

PART VI - SPECIAL PROVISIONS**89. SPECIAL PROVISIONS FOR PARTICULAR PARCELS OF LAND**

The general provisions of this by-law as they affect the lands described or referred to in the subsections of this Section are modified to restrict uses to those shown, and to require compliance with the regulations shown in the subsections dealing with the particular parcels of land.

By-law 1984-63, Part IV, Section 89, Special Provisions for Particular Parcels of Land and Section 90, Special Temporary Use Provisions for Particular Parcels of Land are amended by relettering the existing provision for each subsection (a) and by adding subsection (b) for each as follows:

- (b) Where M1 – M7 lands are referred to within Sections 89 and 90, these lands are redesignated as T1, E1, and E2 or any other zone depending upon their locations as shown on amended maps 91(1) to 91(27) inclusive, and where reference is made to the general uses and regulations for industrial zones within Sections 89 and 90, the applicable T1, E1 and E2 uses and regulation will apply. (NOTE any lands subject to appeal are not part of this change until the OMB Order is issued)

The address or other indication of location does not form part of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (1) | <p style="text-align: center;"><u>Plan 684</u> 216, 224, 232, 238, 246, 252, 260 and 268 Third Line On Lots 2, 3, 5, 6, 7, 8, 9, Registered Plan 684, Halton, 4 SDS, Lot 26</p> | |

- (a) Minimum Front Yards 8.8m
 (b) Minimum Side Yards 1.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (2) | <p style="text-align: center;">Oil Refineries</p> <p style="text-align: center;">Lots 31- 35, Conc. 2, 3, & 4, S.D.S. 20R-13319</p> | <p style="text-align: center;">(2001-033)</p> <p style="text-align: center;">(2007-031)</p> <p style="text-align: center;">(2008-074)</p> <p style="text-align: center;">(2010-056)</p> |

- a) For those lands zoned E2 and lying within Lots 31 to 33, Concession 3 S.D.S. south of the CN Railway, and part of Lot 34 Concession 3 S.D.S. south of the CN Railway and east of Sheldon Creek, may be used for the uses permitted in the general provisions of By-law 1984-63, as amended and in addition, may be used for plants for the purpose of storing, processing, refining and blending petroleum and petroleum products.
- b) For those lands zoned T1 and lying within Lots 31 to 33 Concession 3 S.D.S. may be used for the uses permitted in the general provisions of By-law 1984-63, as amended and subject to the applicable regulations therefore, and in addition, may be used for tanks for the storage of petroleum products, pipelines for air and ballast; water and wastewater mains, the repair and maintenance of operational equipment; transmission by pipeline of petroleum and petroleum products, but not for catalytic cracker units, boiler houses, incinerators, stacks or flares; nor for the purpose of loading facilities or storage tanks nearer the centre line of Rebecca Street than 45.5m.
- c) For those lands zoned 02 lying within Lots 33 and 34, Concession 4, S.D.S. may be used for the uses permitted in the general provisions of By-law 1984-63 and in addition may be used for pipelines for the transmission of refined petroleum products, water and wastewater mains, and a pier or dock.
- i) **Minimum Yards**
152.5m, except for water pumping facilities, pipelines for the transmission of refined petroleum products, water and sewage mains, a pier or dock.
- ii) **Landscaped Area**
For a width of 152.5m from any public road or other property limit, other than the limit of a dedicated park or within an 02 zone less than 152.5m in depth, to be planted initially and as required from time to time and maintained as a lawn with deciduous and coniferous trees with a minimum

of seventy-four trees to the hectare of such species as will attain a normal height of 10.7m.

- iii) Maximum Building Height – 6m

Building Materials

All buildings shall be constructed of brick or stone as to exterior walls.

- d) The lands zoned O1 lying within Lots 33 and 34, Concession 4 S.D.S. may be used for pipelines for the transmission of refined petroleum products, water and wastewater mains, and a pier or dock, in addition to the O1 uses permitted in the general provisions of By-law 1984-63, as amended, subject to the regulations therefore, but may not be used for any of the following: detached dwellings, elementary schools, the provision of private-home day care, a day nursery, a group home, a foster home, shared accommodation whether or not licensed or approved under Provincial statute, bed and breakfast establishments.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (3) | <u>Bell Telephone Company</u> 1151 Cornwall Road | (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (4) | <u>Plan 641, Lot 52</u> 1385 Thornhill Drive | (1958-91) |

- (a) **Permitted uses:** single-family detached dwelling.
- (b) Minimum lot area: 929m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (5) | <u>Rotary Gardens</u> 234 – 274 Woodside Dr, 1283 – 1299 Sedgewick Dr. | (1959-88) |

For those lands zoned R2 and described in Section 14B of By-Law 1958-40:

- (a) **Permitted Uses**
R2 uses and low-cost housing project for senior citizens operated by a limited-dividend or non-profit corporation.
- (b) **Site Specifications**
Any development on these lands shall conform to the site plan attached as Schedule A to By-law 1959-88.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (6) | <u>Castle Green</u> Lots 14 and 15, Conc. 2, S.D.S. | (1959-119) |

