the purposes of this By-law, the *front lot line* shall be the *streetline* adjacent to Steeles Avenue East.
e)	Maximum *gross floor area* –79,800 square metres
f)	Minimum setback i) Front yard – 2.0 metres ii) Westerly side yard – 3.0 metres iii) Easterly side yard – 8.0 iv) To the Highland Park streetline – 30 metres

g)	Maximum *Building Height:* i) Podium: The greater of 7 storeys or 230 metres above sea level, geodetic datum (CGS) ii) Point Tower: The lesser of 44 storeys or 350 metres above sea level, geodetic datum (CGS)
h)	Maximum *gross floor area* of each floor plate of a *point tower* – 850 square metres.
i)	Minimum separation between the exterior walls of a *point tower* – 25 metres, exclusive of balcony areas
j)	Maximum Number of *Dwelling Units* – 1,075
k)	Minimum number of required *Parking Spaces* i) 0.38 *parking spaces* per *apartment dwelling unit;* plus ii) 0.1 *parking spaces* per *apartment dwelling unit* for visitor parking iii) 5 percent of the required parking spaces shall be provided as accessible parking space
l)	Total required *bicycle parking spaces* – 0.7 *bicycle parking spaces* per *dwelling unit*
m)	Minimum *amenity area* – 4.0 square metres per *dwelling unit*
n)	Notwithstanding any other provision within this by-law, a*menity area* can be provided on balconies
o)	Minimum setback to a *lot line* for a *parking garage* located completely below *grade* - 0.3 metres
p)	In the case of a *comer lot* with a daylighting triangle or a rounding, the *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of *the front lot line* for the purposes of calculating minimum and maximum setbacks from *streetlines*. Notwithstanding the above, in no case shall any *building* or *structure* extend into the *public street* right of way.

Exception 7.746	**Zonix Homes Inc.** 36-48 Steeles Avenue East and 37-49 Highland Park Boulevard High Rise Residential Block	**Parent Zone OS1**
File PLAN 19.114290		Amending By- law 2024-85

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.746.1 Additional Permitted Uses	
The following additional uses are permitted:	
a)	*Parking garage*
7.746.2 Special Zone Standards	
The following zone standards shall apply:	
a)	Notwithstanding any further division or partition of lands, all lands zoned R4*745 and OS1*746 shall be deemed to be one *lot* for the purposes of this By-law.
b)	*Parking garages* are only permitted below *established grade*
c)	Notwithstanding b) above, ventilation shafts and housings, stairways, portions of the *parking garage* projecting 1.8 metres above *established grade*, and other similar facilities associated with *parking garages* are permitted above *established grade.*

EXCEPTION 747 - AVAILABLE

Exception 7.748	HNT Inc. 8310 Woodbine Avenue	Parent Zone BC
File PLAN 22 258667		Amending By-law 2024-53

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *748 on Schedule "A" to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.748.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Art Galleries*
b)	*Business Offices*
c)	*Motor Vehicle Service Station*
d)	*Motor Vehicle Sales Establishment*
e)	*Commercial Fitness Centres*
f)	*Financial Institutions*
g)	*Hotels*
h)	*Libraries*
i)	*Medical Offices*
j)	*Motels*
k)	*Non-Profit Fitness Centres*
l)	*Personal Service Shops*
m)	*Private Clubs*
n)	*Recreational Establishments*
o)	*Restaurants*
p)	*Take-Out Restaurants*
q)	*Retail Stores*
r)	*Commercial Schools*
s)	*Place of Amusement*
t)	*Veterinary Clinic*

7.748.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum *lot area* – 0.3 hectares
b)	Minimum *lot frontage* – 45.0 metres
c)	Minimum required *front yard* – 2.0 metres
d)	Minimum required *exterior side yard* – 2.0 metres
e)	Minimum required width of *landscaping* adjacent to the *lot line:* i) *rear lot line* – 1.5 metres ii) All other *lot lines* – 2.0 metres
f)	Minimum required *height* – 5.0 metres

g)	The maximum depth of *parking areas* shall not apply
h)	*Hotels* shall not include *dwelling units*

Exception 7.749	**2163321 Ontario Inc. 35-51 Old Kennedy Road**	**Parent Zone NC3**
File PLAN 23 148834		Amending By-law 2024-48

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *749 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.749.1 Additional Permitted Uses

The following additional uses are permitted:

a)	*Commercial Fitness Centres*
b)	*Day Nurseries*
c)	*Financial Institutions*
d)	*Home Occupations*
e)	*Libraries*
f)	*Medical Offices*
g)	*Museums*
h)	*Places of Amusement*
i)	*Places of Entertainment*
j)	*Private Clubs*
k)	*Recreational Establishments*
l)	*Schools, Commercial*
m)	*Schools, Private*
n)	*Schools, Public*
o)	*Supermarkets*
p)	*Theatres*
q)	*Townhouse Dwellings*
r)	*Veterinary Clinics*

7.749.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division, conveyance, or partition of any lands subject to this Section, all lands zoned NC3*749 shall be deemed to be one *lot* for the purposes of this By- law.

b)	Notwithstanding Section 3, the following definitions shall apply: *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Podium* means the base or lower portion of a multi-storey building, which is located above average grade level, and is measured from average grade level to the maximum podium height as set out in the applicable zone. A podium may or may not have a point tower projecting above it. *Point Tower* means portions of a building that projects above a podium. *Storey* means that portion of a building between the surface of a floor and the floor, ceiling or roof immediately above. Any portion of a building partly below grade level shall be deemed a storey where it's ceiling is at least 1.8 metres above established grade.
c)	Old Kennedy Road is deemed to be the *front lot line*
d)	Only Residential uses, *Home Occupations*, and *Business Offices*, are permitted above the *first storey*
e)	Maximum *gross floor area* for residential *units* – 26,500 square metres
f)	Minimum *gross floor area* of non-residential uses – 230 square metres
g)	Special provisions 1-7 to Table A2 shall not apply
h)	The provisions of Table B7 shall not apply
i)	Minimum setbacks: i. *Front yard* – 3 metres ii. *Exterior side yard* – 2.8 metres iii. *Interior side yard* – 1.5 metres iv. *Rear yard* – 1.5 metres v. Minimum setback to a daylighting triangle – 0.0 metres vi. Any floors above the *first storey* shall maintain a minimum setback of 1.5 metres to the *front lot line* and *exterior side lot line*
j)	Notwithstanding i) above, a minimum setback of 15.0 metres is required from a *point tower* to the *rear lot line.*
k)	Maximum *height* – the lesser of 30 *storeys* or 100.0 metres
l)	Maximum *podium height* – the lesser of 8 storeys or 27.0 metres
m)	Notwithstanding the above, the *first storey* of a mixed-use building may have a maximum floor to ceiling *height* of 7.5 metres, non-inclusive of dropped bulkheads, mezzanines, lofts, or an internally accessed additional *storey* that does not occupy the entire *gross floor area* of the *first storey* and shall be considered a single *storey.*
n)	Maximum *gross floor area* of each floor plate above the 8th storey – 800 square metres

o)	Mechanical penthouse is permitted to project 7.0 metres above the highest point of the roof surface.
p)	Any floor containing a rooftop mechanical penthouse and no living space shall not be deemed a storey.
q)	Minimum required *parking*: i. *Apartment dwellings*: a. 0.60 spaces per *dwelling unit* b. 0.14 spaces per *dwelling unit* for visitor parking ii. Non-residential uses a. The first 500 square metres – No *parking spaces* b. 1 space per 30 square metres of *net floor area* for all non-residential area above 500 square metres iii. Car-share space a. A minimum of 2 of the required parking spaces may be used for car-share spaces. iv. Accessible parking spaces: a. 5 percent of the required *parking spaces* shall be provided as accessible spaces
r)	*Bicycle parking spaces*: a. Residential Uses: i. 0.8 spaces/unit for long-term bicycle parking at minimum ii. 0.2 spaces/unit for short-term bicycle parking at minimum iii. A minimum of 1 bike repair station shall be provided

Exception 7.750	Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R-30962 Donald Cousens Parkway and 14th Avenue	Parent Zone R4
File PLAN 21 120261		Amending By-law 2024-45

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *750 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.750.1 Additional Permitted Uses

a)	Single Detached Dwellings
b)	Semi-Detached Dwellings
c)	Townhouse Dwellings

7.750.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned R4*750 shall be deemed to be one lot for the purpose of this By-law.
b)	For the purposes of this by-law, lot line abutting the Donald Cousens Parkway shall be deemed to be the front lot line notwithstanding any further division of the land.
c)	Minimum setbacks to a daylight triangle – 0.0 m
d)	Maximum number of apartment dwelling units - 153
e)	Maximum height i) 15 metres ii) Within 27 metres of the front lot line - 20 metres
f)	The provisions of Section 5.1, Table B6 (E), (H), and (I) shall not apply
g)	Minimum number of parking spaces for apartment dwellings: i) 0.92 spaces per dwelling unit ii) 0.15 spaces per dwelling unit for visitors
h)	Minimum setback i) From an OS1 zone – 0.0 metres ii) From an interior side lot line – 9 metres
i)	Notwithstanding the definition of height, mechanical features, including structures containing the equipment necessary to control an elevator, are permitted to project a maximum of 7.0 metres above the highest point of the roof surface, provided that the total height inclusive of mechanical features, does not exceed 27.0 metres.