On those lands zoned R7 and lying within Registered Plan 1090:

- (a) **Permitted Uses**
 - (i) Lots 1-70, 74-77, 95-109, 121-158, 177, 178, 183-241 for single-family detached dwellings.
 - (ii) Lots 70-73, 78-81, 82-94, 110-120, 159-176, 179-182 for semi-detached dwellings.
 - (iii) Blocks C and D for multiple attached dwellings.
 - (iv) Block B for apartment dwellings.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (7) | <u>Falgarwood Hills</u> Lots 6-10, Conc. 2, S.D.S. | (1962-63) |

On those lands zoned R7 and shown on Schedule A to By-Law 1962-63:

(a) **Permitted Uses**

- (i) Lands shown outlined in yellow: R1 uses only subject to the regulations therefore.
- (ii) Lands shown outlined in orange: R2 uses only subject to the regulations therefore.
- (iii) Lands shown outlined in black: Apartment buildings only.
- (iv) Lands shown outlined in blue: Multiple-attached dwellings only.
- (v) Lands shown outlined in red: Semi-detached dwellings only.
- (vi) Lands not outlined in colour: Single-family detached dwellings only.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------------------------------|
| (9) | <u>Country Squire Limited</u> 165 Country Squire Lane Part of Lots 16 and 17, Conc. 2, S.D.S. | (1960-70) (1987-278) (2007-086) |

The lands to which Special Provision 9 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(a) **Permitted Uses For The Lands Zoned C3A**

- (i) Hotel and hotel ancillary uses and motor hotels subject to the general regulations for the C3A Zone except where otherwise noted herein.
- (ii) C3A uses except for the following which shall not be permitted:
 - 1. Automobile related uses other than automobile service stations, car washes, and retail propane transfer facilities;

2. Service shops.

(b) **Regulations For the Lands Zoned C3A**

- (i) If the land is under more than 1 ownership, all owners shall jointly comply with the parking provisions and yard provisions of By-Law 1984-63 as modified herein;
- (ii) Minimum lot area for a hotel - 1.0 ha;
- (iii) The minimum lot area of 186m² per bedroom as specified elsewhere in By-Law 1984-63 is deleted as it pertains to hotel uses on these lands;
- (iv) Minimum paved parking for a hotel - 1 parking space per bedroom plus the required parking for meeting rooms as noted elsewhere in By-Law 1984-63. Parking is not required for ancillary restaurant uses of up to 200 m² which are located in a hotel and for up to 278m² of ancillary office uses located in a hotel;
- (v) Maximum floor area for a hotel including business and professional offices and excluding structures existing as of September 24, 1987 - 1.2 times lot area;
- (vi) Minimum rear yard for existing restaurant - 4m except for a canopy or link to another building in which case the rear yard may be 0m;
- (vii) Notwithstanding anything contained in this by-law, an additional 200m² of floor area devoted to kitchen facilities, storage or restaurant foyer may be added to the existing restaurant without the provision of parking for that floor space;
- (viii) Notwithstanding anything contained in By-Law 1984-63 and this by-law with respect to the provision of parking, a building serving as a link between a hotel and the existing restaurant may be constructed without required parking provided that the link contains no leaseable area;
- (ix) Minimum width of landscaped buffer between front yard parking and the North Service Road - 7.5m;
- (x) No person shall occupy any rental unit or succession of rental units in any motel or motor hotel for a period exceeding 60 days in any 12 month period.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (10) | <u>Lot 4, Plan 687</u> 324 Coral Terrace | (1959-136) |

For Plan 687, Lot 4:

- (a) Minimum Front Yard: 10m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (11) | <u>Plan 669</u> 289 and 293 Savoy Crescent | |

All lots as registered shall be deemed to have the required frontage and area.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (12) | <u>MacKendrick</u> Part Lot 7 and 8, Conc. 4, in S.D.S | (1961-13) |

One residence may be erected on the lands described in By-Law 1961-13, notwithstanding they have no frontage on a public road.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (13) | <u>Lot 38, Plan 716</u> 311 Willis Road | (1961-67) |

One residence may be erected on Lot 38, Plan 716, provided that building is in accordance with a plan numbered 1100 by R. Lequyer of Burlington, Ontario based on a plot plan by Sewell and Sewell dated September 11, 1961.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (14) | <p style="text-align: center;"><u>N.H.D. Developments Limited</u> Pt Lot 12, Conc. 1, S.D.S. Block 140, Registered Plan 20M-433</p> | <p style="text-align: center;">(1985-170) (1994-116)</p> |

The lands to which By-law 1994-116 applies may be used only for the uses set out below subject to the regulations for C1, 02 and R12 uses set out in By-law 1984-63 for such uses except where specific regulations are in conflict with the following:

For lands zoned C1 on Schedule “A”

- a) **Permitted Uses**
 All C1 uses except restaurants and take-out eating establishments.
- b) **Regulations**
- i) Lot area - minimum 0.12 hectares
 - ii) Minimum yard – front - (Glenashton Drive) - 1m.
 - iii) Minimum yard – side - (Trafalgar Road) - 3m.
 - iv) Minimum yard - side (east) - 13.3m.
 - v) Minimum yard - rear - 6.5m.
 - vi) A single commercial operation shall be permitted to occupy more than 50% of the building area.
 - vii) Parking shall not be permitted in the front yard (Glenashton Drive).
 - viii) Maximum Lot Coverage - 32%.