Exception 7.751	**Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R-30962 Donald Cousens Parkway and 14th Avenue**	**Parent Zone OS1**
File ZA 21 120261		Amending By-law 2024-45
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *751 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

7.751.1 Additional Permitted Uses	
a)	Underground parking garage
b)	driveways or access ramps and any part thereof
c)	A surface parking area provided the portion within the OS1*751 zone does not occupy more than 100 square metres.

Exception 7.752	**9331-9399 Markham Road** East side of Markham Road, north of 16th Avenue and south of Bur Oak Avenue	**Parent Zone CA4**
File ZA 18 140091		Amending By-law 2024-173

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *752 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.752.1 Only Permitted Uses

The following are the only permitted uses:

Residential Uses

a)	*Apartment Dwellings*
b)	*Home Child Care*
c)	*Home Occupations*

Non-Residential Uses

d)	*Art Galleries*
e)	*Business Offices*
f)	*Child Care Centres*
j)	*Commercial Fitness Centre*
h)	*Commercial Schools*
i)	*Financial Institutions*
j)	*Libraries*
k)	*Medical Offices*
l)	*Museums*
m)	*Personal Service Shops*
n)	*Place of Amusement*
o)	*Place of Entertainment*
p)	*Private Clubs*
q)	*Private Schools*
r)	*Recreational Establishment*
s)	*Restaurants*
t)	*Retail Stores*
u)	*Supermarkets*
v)	*Take Out Restaurants*

7.752.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned CA4*752 shall be deemed to be one lot for the purposes of this By-law.

b)	*Amenity Area* means indoor or outdoor space on a *lot* that is designed for and available for use by the occupants of a *building* on the *lot* for recreational or social activities. *Bicycle Parking Space* means a space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*.
c)	For the purposes of this By-law, the lot line abutting Markham Road shall be deemed to be the front lot line.
d)	For the purposes of this By-law, established grade shall be 202.4 metres above sea level (Canadian Geodetic Datum Elevation)
e)	The provisions of Table A2 and Table B7, including Special Provisions, shall not apply.
f)	Non-residential uses are permitted only in the first and second storeys (including a mezzanine).
g)	Minimum *gross floor area* for non-residential uses including *public uses* – 1,200 square metres.
h)	Maximum *gross floor area* of all *buildings* – 79,534 square metres
i)	Maximum number of *dwelling units* – 990 units
j)	Maximum *gross floor area* of a *point tower* floorplate– 850 square metres.
k)	Minimum combined common indoor and outdoor *amenity areas* – 4.5 square metres per *dwelling unit.*
l	Minimum at grade setback: i) *Front yard* – 1.0 metres ii) *Interior side yard* – a) Within 30 metres of the *front lot line* - 6.5 metres b) 30 metres or greater from the front lot line – 1.0 metres iii) *Rear yard* – 6.5 metres iv) *Exterior side yard* – 1.0 metres v) Minimum setback from a sight triangle – 0.0 m
m)	Architectural features such as sills, belt courses, cornices, eaves, gutters, pilasters, roof overhangs, columns, landings, stairs, *porches*, terraces, and *balconies* may encroach into the required *yards* a distance of no more than 3.0 metres.

n)	Maximum *height* exclusive of mechanical penthouse or parapet: *Podium*: 31 metres *Point tower*: The maximum combined *height* of all *point towers* shall be 256 metres, and no individual *point tower* shall exceed 135 metres in *height*.
o)	The parapet, mechanical penthouse, and mechanical features such as structures containing the equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, cooling towers, heating, cooling or ventilating equipment, chimneys, and vents, building maintenance units, elevator overrun, and window washing equipment are permitted to project a maximum of 7.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*.
p)	Minimum separation between *point towers* – 27 metres.
q)	Notwithstanding p) above, *balconies* and *porches* are permitted to project 2.0 metres from the main wall of a *building* into the *minimum setbacks* and into the *minimum separation between point towers.*
r)	Minimum parking requirement: i) Dwelling units – 0.65 parking spaces per dwelling unit plus 0.15 parking spaces per dwelling unit for visitors. ii) Non-residential uses – No additional parking spaces are required. Non-residential uses share visitor parking spaces. iii) A minimum of 2 of the required parking spaces shall be used for car-share spaces. iv) 5 percent of the required parking shall be provided as accessible spaces.
s)	*Bicycle parking spaces*: a. Residential Uses: i) A minimum of 0.5 spaces per unit for long-term bicycle parking. ii) A minimum of 0.1 spaces per unit for short-term bicycle parking. b. Non-Residential Uses: i) No requirement for long-term bicycle parking. ii) A minimum of 0.25 spaces per 100 square metres of gross floor area or 5 spaces, whichever is greater, for short-term bicycle parking. c. A minimum of 2 bike repair stations shall be provided.
t)	The minimum dimensions of a horizontal bicycle parking space shall be: - Minimum length of 1.8 metres; - Minimum width of 0.6 metres; and, - Minimum vertical clearance of 1.2 metres.
u)	The minimum dimensions of a vertical bicycle parking space shall be: - Minimum vertical clearance of 1.8 metres; - Minimum width of 0.6 metres; and, - Minimum horizontal clearance from the wall of 1.2 metres.

v)	Stacked bicycle parking spaces may be provided in accordance with the minimum dimensions of 7.752.2 t) and u) for each bicycle parking space.
w)	Notwithstanding Section 6.1.1 of By-law 28-97, required parking may be provided in an underground parking garage that extends under the adjacent municipal right-of-way, provided the parking is located below grade.
x)	Minimum setbacks for any portion of a parking garage, storage lockers, or mechanical or electrical rooms, below established grade – 0.0 metres.
y)	Minimum setbacks to stairways, ventilation shaft of housing, and other similar facilities above establish grade associated with the below grade *parking garage* – 0.0 metres.

Exception 7.753	1628740 and 1628741 Ontario Inc. **2716-2730 Elgin Mills Road East**	**Parent Zone** R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-78 and denoted by the symbol *753		
7.753.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	*Home Occupations*	
c)	*Home Childcare*	
7.753.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required *Front Yard* – 3.0 metres	
c)	Minimum required *Exterior Side Yard* – 1.0 metre	
d)	Section 6.2.2 shall not apply	
e)	Maximum *height* of detached *private garage* – 8 metres	

Exception 7.754	1628740 and 1628741 Ontario Inc. **2716-2730 Elgin Mills Road East**	**Parent Zone** R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-78 and denoted by the symbol *754.		
7.754.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Single Detached Dwellings*	
b)	*Home Occupations*	
c)	*Home Childcare*	
7.754.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required *Front Yard* – 1.0 metre	
c)	Minimum required *Rear Yard* – 7.0 metres	
d)	Section 6.2.2 shall not apply	
e)	Maximum *height* of detached *private garage* – 8 metres	

Exception 7.755	1628740 and 1628741 Ontario Inc. **2716-2730 Elgin Mills Road East**	**Parent Zone** R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-78 and denoted by the symbol *755.		
7.755.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Semi-Detached Dwellings*	
b)	*Home Occupations*	
c)	*Home Childcare*	
7.755.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required *Rear Yard* – 5.0 metres	
c)	Maximum *height* – 10 metres	
d)	Notwithstanding Section 6.2, the floor of a *deck* is permitted to be located above the *first storey*.	

Exception 7.756	1628740 and 1628741 Ontario Inc. **2716-2730 Elgin Mills Road East**	**Parent Zone** R2
File PLAN 23 150145		Amending By-law 2024-78
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2024-78 and denoted by the symbol *756.		
7.756.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	*Townhouse Dwellings*	
b)	*Home Occupations*	
c)	*Home Childcare*	
7.756.2 Special Zone Standards		
The following specific zone standards shall apply:		
a)	The provisions of Table B2 (Part 1 of 3) shall apply to all lots	
b)	Minimum required *Lot Frontage:* i. 7.5 metres on a *corner lot* ii. 6.7 metres per end unit on an *interior lot* iii. 5.5 metres per unit on an *interior lot*	
c)	Minimum required *Rear Yard* – 5.0 metres	
d)	Minimum required *Exterior Side Yard* – 2.0 metres	
e)	Maximum *height* – 13.0 metres	
f)	Minimum southerly *interior side yard* setback abutting an OS1 zone – 0.4 metres	
g)	Notwithstanding Section 6.2, the floor of the *deck* is permitted to be located above the *first storey*.	

Exception 7.757	28 and 32 Kirk Drive PLAN 4184 LOT 36 and PLAN 4184 LOT 35	Parent Zone R2
File PLAN 24 161084		Amending By-law 2024-87

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *757 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.757.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Single Detached Dwelling*
b)	*Home Occupation*
c)	*Home Child Care*

7.757.2 Special Zone Standards

The following special zone standards shall apply:

a)	Minimum required *front yard* – 8 metres
b)	Minimum required *rear* yard – 10 metres
c)	Minimum required *interior side yard* – 1.8 metres and 1.2 metres
d)	Maximum required *height* – 9.6 metres

Exception 7.758	1000503212 Ontario Incorporated 7960 Reesor Road, Markham	Parent Zone BP
File PLAN 24 163734		Amending By-law 2024-160

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *758 on Schedule "A" to this By-law.

7.758.1 Additional Permitted Uses

The following are the additional permitted uses:

a)	*Cannabis Establishment*
b)	*Commercial Fitness Centre*
c)	*Craft Brewery*
d)	*Repair Shop*
e)	*Veterinary Clinic*

7.758.2 Only permitted uses within a Heritage Building

The following are the only permitted uses within a Heritage Building

a)	*Business Office*
b)	*Financial Institution*
c)	*Commercial fitness centre*
d)	*Hotel*
e)	*Personal service shop*
f)	*Restaurant*
g)	*Retail store*
h)	*Art studio*
i)	*Child care centre*
j)	*Commercial school*
k)	*Respite day program establishment*
l)	*Banquet Hall*

7.758.3 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the "*front lot line*" shall mean the *lot line* along Donald Cousens Parkway.

b)	For the purposes of this By-law the following definitions apply: "*Cannabis Establishment*" shall mean, a use where the production, cultivation, processing, research, or analytical testing, of cannabis is carried out in a wholly enclosed *building*, subject to regulations under the Federal Cannabis Act and the Food and Drugs Act, as amended. "*Craft Brewery*" shall mean a brewery, winery, or distilling establishment where the fermentation or distillation of grains, fruits or other agricultural products is carried out, and which alcoholic beverages may be packaged and sold for distribution, retail, or wholesale. The establishment may include tours, hospitality and tasting areas, by-the-glass sales and may be used in conjunction with a *restaurant*.
c)	*A craft brewery, financial institutions, commercial fitness centres, personal service shops,* r*etail stores, restaurant,* and *repair shops* are permitted provided they do not exceed a maximum of 15 percent of the *gross floor area* of all buildings on the lot.
d)	*Retail stores* and *repair shops* are permitted accessory to a permitted industrial use provided it does not exceed a maximum of 15 percent of net floor area of the principal use
e)	*A craft brewery, financial institutions, commercial fitness centres, personal service shops,* r*etail stores, restaurant,* and *repair shops* that are not located within a heritage building must be located within a building containing office or industrial uses
f)	*Commercial parking lots and accessory outdoor storage* are not permitted
g)	*Outdoor display and sales area* is permitted accessory to a *retail store*
h)	*Drive-through service facilities* are not permitted
i)	Minimum required *lot area* – 0.4 ha
j)	*Front Yard*: i. Minimum - 3.0 metres ii. Maximum – 19 metres
k)	Minimum *height* within 12 metres of any *lot line* that serves as the boundary of a *street* - 6.0 metres
l)	Minimum Setback to Sevendale Drive – 1.5 metres
m)	Maximum depth of *parking area* in *front yard* – not applicable
n)	Maximum depth of *parking area* in *exterior side yard* – not applicable
o)	*Landscaping Strip:* i. Minimum required width of *landscaping* adjacent to the *front lot line* – 3.0 metres ii. Minimum required width of *landscaping* adjacent to any *lot line* other than the *front lot line* – 1.0 metre
p)	Maximum *floor space index* (FSI) – not applicable

q)	Section 6.21 b) of By-law 177-96, shall not apply.
r)	Minimum Required *Parking Spaces*: The minimum number of *parking spaces* shall be calculated in accordance with the following: i) *Business Office – 1 parking space for every 35 square metres net floor area* ii) *Cannabis Establishment* – 2 parking spaces per premises, plus 1 *parking space* per 100 square metres *net floor area* iii) *Craft Brewery* – 2 *parking spaces* per premises, plus 1 parking space per 100 square metres *net floor area* iv) *Hotel* – 0.85 *parking spaces* for each guest room plus 1 *parking space* for every 10 square metres *net floor area* devoted to accessory *restaurants, banquet halls, trade and convention centres, or meeting rooms* v) *Industrial Use* – 2 *parking spaces* per premises, plus 1 *parking space* for every 200 square metres of *gross floor area* vi) *Personal Service Shop* – 1 *parking space* for every 30 square metres *net floor area* vii) *Service and Repair Establishment* – 1 *parking space* for every 30 square metres *net floor area* viii) *Veterinary Clinic* – 1 *parking space* for every 30 square metres *net floor area*

Exception 7.759	**Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue**	**Parent Zone CA2**
File PLAN 22 116592		Amending By-law 2024-133

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *759 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.759.1 Additional Permitted Uses

The following uses are the additional permitted uses:

a)	*Supermarket*
b)	*Veterinary Clinic*
c)	*Day Kennel*

7.759.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Stoney Stanton Road shall be deemed to be the *front lot line*.
b)	Minimum setback: i) *Front yard* – 3.0 metres ii) *Exterior side yard* (north) – 3.0 metres iii) *Exterior side yard* (south) – 3.0 metres iv) *Rear yard* – 3.0 metres

c)	For the purposes of this By-law the following definitions apply: *Podium* means the base or lower portion of a multi-storey *building*, which is located above the *established grade*, and is measured from the *established grade* to the maximum *podium height* as set out in the applicable *zone*. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building.* *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.
d)	Maximum *building height* exclusive of mechanical penthouse or parapet: Podium: 27.0 metres Point tower: 76.5 metres
e)	Minimum *stepback* for the portion of the *building* above 19.5 metres in *height* – 3.0 metres
f)	Maximum *gross floor area* of all *buildings* – 23,000 square metres
g)	Minimum separation between *point towers* – 30 metres
h)	Maximum *gross floor area* of a *point tower* floorplate– 850 square metres
i)	Minimum *landscaped open space* - 7 percent
j)	Minimum *outdoor amenity space* for an *apartment dwelling unit* – 2 square metres per *dwelling unit.*
k)	A *balcony* may be used as *outdoor amenity space*

l)	Minimum *bicycle parking space requirements*: a. Residential uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces*. b. Non-residential Uses where *gross floor area* is equal to or greater than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated *short-term bicycle parking spaces*, whichever is greater. c. Non-residential Uses where *gross floor area* is less than 1,200 square metres: A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *short-term bicycle parking spaces* or 3 spaces, whichever is greater.
m)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
n)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
o)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.759.2. m) and n) for each *bicycle parking space*.

Exception 7.760	**Juniper Cornell Holdings Inc.** **6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue**	**Parent Zone CA2**
File PLAN 22 116592		Amending By-law 2024-133

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *760 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.760.1 Additional Permitted Uses

The following uses are the additional permitted uses:

a)	*Supermarket*
b)	*Veterinary Clinic*
c)	*Day Kennel*

7.760.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Highway 7 shall be deemed to be the *front lot line*.
b)	Minimum at grade setback: i) *Front yard* – 3.0 metres ii) E*xterior side yard* (east) – 3.0 metres iii) *Exterior side yard* (west) – 3.0 metres iv) *Rear yard* – 3.0 metres

c)	*For the purposes of this By-law the following definitions apply:* *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building* *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.
d)	Maximum *building height* exclusive of mechanical penthouse or parapet: *Podium*: 27.0 metres *Point tower*: 100.0 metres
e)	Minimum *stepback* for the portion of the *building* above 19.5 metres *in height* – 3.0 metres
f)	Maximum *gross floor area* of all *buildings* – 77,000 square metres
g)	Minimum separation between *point towers* – 30 metres
h)	Maximum *gross floor area* of a *point tower* floorplate– 850 square metres
i)	Minimum *landscaped open space* - 10 percent
j)	Minimum *outdoor amenity space* for an *apartment dwelling unit* – 2 square metres per *dwelling unit.*
k)	A *balcony* may be used as *outdoor amenity space*

l)	Minimum *bicycle parking space requirements*: a. Residential uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces*. b. Non-residential uses where *gross floor area* is equal to or greater than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated *short-term bicycle parking spaces*, whichever is greater. c. Non-residential Uses where *gross floor area* is less than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *short-term bicycle parking spaces* or 3 spaces, whichever is greater.
m)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
n)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres
o)	Stacked bicycle parking spaces may be provided in accordance with the minimum dimensions of 7.760.2. m) and n) for each bicycle parking space.