For lands zoned 02 on Schedule “A”

- a) **Permitted Uses**
- i) A 7.5 metre landscaped buffer strip in which no accessory buildings or structures are permitted. In addition, no swimming pool, driveway or parking area shall be permitted.
- b) **Regulations**
- i) Notwithstanding Subsection 79 (2) of By-law 1984-63, the regulations in Subsection 78 (2) of By-law 1984-63 do not apply.

For lands zoned R12 on Schedule "A"

- a) **Permitted Uses**
- i) Dwelling Type - detached dwellings only
- b) **Regulations**
- i) Westerly side yard abutting the C1 zone - 7.5m in addition to the standard R12 side yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (15) | <u>Cranfield, Bulmer et. al.</u> 1074 Sixth Line | (1961-105) |

The private land described in Schedule A to By-Law 1961-105 shall be deemed a public road for the purpose of computing frontages of properties abutting thereon.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (16) | <u>Ireland</u> 214 Eighth Line - Lot 51, Plan 1009 | (1961-165) |

One dwelling may be erected on each lot shown on the sketch attached to 1961-165 provided that the yard requirements of this by-law are complied with, except that any dwelling having an attached garage may have a side yard of 2.4m on each side.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (17) | <u>Wilson Estate</u> 1310 – 1380 Lakeshore Road West | (1961-172) |

The lots shown and numbered from 1 to 9 on a plan of K. H. McConnell attached as Schedule A to By-Law 1961-172 shall be deemed to comply with the requirements of this by-law, provided that:

- (a) The buildings thereon existing at the date of the passing of by-law 1961-172 are used for the purpose of summer cottages which shall not be occupied for more than 3 consecutive days during the months of January, February, March, April, November and December of any year.
- (b) The said buildings are not enlarged or renovated so that any yard is reduced below the minimum required by this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (19) | <u>Galaxy Club</u> 475 North Service Rd | (1962-58) |

On those lands zoned M2 and described in Schedule A to By-Law 1962-58:

- (a) **Permitted Uses**
Uses permitted in an M2 zone and a public hall (not including a hotel dining lounge or other licensed premises, building or tent used solely for a religious purpose, or a private club).
- (b) **Parking**
One surfaced parking space shall be provided for every 3.3m² of floor area used for assembly purposes in such public hall.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (20) | <u>Holton Heights</u> 530 Falgarwood Drive | (1962-73) |

On those lands zoned R7 and shown outlined in green on Schedule A to By-Law 1962-73:

- (a) **Permitted Use:** Apartment Building.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (21) | <u>Colonial Golf Centre</u> 1060 & 1086 Dundas Street West | (1963-62) |

Deleted by By-law 2001-046

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (22) | <u>Rivoli</u> Part Lot 27, Conc. 4, S.D.S. | (1963-110) (1989-266) |

On those lands zoned R3 and described in Schedule A to By-Law 1963-110:

- (a) **Minimum Floor Area**
As required in this by-law for R2 zones.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (23) | <u>Adelken Limited – Meray Motors</u> 300 South Service Rd | (1963-128) (1977-29) (1983-206) |

The permitted uses and regulations contained in the general provisions of 1984-63 apply to the land to which By-Law 1977-29 applies except where contrary to the following:

- (a) **Permitted Uses**
- (i) A public garage including the sale of gasoline and diesel fuel;
 - (ii) An automobile dealership and associated body shop.
- (b) **Regulations**
- (i) Front yard - minimum 7.9m

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- (ii) Parking and storage of vehicles permitted in all yards without screening from the street by a decorative wall, fence or hedge, but storage of trucks, commercial vehicles or the like in the front or side yard prohibited.
- (iii) No access to the South Service Road within 38 m of the easterly property limit.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (24) | <u>Wendeler</u> 9, 11 and 15 Cudmore Road | (1964-7) |

The three parcels of land described in Schedule A to By-Law 1964-7 shall each be deemed to comply with the provisions of this by-law provided that any building erected on the first parcel shall have the following minimum yards:

- Westerly: (from Cudmore Road) 6m
- Northerly: 7.5m plus 6m right of way to second and third parcels.
- Easterly: 2.4m
- Southerly: 10.5m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (25) | <u>Morden</u> 141-145 Suffolk | (1964-16) |