Exception 7.761	**Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue**	**Parent Zone CA2**
File PLAN 22 116592		Amending By-law 2024-133

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *761 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.761.1 Additional Permitted Uses

The following uses are the additional permitted uses:

a)	*Supermarket*
b)	*Veterinary Clinic*
c)	*Day Kennel*

7.761.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Arthur Bonner Avenue shall be deemed to be the *front lot line*.
b)	Minimum at grade setback: i) *Front yard* – 3.0 metres ii) E*xterior side yard* (east) – 3.0 metres iii) *Exterior side yard* (west) – 3.0 metres iv) *Rear yard* – 3.0 metres

c)	For the purposes of this By-law the following definitions apply: *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building* *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.
d)	Maximum *building height* exclusive of mechanical penthouse or parapet: *Podium*: 27.0 metres *Point tower*: 61.5 metres
e)	Minimum *stepback* for the portion of the *building* above 19.5 metres in *height* – 3.0 metres
f)	Maximum *gross floor area* of all *buildings* – 82,000 square metres
g)	Minimum separation between *point towers* – 30 metres
h)	Maximum *gross floor area* of a *point tower* floorplate – 850 square metres
i)	Non-residential *uses* on the *first storey* of a *building* abutting Rustle Woods Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey.*
j)	For the purpose of i) above, *loading spaces* and parking ramps shall not be included in the *gross floor area* of a *building.*
k)	Non-residential uses shall only be permitted on the first and second *storeys* of a *building*
l)	Minimum *landscaped open space* - 20 percent

m)	Minimum *outdoor amenity space* for an *apartment dwelling unit* – 2 square metres per *dwelling unit.*
n)	A *balcony* may be used as *outdoor amenity space*
o)	Minimum *bicycle parking space requirements*: a. Residential uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces*. b. Non-residential uses where *gross floor area* is equal to or greater than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated *short-term bicycle parking spaces*, whichever is greater. c. Non-residential uses where *gross floor area* is less than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *short-term bicycle parking spaces* or 3 spaces, whichever is greater.
p)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
q)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres
r)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.761.2. p) and q) for each *bicycle parking space*.

Exception 7.762	**Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue**	**Parent Zone CA2**
File PLAN 22 116592		Amending By-law 2024-133

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *762 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.762.1 Additional Permitted Uses

The following additional uses shall be permitted:

a)	*Supermarket*
b)	*Veterinary Clinic*
c)	*Day Kennel*

7.762.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Arthur Bonner Avenue shall be deemed to be the *front lot line*.
b)	Minimum at grade setback: i) *Front yard* – 3 metres ii) E*xterior side yard* (west) – 3 metres iii) *Exterior side yard* (east) – 3 metres iv) *Rear yard* – 3 metres

c)	*For the purposes of this By-law the following definitions apply:* *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building* *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public
d)	Maximum *height* exclusive of mechanical penthouse or parapet: *Podium*: 19.5 metres *Point tower*: 36 metres
e)	Minimum *stepback* for the portion of the *building* above 19.5 metres in *height* – 3.0 metres
f)	Maximum *gross floor area* of all *buildings* – 49,000 square metres
g)	Minimum separation between *point towers* – 30 metres
h)	Maximum *gross floor area* of a *point tower* floorplate– 850 square metres.
i)	Non-residential *use*s on the *first storey* of a *building* abutting Rustle Woods Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey.*
j)	For the purpose of i) above, *loading spaces* and parking ramps shall not be included in the *gross floor area* of a *building.*
k)	Non-residential uses shall only be permitted on the first and second *storeys* of a *building*
l)	Minimum *landscaped open space* - 20 percent
m)	Minimum *outdoor amenity space* for *apartment dwelling unit* – 2 square metres per *dwelling unit*
n)	A *balcony* may be used as *outdoor amenity space*

o)	Minimum *bicycle parking space requirements*: a. Residential uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces*. b. Non-residential uses where *gross floor area* is equal to or greater than 1,200 square metres: *i)* A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated *short-term bicycle parking spaces*, whichever is greater. c. Non-residential uses where *gross floor area* is less than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *short-term bicycle parking spaces* or 3 spaces, whichever is greater
p)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
q)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
r)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.762.2. p) and q) for each *bicycle parking space*.

Exception 7.763	**Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue**	**Parent Zone CA2**
File PLAN 22 116592		Amending By-law 2024-133

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *763 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.763.1 Additional Permitted Uses

The following uses are the additional permitted uses:

a)	*Retirement home*
b)	*Nursing home*
c)	*Long term care facility*

7.763.2 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Arthur Bonner Avenue shall be deemed to be the *front lot line*.
b)	Minimum setback: i) *Front yard* – 3 metres ii) *Side yard* (west) – 3 metres iii) *Side yard* (east) – 3 metres iv) *Rear yard* – 3 metres

c)	*For the purposes of this By-law the following definitions apply:* *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building* *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public
d)	Minimum *landscaped open space* - 4 percent
e)	Notwithstanding the uses permitted in Table A2, *apartment dwellings* and *multiple dwellings* shall not be permitted.
f)	Maximum *height* exclusive of mechanical penthouse or parapet: *Podium*: 19.5 metres *Point tower*: 35.5 metres
g)	Maximum *gross floor area* of all *buildings* – 39,000 square metres
h)	Minimum *bicycle parking space* requirements: a. Non-residential uses where *gross floor area* is equal to or greater than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *long-term bicycle parking spaces*. ii) A minimum of 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated *short-term bicycle parking spaces*, whichever is greater. b. Non-residential uses where *gross floor area* is less than 1,200 square metres: i) A minimum of 1 space per 670 square metres of *gross floor area* identified as designated *short-term bicycle parking spaces* or 3 spaces, whichever is greater.

i)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
j)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
k)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.763.2. i) and j) for each *bicycle parking space*.

Exception 7.764	**JD Elm Cornell Lands Ltd.** Northwest corner of Highway 7 East and Bur Oak Avenue, Cornell Centre	**Parent Zone CA2**
File PLAN 22 118754		Amending By-law 2024-131

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *764 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.764.1 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Highway 7 shall be deemed to be the *front lot line*.
b)	Minimum setbacks: i) *Front yard* – 3.0 metres ii) E*xterior side yard* (west) – 2.0 metres iii) *Exterior side yard* (east) – 9.0 metres iv) *Rear yard* – 3.0 metres

c)	For the purposes of this By-law the following definitions apply: *Podium* means the base or lower portion of a multi-storey *building*, which is located above the *established grade*, and is measured from the *established grade* to the maximum *podium height* as set out in the applicable *zone*. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building.* *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the public.
d)	Mechanical features, such as *structure*s containing the equipment necessary to control an elevator, equipment used for the functional operation of the building, such as electrical, utility, and ventilation equipment are permitted to project a maximum of 6.0 metres above the highest point of the roof surface, regardless of the *height* of a *building*.
e)	Maximum *height*: *Point tower*: 99.0 metres *Podium*: 32.0 metres
f)	Minimum *stepback* for the portion of the *building* above 19.5 metres in *height* – 3.0 metres.
g)	Maximum *gross floor area* of all *buildings* – 56,200 square metres.
h)	Minimum separation between *point towers* – 30 metres.
i)	Maximum *gross floor area* of a *point tower* floorplate – 850 square metres.
j)	Non-residential uses on the *first storey* of a *building* abutting Bur Oak Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey.*

k)	Non-residential uses shall only be permitted on the first and second *storeys* of a *building.*
l)	For the purpose of j) above, *loading spaces* and parking ramps shall not be included in the *gross floor area* of a *building*.
m)	Minimum *outdoor amenity space* for an *apartment dwelling unit* – 2 square metres per *dwelling unit.*
n)	A *balcony* may be used as *outdoor amenity space*.
o)	Minimum *bicycle parking space* requirements: a. Residential Uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces.* b. Non-Residential Uses: i) A minimum of 0.15 spaces per 100 square metres identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.25 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated as *short-term bicycle parking spaces*, whichever is greater.
p)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length: 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres.
q)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
r)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.764.1 p) and q) for each *bicycle parking space*.

Exception 7.765	**JD Elm Cornell Lands Ltd. Northwest corner of Highway 7 East and Bur Oak Avenue, Cornell Centre**	**Parent Zone CA2**
File PLAN 22 118754		Amending By-law 2024-131

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *765 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.765.1 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Arthur Bonner Avenue shall be deemed to be the *front lot line*.
b)	Minimum setbacks: i) *Front yard* – 3.0 metres ii) *Exterior side yard* (west) – 2.0 metres iii) *Exterior side yard* (east) – 2.0 metres iv) *Rear yard* – 0.0 metres
c)	For the purposes of this By-law the following definitions apply: *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the public.

d)	Mechanical features, such as *structure*s containing the equipment necessary to control an elevator, equipment used for the functional operation of the building, such as electrical, utility, and ventilation equipment are permitted to project a maximum of 6.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*.
e)	Maximum *height:* *Point tower*: 79.0 metres *Podium*: 25.0 metres
f)	Maximum *gross floor area* of all *buildings* – 33,400 square metres.
g)	Minimum separation between *point towers* – 30 metres.
h)	Maximum *gross floor area* of a *point tower* floorplate – 850 square metres.
i)	Non-residential uses on the *first storey* of a *building* abutting Bur Oak Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey.*
j)	Non-residential uses shall only be permitted on the first and second *storeys* of a *building.*
k)	For the purpose of i) above, *loading spaces* and parking ramps shall not be included in the *gross floor area* of a *building.*
l)	Minimum *outdoor amenity spac*e for apartment dwelling – 2 square metres per *dwelling unit.*
m)	A *balcony* may be used as *outdoor amenity space*.
n)	Minimum *bicycle parking space* requirements: a. Residential Uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces.* b. Non-Residential Uses: i) A minimum of 0.15 spaces per 100 square metres identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.25 spaces per 100 square metres of gross floor area or 6 spaces identified as designated as *short-term bicycle parking spaces*, whichever is greater.

o)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length: 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
p)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
q)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.765.1 o) and p) for each *bicycle parking space*.

Exception 7.766	**JD Elm Cornell Lands Ltd. Northwest corner of Highway 7 East and Bur Oak Avenue, Cornell Centre**	**Parent Zone CA2**
File PLAN 22 118754		Amending By-law 2024-131

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *766 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.766.1 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the *lot line* abutting Rustle Woods Avenue shall be deemed to be the *front lot line*.
b)	Minimum setbacks: i) *Front yard* – 12.12 metres ii) E*xterior side yard* (west) – 2.0 metres iii) *Exterior side yard* (east) – 3.0 metres iv) *Rear yard* – 3.0 metres
c)	For the purposes of this By-law the following definitions apply: *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the public.

d)	Mechanical features, such as *structure*s containing the equipment necessary to control an elevator, equipment used for the functional operation of the building, such as electrical, utility, and ventilation equipment are permitted to project a maximum of 6.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*.
e)	Maximum *height*: *Point tower*: 69.0 metres *Podium:* 25.0 metres
f)	Maximum *gross floor area* of all *buildings* – 40,900 square metres.
g)	Minimum separation between *point towers* – 30 metres.
h)	Maximum *gross floor area* of a *point tower* floorplate – 850 square metres.
i)	Non-residential uses on the *first storey* of a *building* abutting Bur Oak Avenue and Rustle Woods Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey.*
j)	Non-residential uses shall only be permitted on the first and second *storeys* of a *building.*
k)	For the purpose of i) above, *loading spaces* and parking ramps shall not be included in the *gross floor area* of a *building.*
l)	Minimum *outdoor amenity space* for an *apartment dwelling* – 2 square metres per *dwelling unit*
m)	A *balcony* may be used as *outdoor amenity space*.
n)	Minimum *bicycle parking space* requirements: a. Residential Uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces.* b. Non-Residential Uses: i) A minimum of 0.15 spaces per 100 square metres identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.25 spaces per 100 square metres of gross floor area or 6 spaces identified as designated as *short-term bicycle parking spaces*, whichever is greater.

o)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length: 1.8 metres; ii) Minimum width of 0.6 metres; and iii) Minimum vertical clearance of 1.2 metres.
p)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and iii) Minimum horizontal clearance from the wall of 1.2 metres.
q)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.766.1 o) and p) for each *bicycle parking space*.

Exception 7.767	JD Elm Cornell Lands Ltd. Northwest corner of Highway 7 East and Bur Oak Avenue, Cornell Centre	Parent Zone CA2
File PLAN 22 118754		Amending By-law 2024-131

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *767 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.767.1 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the lot line abutting Rustle Woods Avenue shall be deemed to be the *front lot line*.
b)	Minimum at grade setback: i) *Front yard* – 3.0 metres ii) E*xterior side yard* (west) – 3.0 metres iii) *Exterior side yard* (east) – 3.0 metres iv) *Rear yard* – 3.0 metres
c)	For the purposes of this By-law the following definitions apply: *Podium* means the base or lower portion of a multi-storey *building*, which is located above the established grade, and is measured from the established grade to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point Tower* means portions of a *building* that projects above a *podium*. *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.
d)	Mechanical features, such as *structure*s containing the equipment necessary to control an elevator, equipment used for the functional operation of the building, such as electrical, utility, and ventilation equipment are permitted to project a maximum of 6.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*.

e)	Maximum *height:* *Point tower*: 55.0 metres *Podium*: 25.0 metres
f)	Maximum *gross floor area* of all *buildings* – 27,350 square metres.
g)	Minimum separation between *point towers* – 30 metres.
h)	Maximum *gross floor area* of a *point tower* floorplate – 850 square metres.
i)	Non-residential uses on the *first storey* of a *building* abutting Bur Oak Avenue shall occupy a minimum of 50 percent of the *gross floor area* of the *first storey.*
j)	Non-residential uses shall only be permitted on the first and second *storeys* of a *building.*
k)	For the purpose of i) above, *loading spaces* and parking ramps shall not be included in the *gross floor area* of a *building*.
l)	Minimum *outdoor amenity space* for an *apartment dwelling* – 2 square metres per *dwelling unit.*
m)	A *balcony* may be used as *outdoor amenity space.*
n)	Provisions b) to m) shall not apply to a *public school building.*
o)	Minimum *bicycle parking space requirements*: a. Residential Uses: i) A minimum of 0.8 spaces per *dwelling unit* identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.2 spaces per *dwelling unit* identified as designated *short-term bicycle parking spaces.* b. Non-Residential Uses: i) A minimum of 0.15 spaces per 100 square metres identified as designated *long-term bicycle parking spaces.* ii) A minimum of 0.25 spaces per 100 square metres of gross floor area or 6 spaces identified as designated as *short-term bicycle parking spaces,* whichever is greater. c. Public School: i) A minimum of 0.10 spaces per 200 square metres of *gross floor area* identified as designated *long-term bicycle parking spaces* A minimum of 0.40 spaces per 100 square metres of *gross floor area* or 6 spaces identified as designated *short-term bicycle parking spaces*, whichever is greater.
p)	The minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length: 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres.

q)	The minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
r)	Stacked *bicycle parking spaces* may be provided in accordance with the minimum dimensions of 7.767.1 p) and q) for each *bicycle parking space*.

Exception 7.768	**Ledgemark Homes Inc. (LivGreen Condominiums)** 3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard	**Parent Zone CA1**
File PLAN 24 160555		Amending By-law 2024-113

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *768 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.768.1 Only Permitted Uses

The following are the only permitted uses:

Residential

a)	*Apartment dwelling*
b)	*Townhouse dwelling*
c)	*Home occupation*
d)	*Home child care*
e)	*Multiple dwelling*

Non-Residential

f)	*Art gallery*
g)	*Artist studio*
h)	*Business office*
i)	*Child care centre*
j)	*Commercial school*
k)	*Financial institution*
l)	*Commercial fitness centre*
m)	*Medical office*
n)	*Personal service shop*
o)	*Private school*
p)	*Restaurant*
q)	*Retail store*
r)	*Repair Shop*
s)	*Veterinary clinic*

7.768.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *768 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum required yards: i) *Front yard* – 1.0 metre ii) *Exterior side yard* – 1.0 metre iii) *Interior side yard* – 3 metres iv) *Rear yard* – 1.8 metres
c)	Maximum *gross floor area* – 6200 square metres
d)	Maximum *floor space index* shall not apply

e)	Notwithstanding Section 6.6.1 (a) architectural features and *balconies* are permitted to encroach into the minimum required *front yard* and minimum required *exterior side yard*, provided the architectural features and *balconies* are a minimum of 0.3 from the *lot line*.
f)	Minimum *height* within 30 metres of the *rear lot line* – 7.5 metres
g)	Minimum number of *parking spaces* i) 1.1 per *dwelling unit* ii) 0.25 per *dwelling unit* for visitor parking
h)	Notwithstanding Section 6.1.2 of By-law 28-97, where a *parking space* is located within a parking garage, the *parking space* length may be reduced to 5.4 metres where the driveway abutting the space is a minimum 6.5 metres in width.