The two parcels of land described in the Schedule to By-Law 1964-16 shall each be deemed to comply with the requirements of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (26) | <u>Public Utilities Commission</u> Lot 27, Conc. 3, S.D.S. | (1964-29) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (28) | <p style="text-align: center;"><u>Gulf Oil</u> 348 - 350 Iroquois Shore Road</p> | <p style="text-align: center;">(1964-113) (1974-146) (1980-24) (1984-165)</p> |

In addition to the uses permitted by the general provisions of By-Law 1984-63, the land enclosed by Trafalgar Road, Iroquois Shore Road, North Service Road and the Queen Elizabeth Way may be used for banks, trust company, offices, restaurants, motor hotels and motor hotel ancillary uses and automobile service stations developed only in conjunction with motor hotels and, in addition to the foregoing, that part of the said land described in Schedule B to By-Law 1980-24 may be used for business offices.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (29) | <p style="text-align: center;"><u>Hopedale Developments Limited</u> 1515 Rebecca Street</p> | <p style="text-align: center;">(1976-31) (1980-77) (1987-334) (1997-25)</p> |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land in which By-Law 1976-31 applies and in addition, the following which will govern in case of conflict:

- (a) **Permitted Uses**
- (i) Third storey floor area is limited to the area, 486m², existing as of the date of this by-law, set out in Schedule “A” hereto and such third storey area is limited to business and professional office uses and the like.
 - (ii) No freestanding commercial buildings or additions to existing freestanding buildings shall be located within 30m of the easterly property boundary except as existing as of the date of this by-law, set out in by-law Schedule “A” hereto:
- (b) **Regulations**
- (i) Parking shall be provided in accordance with the general regulations of the C2 zone.

- (ii) Height - maximum - 3 storeys.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (30) | <u>Y.M.C.A.</u> 410 Rebecca Street | (1964-163) (1989-266) |

On those lands zoned R2 and described in the Schedule to By-law 1964-163:

(a) **Permitted Uses**

Uses permitted in an R2 zone, and for the purposes of the Y.M.C.A. and Y.W.C.A. and educational and recreational facilities associated with these organizations including residential accommodation for a janitor and maintenance staff.

- (b) Minimum Lot Area: 1.2 ha

- (c) Minimum Lot Frontage: 76m

- (d) Minimum Yards:

Front: - 12m

Side: - Such that no part of the building is closer to the nearest side lot line than its height, but not less than 6m.

Rear: - 7.5m

- (e) Parking

A minimum of 50 paved and clearly defined parking spaces, together with such additional paved area as may be necessary from time to time to avoid on-street parking.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (31) | <u>Paul</u> Part Lot 1, Conc. 1, S.D.S. | (1964-165) |

On those lands zoned M2 and described in the Schedule A to By-Law 1964-165:

(a) **Permitted Uses**

Uses permitted in an M2 Zone and a motel or motor hotel.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (32) | <u>Marathon Realty Company Limited</u> Pt Lots 29 and 30, Conc. 3, SDS | (1965-24) (1983-31) (1984-165) (1985-228) (1987-267) |

The land to which By-Law 1987-267 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided for such uses, and in addition, for the following uses subject to the regulations set out in the general provisions for such uses and the specific regulations noted herein provided that in the event of conflict the specific regulations noted herein shall govern.

(a) **Permitted Uses**

- (i) Hotels, and hotel ancillary uses, motor hotels and motor hotel ancillary uses.
- (ii) Business and professional offices provided that the floor area (excluding basement area) does not exceed twice the area of the lot.
- (iii) The manufacture within enclosed buildings of radio and television equipment, drugs, cosmetics, jewelry and watches, toys, office equipment, sanitation products, shoes, luggage, handbags and small leather goods, clothing (except dyeing and fur dressing), small goods and wares, small electric appliances, electronic and scientific equipment, communications and computer equipment, plumbing and heating equipment, sporting goods, signs and displays, tubing, pipes, small tools, hardware and instruments, building hardware and related products, furniture and home furnishings and any other light manufacturing operations which are not obnoxious by reason of erosion or the emission of noise, vibration, odour, dust, gas, fumes, smoke, refuse or water carried waste.
- (iv) Data processing and computer related functions, research laboratories, radio and television broadcasting and production facilities, motion picture and recording production facilities and shops for the repair of small goods and wares; which are not obnoxious by reason of erosion or the emission of noise, vibration, odour, dust, gas fumes, smoke, refuse or water carried waste.