Exception 7.769	**Spring Hill Homes Inc. 7128, 7170 and 7186 Highway 7 East**	**Parent Zone OS1**
File PLAN 20 119576		Amending By-law 2024-154
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *769 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.769.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	*Parking Garage*	
7.769.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	*Parking Garages* are only permitted below *established grade*	
b)	For the purposes of this By-law, the *lot line* abutting Highway 7 East is deemed to be the *front lot line*	
c)	Minimum required *yards* for any portion of a *private garage*, *parking garage*, or underground structure(s) if it is constructed completely below the *established grade*: i) *Front yard* – 1.0 metre ii) *Rear yard* – 1.0 metre iii) *Exterior side yard* – 1.0 metres iv) *Interior side yard* – 0.0 metres	

Exception 7.770	**White Owl properties 405 Miler Avenue**	**Parent Zone BC**
File PLAN 23.150318		Amending By-law 2024-115

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *770 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.770.1 Special Zone Standards

The following special zone standards shall apply:

a)	*Industrial uses* shall provide parking at a rate of 2 *parking spaces* per premises, plus 1 *parking space* for every 200 square metres of *gross floor area*.
b)	Maximum *front yard* – not applicable
c)	Maximum depth of *parking area* in a *front yard* and *exterior side yard* – not applicable
d)	Maximum *setback* from Woodbine Ave 30 metres
e)	Minimum *height* – not applicable

Exception 7.771	**Regency Property Inc.** West side of McCowan Road, north of 14th Avenue 7810, 7822, 7834, 7846 McCowan Road	**Parent Zone R2-S**
File PLAN 21 129 900		Amending By-law 2024-157

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *771 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.771.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse dwelling*
b)	*Multiple dwelling*
c)	*Home occupation*
d)	*Home child care*

7.771.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *771 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purpose to this By-law, the eastern *lot line* shall be deemed to be the *front lot line*.
c)	Minimum *lot frontage* – 160 metres
d)	Minimum required *yards*: i) *Front yard* – 3.4 metres ii) Southerly *interior side yard* – 1.1 metres iii) Northerly *interior side yard* – 30 metres iv) *Rear yard* – 7.5 metres
e)	Notwithstanding Section 6.21, *porches*, stairs, architectural features and roof overhangs may encroach into the required northerly *interior side yard* setback by a maximum of 3.0 meters
f)	Minimum setback between *buildings* – 3.0 metres
g)	Maximum *height* – 13 metres
h)	Minimum width of a *townhouse dwelling* – 5.1 metres
i)	The maximum number of units: i) *Multiple dwelling units* in the form of stacked townhouse units – 6 ii) *Multiple dwelling units* in the form of back-to-back townhouse units – 78 iii) Townhouse units – 49
j)	*Multiple dwelling units* shall not be permitted within 30 metres of the westerly *lot line*
k)	Minimum required number of *parking spaces* for *multiple dwelling units* in the form of stacked townhouse units – 1 *parking space* per unit

Exception 7.772	**648321 Ontario Inc. 5871 Highway 7**	**Parent Zone CA2**
File PLAN 22.244910		Amending By-law 2026-3

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *772 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.772.1 Special Zone Standards

The following special zone standards shall apply:

a)	The provisions of Table B7 shall not apply
b)	For the purposes of this By-law the following definitions apply: *Bicycle Parking Space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle Parking Space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle Parking Space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public. *Indoor Amenity Space* means an indoor space on a lot that is designed for and available for use by the occupants of a *building* on the lot for recreational or social activities.
c)	For the purposes of this By-law, the *lot line* abutting Highway 7 shall be deemed to be the *front lot line*.
d)	Minimum setbacks to a *main building*: i) *Front yard* – 0.3 metres ii) *Exterior side yard* – 0.3 metres iii) *Interior side yard* a) for the first 5 *storeys* above *established grade* – 0.1 metres b) for any portion of a *building* above 5 *storeys* – 7.0 metres iv) *Rear yard* – 12.0 metres
e)	Maximum *height* – 38.5 metres
f)	For the purposes of measuring the maximum *height* of a *building, established grade is* 178.65 metres.
g)	Mechanical penthouses and features, such as structures containing the equipment necessary to control an elevator, equipment used for the functional operation of a *building*, such as electrical, utility, and ventilation equipment are permitted to project a maximum of 7.5 metres above the highest point of the roof surface, regardless of the *height* of a *building,* and shall not be deemed to be a *storey*.
h)	Minimum *landscaped open space* – 16 percent

i)	Minimum width of *landscaping* adjacent to the *rear lot line* – 3.0 metres
j)	Notwithstanding special provision i), hydro transformers may be located within the required *landscaping* adjacent to the *rear lot line*.
k)	Minimum required *outdoor amenity space* – 2 square metres per *dwelling unit*
l)	The area of a *balcony* associated with a *dwelling unit* may be used in calculating required *outdoor amenity space*.
m)	Maximum *gross floor area* of all *buildings* – 15,000 square metres.
n)	Minimum setback for a *parking garage* located completely below *established grade*, including ventilation shafts and housings, stairways, portions of the *parking garage* projecting above *established grade* and access ramps or *driveways* leading to an underground *parking garage*: 0.1 metres
o)	Notwithstanding special provision d), architectural features, including terraces, cornices, sills, canopies, awnings, stair enclosures, guardrails, green roof elements, wind mitigation, windowsills, building maintenance equipment, *porches, decks, patios*, architectural wing walls, *balconies*, underground cellars, stairs and landings are permitted to encroach into the required *front*, *interior side*, and *exterior side yard.*
p)	*Balconies* are not permitted to encroach into the required *rear yard*.
q)	Minimum *parking space* requirements for *apartment dwellings* – 0.85 space per *dwelling unit* plus 0.15 spaces per *dwelling unit* for visitors.
s)	Minimum *bicycle parking space* requirements: a. Residential Uses: i) A minimum of 0.50 spaces per *dwelling unit* identified as designated *long- term bicycle parking spaces*. ii) A minimum of 0.10 spaces per *dwelling uni*t identified as designated *short- term bicycle parking spaces*. *Bicycle parking spaces* may be stacked vertically or horizontally.
w)	Minimum required accessible *parking spaces*: 3 percent of the required number of *parking spaces* plus 1 space.
x)	Special provision w), is subject to the following standards: i) 50 percent of the required accessible *parking spaces* shall be comprised of Type A accessible *parking spaces* having a width of not less than 3.4 metres and a length of not less than 5.8 metres; and, ii) 50 percent of the required accessible *parking spaces* shall be comprised of Type B accessible *parking spaces* having a width of not less than 2.4 metres and a length of not less than 5.8 metres.
y)	Type A and Type B accessible *parking space* shall have a 1.5-metre-wide access aisle adjacent to the accessible *parking space*. The 1.5-metre-wide access aisle adjacent to an accessible *parking space* may be shared between two adjacent accessible *parking spaces*.
z)	Where the minimum number of required accessible *parking spaces* identified in special provision w), results in an odd number of accessible *parking spaces* being required, the additional space may be a Type B accessible *parking space*.
aa)	A car-share *parking space* is permitted to occupy a required *parking space* but is not permitted to occupy an *accessible parking space.*

EXCEPTION 773 – RESERVED

Exception 7.774	White Owl properties 405 Miler Avenue	Parent Zone GI
File PLAN 23.150318		Amending By- law 2024-115

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *774 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.774.1 Special Zone Standards

The following special zone standards shall apply:

a)	*Industrial uses* shall provide parking at a rate of 2 *parking spaces* per premises, plus 1 *parking space* for every 200 square metres of *gross floor area*.
b)	Maximum *floor space index* – not applicable
c)	Maximum *height* – 21 metres

Exception 7.775	White Owl properties 405 Miler Avenue	Parent Zone MJC
File PLAN 23.150318		Amending By- law 2024-115

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *775 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.775.1 Special Zone Standards

The following special zone standards shall apply:

a)	*Industrial uses* shall provide parking at a rate of 2 *parking spaces* per premises, plus 1 *parking space* for every 200 square metres of *gross floor area*.
b)	Maximum *front yard* or *exterior side yard* – not applicable
c)	Minimum width of *landscaping* adjacent to *interior side lot line* and *rear lot line* – not applicable
d)	Minimum *landscaped open space* – not applicable
e)	Maximum *height* – 21 metres
f)	Maximum *setback* from Woodbine Ave – 30 metres

Exception 7.776	Times Group Corporation South of Highway 7, between Bayview Avenue and South Park Road	Parent Zone CA2
File ZA 20 128679		Amending By-law 2024-217

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *776 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.776.1 Special Zone Standards