- (v) Notwithstanding the uses permitted in Section 72 (1) (a) and (c) to (k) inclusive, service shops such as barbers and hairdressers, restaurants and take-out eating establishments provided that they are located in the same building as the business and professional offices and serve the said business and professional offices and do not occupy more than 15% of the gross floor area of the building in which they are located.
- (b) **Site Specifications**
- (i) The site specifications set out in a C5 Zone apply to the uses specified in paragraph (a) (i);
- (ii) The site specifications set out in an M5 Zone apply to the uses specified in paragraph (a) (iii);
- (iii) The site specifications set out in a C3A Zone apply to the uses set out in paragraph (a), (ii), (iv), and (v) except that Section 72 (3) shall apply to the repair of small goods and wares. Parking for the uses set out in paragraphs (a), (ii), (iv), and (v) shall be supplied at the rate of 1 parking space per 28m² of leaseable floor area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (35) | <u>Windsor Gate</u> Pt Lot 26, Conc. 4, S.D.S | (1965-85) (1965-129) (1971-172) (1978-96) (1989-266) |

On those lands zoned R8 and described in the Schedule to By-Law 1965-85:

- (a) **Permitted Uses**
Multiple attached, semi-detached and single family detached dwellings in locations as shown on the drawing Schedule "A" to By-law 1971-172 and instead of the apartments in the location shown on the said schedule - 2 semi-detached dwellings, a public park and 30 parking spaces.
- (b) **Minimum Lot Areas - Per dwelling unit**
- (i) Single family or semi-detached dwelling - 325m²;
- (ii) Multiple attached dwelling - 139.5m².
- (c) **Minimum Yards:**

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- Front (i) From Lakeshore Road - 7.5m;
- (ii) From other street lines - 2.4m;
- Each Side (iii) Single family detached and semi-detached dwellings - 1.8m, but at least 4.5m between buildings;
- (iv) Multiple attached dwellings - 2.4m, but not less than such that the distance between buildings is at least 6.7m;
- Rear (v) Single family detached and semi-detached dwellings - 7.5m;
- (vi) Multiple attached dwellings - 4.5m, but not less than 6.7m between buildings.

(d) **Maximum Number of Dwelling Units** - 164

(e) **Maximum Number of Dwelling Units by Type:**

- (i) Multiple attached - 140;
- (ii) Semi-detached - 12;
- (iii) Single family detached - 12

(f) **Parking**

Parking spaces for multiple attached condominium dwelling units - minimum 1.9 paved parking spaces per dwelling unit each need not be on the same lot.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (36) | <u>Zenker and Davidson</u> Pt Lot 26 Conc. 4, S.D.S. | (1965-88) (1989-266) (1995-61) |

On those lands zoned R8 and described in the Schedule to By-law 1965-88:

a) **Permitted Uses**

Multiple-attached, semi-detached and single-family detached dwellings in locations as shown on a drawing prepared by the Oakville Planning Board dated 8/6/65, scale 1 inch equals 50 feet.

b) **Minimum Lot Areas:** For each

- (i) Single-family detached or semi-detached dwelling: 325m²
- (ii) Multiple-attached dwelling: 139m²

c) **Minimum Yards:**

- Front (i) From Lakeshore Road - 10.6m

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- (ii) Single-family and semi-detached dwellings from other street lines - 6m
- (iii) Multiple-attached dwellings from other street lines - 3m
- Each Side (iv) Single-family detached and semi-detached: 1.8m, but at least 4.5m between buildings.
- (v) Multiple-attached dwellings - 3m but at least 6.7m between buildings.
- Rear (vi) Single-family detached and semi-detached dwellings 7.6m.
- (vii) Multiple-attached dwellings - 4.5m but at least 6.7m between buildings.
- d) **Maximum Number of Dwelling Units** - 45
- e) **Minimum Parking** - 1.25 parking spaces per multiple-attached unit of which 50 per cent are in side or underground.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|------------------------------------|---------------|
| (37) | Braithwaite 3 Third Line | (1965-89) |

The lands described in the Schedule to By-law 1965-89 shall be deemed to front on a public street for the purpose of this by-law, subject to front yards being provided measured from a line 13 m southeast from and parallel to the northwesterly limit, which shall be considered its frontage, and subject to any dwellings erected being connected to municipal water and sanitary sewer.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---------------------------------|-------------------------|
| (38) | Boyko 1028 Sixth Line | (1965-91) (1989-266) |

On those lands zoned R1, and described in the schedule to By-law 1965-91, a dwelling may be erected, notwithstanding they have no frontage on a public street provided that:

- (a) The southeasterly limit of the said lands shall be considered the front lot line.
- (b) Access to the said lands shall be maintained at all times by the owners, for all purposes, including access by emergency vehicles, via the 10m right-of-way leading from the Sixth Line Road to the said lands.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (39) | Schwoche Pt Lot 6, Conc. 2, S.D.S. | (1964-162) |

On those lands zoned Agricultural and described in the schedule to 1964-162:

- (a) **Permitted uses**
A one-family detached dwelling.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (41) | <u>Jolub (Brady)</u> 200 Lakeshore Road West | (1964-82) |

For those lands described in Schedule A to By-law 1964-82:

- (a) **Permitted Uses** - Town house (multiple attached) dwellings.
- (b) Minimum Distance between Buildings - 9m.
- (c) Maximum Number of Buildings - 3 (exclusive of carports)
- (d) Maximum Number of Units - 40
- (e) Minimum Yards:
Front - 7.9m
Each Side - 7.9m except for carports
Rear - 6m
- (f) Maximum Building Height - 9m
- (g) Minimum Floor Area - each unit 55.7m²
- (h) Minimum Parking - 1 paved off-street space per unit of which 24 shall be covered. No parking shall be nearer Lakeshore Road than 7.9m.
- (i) Maximum Lot Coverage (exclusive of carports) - 24%

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|------------------|
| (42) | <u>Wallace Park</u> Part Lot 12 and 13, Conc. 3, S.D.S. | (1964-27) |

For those lands in Block 43 of the Town Plan of Oakville.