The CA2 Zone standards in Table B7 do not apply. The following special zone standards shall apply:

a)	The lot line abutting Highway 7 shall be deemed to be the front lot line
b)	Maximum *building height* – 143 metres
c)	Maximum number of *dwelling units* – 1,175
d)	Minimum *front yard* – 1.0 metres
f)	Minimum *exterior side yard* – 1.0 metres
g)	Minimum *rear yard* – 2.0 metres
h)	Minimum setback from a daylighting triangle – 0.0 metres
i)	Minimum *landscaped open space* – 5 percent
j)	Maximum *Floor Space Index* – 10.7
k)	Encroachments into all yards by architectural features, terraces, roof overhangs, eaves, cornices, sills, rainwater leaders, canopies, porches, architectural wing walls, ramps, retaining walls, shafts, balconies, underground cellars, underground parking garage, underground storage lockers, underground bicycle racks and rooms, underground mechanical and service rooms, stairs and landings shall be set back 0.0 metres from any *lot line*.
l)	In the calculation of height, mechanical features, such as but not limited to structures containing the equipment necessary to control an elevator, and any ornamental roof construction features including towers, steeples, parapets or cupolas are permitted to project a maximum of 8.0 metres above the highest point of the roof surface, regardless of the height of the building.
m)	The minimum permitted podium height along Highway 7 to a depth of 10.5 metres shall be 10.5 metres; and the maximum permitted podium height shall be 4 storeys.
n)	The minimum first storey *height* for any commercial *uses* along Highway 7 to a depth of 7.5 metres (excluding parking for commercial uses) along Highway 7 shall be 7.5 metres and the portion of the first storey above 4.2 metres shall not be deemed an additional storey.

7.776.2 Special Parking Provisions

The following parking provisions apply:

a) A minimum of one *loading space* is required

Exception 7.777	Times Group Corporation South of Highway 7, between Bayview Avenue and South Park Road	Parent Zone CA2
File ZA 20 128679		Amending By-law 2024-217

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *777 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.777.1 Special Zone Standards

The CA2 Zone standards in Table B7 do not apply. The following special zone standards shall apply:

a)	The lot line abutting South Park Road shall be deemed to be the front lot line
b)	Maximum *building height* – 165 metres
c)	Maximum number of *dwelling units* – 1,440
d)	Minimum *front yard* – 1.5 metres
e)	Minimum *interior side yard* – 5.0 metres
f)	Minimum *rear yard* – 14.0 metres
g)	Minimum *landscaped open space* – 25 percent
h)	Maximum *Floor Space Index* – 8.7
i)	Encroachments into all yards by architectural features, terraces, roof overhangs, eaves, cornices, sills, rainwater leaders, canopies, porches, architectural wing walls, ramps, retaining walls, shafts, balconies, underground cellars, underground parking garage, underground storage lockers, underground bicycle racks & rooms, underground service & mechanical rooms, stairs and landings shall be set back 0.0 metres from any *lot line*.
j)	In the calculation of height, mechanical features, such as but not limited to structures containing the equipment necessary to control an elevator, and any ornamental roof construction features including towers, steeples, parapets or cupolas are permitted to project a maximum of 8.0 metres above the highest point of the roof surface, regardless of the height of the building.

EXCEPTION 778 - RESERVED

Exception 7.779	**8350 Kennedy Ltd.** **8350 Kennedy Road**	**Parent Zone** CA2
File PLAN 23 118558		Amending By-law 2024-171

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *779 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.779.1 Additional Permitted Uses

The following additional uses are permitted:

a)	*Place of Amusement*

7.779.2 Prohibited Uses

The following uses are prohibited:

a)	*Townhouse dwellings*

7.779.3 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *779 shall be deemed to be one lot for the purposes of this By-law and all zone standards are applicable to the lands zoned with Exception *779 as a whole and not to any subdivided part thereof.
b)	For the purposes of this By-law the following definitions apply: *Bicycle parking space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle parking space, Long-term* means a *bicycle parking space* within a building or structure designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle parking space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public. *Podium* means the base or lower portion of a multi-storey *building*, which is located above *average grade level*, and is measured from *average grade level* to the maximum *podium height* as set out in the applicable zone. A *podium* may or may not have a *point tower* projecting above it. *Point tower* means portions of a *building* that projects above a *podium*. *Storey* means the portion of a *building* that is situated between the top of any floor and the top of the floor next above it. Where there is no floor

	above, *storey* means the portion of a *building* that is situated between the top of the floor and the ceiling above the floor. Any portion of a *building* partly below *established grade* shall be deemed a *storey* where its ceiling is at least 50 percent above *established grade*. A mechanical penthouse shall not be considered a *storey* or part thereof.
c)	*Child care centre* and *place of worship* are only permitted on the first *storey* of an *apartment building*.
d)	Maximum building *height*: i) *Podium* – the lesser of 9 *storeys* or 207 metres above sea level (CGS) ii) *Point tower* – a) the lesser of 24 *storeys* or 265 metres above sea level (CGS) b) within 45 metres of the southerly *lot line* 28 *storeys* or 277 metres above sea level (CGS)
e)	Minimum required setback: i) *Front yard* - 2.5 metres ii) *Interior side yard* (north) – 7.5 metres to a *podium* iii) *Interior side yard* (south) – 12 metres to a *podium* iv) *Interior side yard* (south) – 15 metres to a *point tower* v) *Interior side yard* (north) – 15 metres to a *point tower*
f)	Minimum setback to an OS1 zone: i) *Buildings* or *structures* one *storey* or less – 3 metres ii) *Buildings* greater than one *storey* – 10 metres
g)	Minimum setback between the *main walls* of *point towers* – 30 metres
h)	Maximum floor plate of a *point tower* – 750 square metres
i)	Maximum *gross floor area* for all *buildings*: 62,000 square metres
j)	Minimum *gross floor area* of non-residential uses: 1,000 square metres
k)	Notwithstanding Section d), the following can project above the maximum *height* of a *podium*: Trellises, pergolas, wind or privacy screens, shade structures, stair enclosures, and landscape features – 4 metres Railings and guards – 1.6 metres
l)	Notwithstanding By-law 28-97, there shall be no minimum parking requirement for any permitted uses.
m)	Where parking is provided for any non-residential use, the greater of one space, or 3 percent of the spaces shall be provided as accessible spaces
n)	Minimum *bicycle parking space* requirements: Residential: i) *Long term bicycle parking space*: 0.80 spaces per *dwelling unit* ii) *Short term bicycle parking space*: 0.20 spaces per *dwelling unit*, or 6 spaces, whichever is higher

	Non-Residential: i) *Short-term Bicycle parking space*: 0.15 spaces per 100 square metres of *gross floor area* or 3 spaces, whichever is higher.
o)	Minimum dimensions of a horizontal *bicycle parking space* shall be: i) Minimum length of 1.8 metres ii) Minimum width of 0.6 metres; and iii) Minimum vertical clearance of 1.2 metres
p)	Minimum dimensions of a vertical *bicycle parking space* shall be: i) Minimum vertical clearance of 1.8 metres ii) Minimum width of 0.6 metres; and iii) Minimum horizontal clearance of 1.2 metres
q)	Stacked *bicycle parking spaces* may be provided in accordance with the following minimum dimensions for each *bicycle parking space*. 0.35 metres wide, 1.6 metres in length, 1.2 metres in height.
r)	A minimum of two bicycle repair stations is required.

Exception 7.780	**330 and 336 Steeles Avenue East PLAN 8959 Lot 4 and PLAN M896 Lot 27**	**Parent Zone R2**
File PLAN 21 139369		Amending By-law 2024-200

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *780 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.757.1 Only Permitted Uses

The following are the only permitted uses:

a)	*Townhouse Dwellings*
b)	*Home Occupation*
c)	*Home Child Care*

7.757.2 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *780 shall be deemed one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply.
c)	Minimum *lot frontage* – 70 metres
d)	Maximum number of *townhouse dwelling units* – 17
e)	Minimum required width of a *townhouse dwelling* i. 7.1 metres ii. within 18.0 metres of the *front lot line* – 4.9 metres
f)	Notwithstanding e) above 10 percent of the building's length can be less than the minimum required width
g)	Minimum required *front yard* – 1.2 metres
h)	Minimum required *rear yard* – 5 metres
i)	Minimum required *interior side yard* – 1.5 metres
j)	Maximum *building height* – 13.0 metres
k)	Private *outdoor amenity space* shall be provided subject to the following provisions: i. Private *outdoor amenity space* shall have a minimum contiguous area of 20 square metres per unit; ii. Private *outdoor amenity space* may be located on a rooftop, above a *private garage* and/or be located on a *balcony*; iii. Private *outdoor amenity space* located at grade shall abut a *dwelling unit*.
l)	Any portion of a *building* above the third *storey* shall be used for no other purpose than rooftop access or, for a mechanical room.