(a) **Minimum Yards:**

- (i) From Allan Street 30m
- (ii) From Sheddon Ave. 30m
- (iii) From Palmer Lane 0m
- (iv) From Reynolds Street 36.5m
- (v) From any boundary between properties 1.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (43) | <u>Donald Leaver</u> 238 Cross Avenue | (1963-107) (1981-175) (1985-71) (1985-250) |

The land to which By-law 1985-250 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore except as amended by the following:

(a) **Regulations**

- (i) Minimum yards
 - front (Cross Avenue)- 3.9m,
 - Rear - 0.6m;
- (ii) No access to the property is permitted within 40m of Trafalgar Road.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (44) | <u>Oak-Mar</u> 200 Queen Mary Drive | (1964-132) (1989-266) |

For those land zoned R8 and described in the schedule to By-law 1964-132:

- (a) **Maximum Number of Units** - 92
- (b) **Maximum Lot Coverage** - 15 per cent
- (c) **Minimum Yards:**
 - (i) From Bond Street 12m
 - (ii) From Queen Mary Drive 10.5m
 - (iii) From the southwest property line 7.6m
 - (iv) From the northwest property line 42.5m
- (d) **Minimum Parking:**
115 parking spaces, of which not fewer than 75 shall be underground.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (45) | <u>Trafalgar Road Homes</u> 17 Stewart Street | (1965-86) (1989-266) |

On those lands zoned R9 and described in the schedule to By-Law 1965-86:

- (a) **Permitted Uses:** An apartment building for the accommodation of elderly people operated by a limited dividend or by a non-profit corporation.
- (b) Maximum Number of Units 40 bachelor apartments and 40 one-bedroom apartments.
- (c) Maximum Lot Coverage - 12 percent
- (d) Minimum Parking - 30 spaces
- (e) Minimum Yards
 - (i) From Stewart Street 56.3m
 - (ii) From the northwest limit 9m
 - (iii) From other limits 12m
- (f) Maximum Building Height - 11 storeys

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (46) | <u>Harkley</u> 174 Bronte Road | (1962-175) (1989-266) |

For those lands zoned R3 described in schedule A to By-law 1962-175:

(a) **Minimum Front Yard**

The building line established by the buildings to the north, or 2.7m, whichever is the greater.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (47) | <u>Galloway</u> 2381 Marine Drive | (1965-114) (1989-266) |

For those lands zoned R8, and described as all of Lot 13, on the North Side of Chisholm Street according to the plan of the former Village of Bronte:

- a) **Permitted Use** - one apartment building
- b) Maximum Height - 8 storeys or 24.3m
- c) Maximum Number of Units - 47
- d) Minimum yards - 4.57m
- e) Minimum Lot Frontages - 33.5m
- f) Minimum Lot Area - 1950.5m²
- g) Maximum Lot Coverage - 25 per cent
- h) Minimum Floor Areas
 - (i) Bachelor suites - 37m²
 - (ii) 1-bedroom suites 46.4m²
 - (iii) Other suites - 74m²
- i) Minimum Parking
1.25 parking spaces per unit of which at least 60 per cent shall be underground.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (48) | <u>Dell Holdings Limited</u> Part Lot 14 Conc. 2, S.D.S. | (1965-130) (1976-193) (1978-31) |

The general provisions of By-Law 1984-63 apply to the land to which By-law 1976-193 applies and, in addition to the following which shall govern in case of conflict.

Block A

a) **Permitted Uses**

Dwellings satisfying the criteria for multiple attached dwellings except that they may be three storeys high rather than two storeys high with all requirements being met on each lot if the block is divided into more than one lot.

b) **Regulations**

- (i) Number of dwelling units - maximum 75;
- (ii) Front yard - minimum 3.6m;
- (iii) Side yard - minimum 3m, except for the north-westerly 35m of the Block where the side yard may be reduced to 1.2m;
- (iv) Rear yard - minimum 3.6m;
- (v) Parking permitted in front yard and side yard abutting a street;
- (vi) Lot area per dwelling unit (in the aggregate) - minimum 227.5m²;
- (vii) Dwelling may be treated as multiple attached dwellings and separated to give distinct ownerships to the various dwelling units by lot lines in production of the lines of party walls so long as the aggregate continues to comply with the requirements of By-law 1984-63 including the provisions of this Section and each dwelling unit has frontage on a street and each dwelling unit has any required parking.

Block B

a) **Permitted Uses**

Dwellings satisfying the criteria for multiple attached dwellings except that they may be three storeys high rather than two storeys high.

- b) **Regulations**
- (i) Number of dwelling units - maximum 90;
 - (ii) Parking permitted in front yard and side yard abutting a street;
 - (iii) Parking spaces required - minimum 198;
 - (iv) Lot area per dwelling unit (in the aggregate) - minimum 248.5m².

Block D

- a) **Permitted Uses**
Dwellings satisfying the criteria for multiple attached dwellings except that they may be three storeys high rather than two storeys high.
- b) **Regulations**
- (i) Number of dwelling units - maximum - 40;
 - (ii) Front yard - minimum 3.9m;
 - (iii) Parking spaces - required 87.

Block E

- a) **Permitted Uses**
One apartment dwelling
- b) **Regulations**
- (i) Number of dwelling units - maximum, the lesser of 127 and the number which will be yielded by dividing the average of all dwelling unit floor areas into 127,000;
 - (ii) Parking permitted in front yard;
 - (iii) Surface parking spaces - maximum 100.

All Blocks**Regulations**

Nothing in By-law 1984-63 (specifically including those provisions incorporated by By-law 1976-73) relating to condominium tenure applies to prohibit conversion to condominium tenure.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (49) | <p style="text-align: center;"><u>Cambridge Leaseholds Limited</u> 240 Leighland</p> | <p style="text-align: center;">(1979-88)(1998-103) (2006-002)(2007-96) (2008-051) (2010-057)</p> |

The land to which By-law 1998-103 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations therefore in the general provisions of By-law 1984-63 and the additional uses and regulations set out herein, which regulations shall govern in the case of conflict.

A. **Permitted Uses**

The following additional uses will be permitted:

- Art galleries
- Athletic clubs
- Artists', decorators' and similar studios
- Billiard parlours
- Commercial schools

B. **Regulations**

- 1 The following regulations apply when the maximum total leasable area does not exceed 38,500m².
 - a) Site area - minimum 11.3 ha;
 - b) Lot coverage - maximum 20%;
 - c) Front yard - minimum 45.7m;
 - d) Side yard - minimum 22.8m;
 - e) Rear yard - minimum 30.4m
 - f) No limit as to the percentages of a permitted building area which a single commercial operation may occupy;
 - g) No minimum landscaped area as a percentage of lot area;
 - h) Parking - minimum 5.5 parking spaces per 93m² of total leasable area. A parking space means a rectangular area not less than 2.77m by not less than 6.4m, exclusive of driveways and aisles usable for the temporary parking or storage of a motor vehicle, and total leasable area means the aggregate area of the building or buildings

contained within the outside walls, less the area of malls, stairs, elevators, escalators, ventilating shafts and common areas such as mechanical rooms;

- i) This subsection will continue to apply to the land to which By-law 1979-88 applies, notwithstanding any reductions in area of the said land as long as the minimum site area required by this subsection is complied with.

2 The following regulations apply when the maximum total leasable area exceeds 38,500m².

- a) Site area - minimum 11.3 ha;
- b) For the purpose of this By-law the lot coverage provision shall not apply; the maximum total leasable/area shall be 57,000m², excluding parking structures;
- c) Notwithstanding the uses permitted in the C2 zone theatre and cinema uses shall only be permitted in the area east of the heavy dashed line shown on Schedule "B", and no direct entrance to any theatre or cinema use shall access the building along the southwesterly facade closest to the said heavy dashed line;
- d) Building setbacks - minimum: All buildings and structures must be located within the building envelopes shown on Schedule "B" to this by-law, except that:
 - (i) The minimum setback for the existing parking structures shall be the setback existing as of June 1, 1998 and shown on Schedule "C" to this by-law;
 - (ii) All parking structures constructed after June 1, 1998 shall be in accordance with the building envelopes and maximum heights shown on Schedule "C" to this by-law, except that within 3m of the northerly property line at Leighland Avenue no parking structure shall exceed 112m geodetic elevation;
- e) Building and parking structure height-maximum; notwithstanding Section 2 building height will be established from the geodetics included in this by-law and not from established grade;
 - (i) For that portion of the building indicated with striped lines on Schedule "B" to this by-law, the maximum building height shall be the building height existing as of June 1, 1998 which is two storeys and 119.5m geodetic elevation to