Exception 7.781	**Metropia Minto (Sixteenth) Holdings Inc.**	**Parent Zone R2-S**
File PLAN 23 128768		Amending By-law 2024-174
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands denoted by the symbol *781 as shown on Schedule "A-1" attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.781.1 Special Zone Standards		
a)	Minimum required *rear yard* – 5.5 metres	

Exception 7.782	**Eastside Chevrolet Buick GMC Ltd. 8435 Woodbine Avenue**	**Parent Zone** CA2
File PLAN 23 14260		Amending By- law 2026-78

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *782 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.782.1 Additional Permitted Uses

The following additional uses are permitted:

a)	*Motor Vehicle Sales Establishment*
b)	*Motor Vehicle Repair Garage*

7.782.2 Special Use Provisions

The following special use provisions apply:

a)	Special Provisions 1, 2 and 3 of Table A2 shall not apply

7.782.3 Special Zone Standards

The following special zone standards shall apply:

a)	Notwithstanding any future division, or partition, or conveyance of land for municipal purposes of/from 8435 Woodbine Avenue, all lands zoned CA*782, CA*782*786 & OS1 shall be deemed to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law the following definitions apply: *Amenity Area* means indoor or outdoor space on a *lot* that is designed for and available for use by the occupants of a *building* on the *lot* for recreational or social activities. *Bicycle parking space* means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act. *Bicycle parking space, Long-term* means a *bicycle parking space* within a *building* or *structure* designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles. *Bicycle parking space, Short-term* means a *bicycle parking space* that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public. *Podium* means the base or lower portion of a multi-storey *building*, which is located above *established grade* level, and is measured from *established grade* level to the maximum *podium height* as set out in the applicable zone.

	A *podium* may or may not have a *point tower* projecting above it. *Point tower* means portions of a *building* that projects above a *podium*. *Stepback* means a portion of a *building* that is set back further from a *lot line* than any other portion of a *building.*
c)	Woodbine Avenue is deemed to be the *front lot line*
d)	*Established grade* shall be 184 metres above sea level (CGS)
e)	Maximum *heights* of a *point tower*: i) Northerly *point tower* –145 metres ii) Southerly *point tower* –130 metres
f)	Maximum height of a *podium* i) Within 18.5 metres of the southerly *lot line* –40 metres ii) 18.5 metres or greater from southerly *lot line* –46 metres
g)	Minimum setbacks: i) Westerly *front yard* – 0.0 metres ii) Easterly *side yard* – 5.5 metres iii) Southery *yard*: a. *Buildings* and *structures* located below grade – 7.0 metres b. *Buildings* and *structures* located above grade – 15.3 metres iv) Northerly *side yard* – 0.0 metres
h)	Minimum *stepback* of a *point tower* from a *podium* abutting Woodbine Avenue and the southerly *lot line* – 3.0 metres
i)	Minimum separation between *point towers* – 25 metres
j)	Notwithstanding the maximum *floor space index (FSI)*, the maximum *gross floor area* for all *buildings* – 80,000 square metres
k)	An underground *parking garage* shall be permitted to encroach under a *public street* located within the *782 zone
l)	Section 6.16 shall not apply
m)	Minimum *gross floor area* devoted to non-residential *uses* shall be the greater of 5 percent of the *gross floor area* of the entire *building* or site, or 3,900 square metres
n)	Minimum common *amenity area* – 1.4 square metres of *amenity area* per *dwelling unit*
o)	One *loading space* is required with the following minimum dimensions: i) 3.5 metres in width ii) 10.0 metres in length iii) 6.1 metre vertical clearance
p)	There shall be no minimum parking requirement for any permitted uses.
q)	Notwithstanding any other provision in this by-law, the minimum *parking space,* and *accessible parking space* length shall be 5.6 metres
r)	Where *parking spaces* are provided for any non-residential *use*, the greater of one *parking space*, or 3 percent of the spaces shall be provided as accessible *parking spaces.*
s)	Minimum number of required *bicycle parking spaces* shall be as follows: i) *Long-term bicycle parking spaces* associated with all residential

	*use*s: 0.82 spaces per unit; ii) *Short-term bicycle parking spaces* associated with all residential and non-residential uses: 0.08 spaces per unit A minimum of 0.1 *bicycle parking spaces* per unit noted in s) i) and ii) above shall be allocated for visitors
t)	Minimum width of an aisle providing unobstructed access to a *bicycle parking space* - 1.2 metres
u)	Minimum dimensions of a *bicycle parking space* are as follows: i) Length 1.8 metres; ii) Width 0.45 metres; and, Vertical clearance 1.2 metres.
v)	Minimum dimensions of a Stacked *bicycle parking space* may be provided in accordance with following the minimum dimensions for each stacked *bicycle parking space*: i) Width - 0.3 metres ii) Length – 1.2 metres Vertical clearance – 1.2 metres
w)	Provision CC of Table B7 shall not apply.

EXCEPTION 783 - RESERVED

Exception 7.784	Eastside Chevrolet Buick GMC Ltd. 8435 Woodbine Avenue	Parent Zone OS1
File PLAN 23 14260		Amending By- law 2026-78

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *784 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

7.784.1 Only Permitted Uses

The following are the only uses permitted:

a)	Conservation Use
b)	*Private Park*
c)	*Commercial Parking Lot*
d)	*Parking Area*
e)	*Outdoor Amenity Space*

7.784.2 Special Use Standards

The following special use standards shall apply:

a)	Uses identified in Section 7.784.1 may be accessed by a *private street*.

7.784.3 Special Zone Standards

The following special zone standards shall apply:

a)	*Buildings* are not permitted

SECTION 8: SPECIAL MAPPING

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SECTION 8: SPECIAL MAPPING

The maps contained in this Section for the By-law are to be read in conjunction with the Schedules identified in Section 1.2 of this By-law and the applicable section contained in Section 7.0 of this By-law.

8.1 MAPPING ASSOCIATED WITH SECTION 7.1.2

Schedule 8.1 is to be read in conjunction with Sections 7.1.2 of this By-law.

8.2 MAPPING ASSOCIATED WITH SECTION 7.167(b)

Schedule 8.2 is to be read in conjunction with Section 7.167.2(b).

8.3 MAPPING ASSOCIATED WITH SECTION 7.167(c)

Schedule 8.2 is to be read in conjunction with Section 7.167.2(c).

8.4 MAPPING ASSOCIATED WITH SECTION 7.168

Schedule 8.3 is to be read in conjunction with Sections 7.168.2(b) and (c) of this By-law.

8.5 MAPPING ASSOCIATED WITH SECTION 7.169

Schedule 8.3 is to be read in conjunction with Section 7.169.2(d) of this By-law.

8.6 MAPPING ASSOCIATED WITH SECTION 7.170

Schedule 8.5 is to be read in conjunction with Section 7.170.2(c) of this By-law.

8.7 MAPPING ASSOCIATED WITH SECTION 7.187

Schedule 8.5 is to be read in conjunction with Section 7.187.4 (b) and (c) of this By-law.

8.8 MAPPING ASSOCIATED WITH SECTION 7.188

Schedule 8.5 is to be read in conjunction with Section 7.188.3 (b) and (c) of this By-law.

SECTION 9: ENACTMENT

This By-law read a first and second time this 25th day of June 1996

This By-law read a third and final time and passed this 25th day of June 1996.

OFFICE CONSOLIDATION COPY
MAYOR DON COUSENS
MAYOR

OFFICE CONSOLIDATION COPY
BOB PANIZZA
CLERK

SECTION 10: MINISTERS ZONING ORDERS

This section is for information purposes only. For official copies of the Zoning Orders, please contact the Ministry of Municipal Affairs and Housing here.

O. Reg 172/20	North of 19th Avenue – West of Highway 48
O. Reg 169/21	North side of Apple Creek Boulevard – East of Woodbine Avenue (Parent Zoning By-law 165-80)
O. Reg 172/21	North side 19th Avenue – East of McCowan Road
O. Reg 550/21	North side of Apple Creek Boulevard – East of Woodbine Avenue (Parent Zoning By-law 165-80)
O. Reg 599/21	South side of 19th Avenue - East of Woodbine Avenue
O. Reg 164/22	North side of Apple Creek Boulevard – East of Woodbine Avenue (Parent Zoning By-law 165-80)
O. Reg 345/22	Part of Lots 35 and 36, Concession 1 – Langstaff
O. Reg 482/22	South side of 19th Avenue - West of Warden Avenue – Revoked by O. Reg 165/24
O. Reg 492/22	North side of Apple Creek Boulevard – East of Woodbine Avenue (Parent Zoning By-law 165-80)
O. Reg 28/23	North side of Apple Creek Boulevard – East of Woodbine Avenue (Parent Zoning By-law 165-80)
O. Reg 130/23	North side of Apple Creek Boulevard – East of Woodbine Avenue (Parent Zoning By-law 165-80)