- the top of the roof and 120.4m geodetic elevation to the top of the parapet;
- (ii) For that portion of the building indicated with hatchmarks on Schedule “B” to this by-law, the maximum building height will be the building height existing as of June 1, 1998 and shall be one storey and 113.6m geodetic elevation to the top of the paved parking surface above said portion of the building;
 - (iii) For the remaining portion of the building indicated on Schedule “B” to this by-law, the maximum building height shall be three storeys and 125.2m geodetic elevation to the top of the roof;
 - (iv) For roof top equipment and mechanical equipment the maximum height shall be 8m above the maximum building height;
 - (v) Skylights shall be permitted to a maximum height of 1.0 metre above the maximum building height, except within the area indicated in shaded tone on Schedule “B” as allowable zone for third storey skylights wherein the maximum height of skylights shall be 5.2m above the maximum building height and 131m geodetic elevation;
 - (vi) For parking structures the maximum building height shall not exceed the maximum elevations in geodetic as shown on Schedule “C” to this by-law. For the purpose of this calculation, where there is no roof, the maximum height shall be the paved surface on which the cars park provided that barriers and fences may project to a maximum of 3m above said paved surface.
- f) Landscaped area- minimum
- (i) A continuous landscaped buffer strip at least 5.1 m wide shall be provided adjacent to the westerly lot line as shown on Schedule “B” and may include noise attenuation or screen fencing;
 - (ii) A continuous landscaped buffer strip, which may include a transit lay-by and driveways, at least 3m wide shall be provided adjacent to Leighland Avenue as shown on Schedule “B”;
 - (iii) A landscaped area of at least 1,130m² shall be provided at the north east corner of the property adjacent to the corner

of Trafalgar Road and Leighland Avenue as shown on Schedule “B” to this by-law;

- (iv) A continuous landscaped buffer, which may include driveways, at least 2.75m wide shall be provided along the southerly property line as shown on Schedule “B” to this by-law;
- g) Parking
 - (i) Notwithstanding Section 15 1) d) iii) no driveway or aisle may be less than 7m in width throughout;
 - (ii) Notwithstanding the parking space definition in Section 2 a parking space means a rectangular area not less than 2.6 m in width by not less than 5.2m, exclusive of driveways and aisles.
- h) The most easterly driveway entrance along the southerly property line adjacent to North Service Road shall be located a minimum of 190m from the westerly property line as shown on Schedule “C” to this by-law;
- i) This subsection shall continue to apply to the land identified on Schedule “A” to this by-law, notwithstanding any reductions in the area of the said land as long as the minimum site area required by the subsection is complied with.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (50) | <p style="text-align: center;"><u>Falconhurst/Kamato/</u> <u>Healthcare Properties Holdings Ltd.</u> Part of Lot 12 Conc. 2 S.D.S</p> | <p>(1969-66)(1973-38) (1980-37)(2007-96) (2008-051) (2010-026) OMB PL090580</p> |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land affected by By-law 2010-026 and in addition the following which shall govern in case of conflict:

- a) **Permitted Uses**
 - (i) Lots 1 to 32, both inclusive, according to Plan M-26 - single family dwellings;

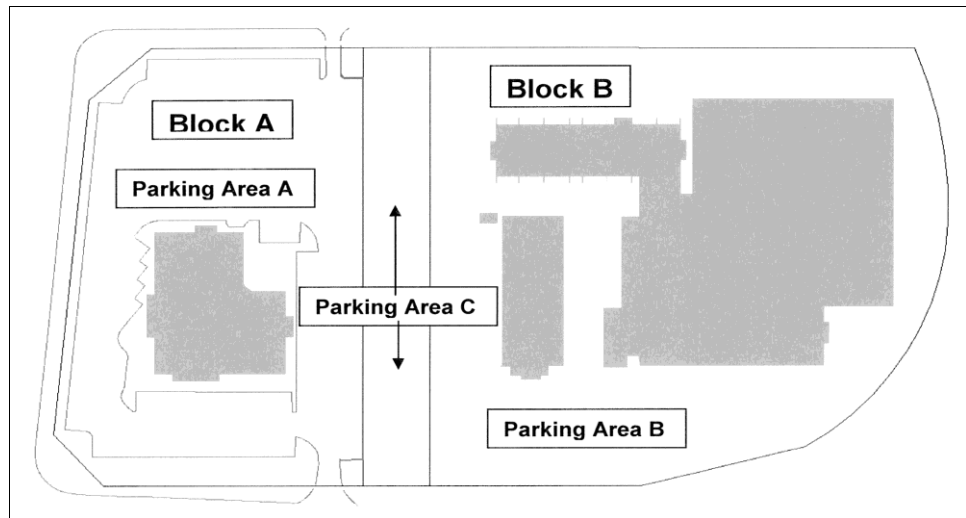
- (ii) Block A according to Plan M-26 - professional and business offices; medical offices; medical laboratories (including, but not limited to radiology and nuclear medicine); banks, trust companies and service commercial uses of the kind which will serve the office uses such as beauty and barber shops; take out restaurants without a drive-thru; jewellery stores; cleaning and laundry depots; clothing stores; confectioners; florists; athletic clubs; stationery stores; business machine stores; and, drug stores;
- (iii) Block B according to Plan M-26 - apartments and those commercial uses permitted in an R7 mixed housing zone and in the first and second storeys only, business and professional offices;
- (iv) Block C according to Plan M-26 - multiple attached dwellings.

b) **Regulations**

- (i) For single family detached dwellings
Lot frontage - minimum 13.7m,
Lot area - minimum 418m²,
Front yard - minimum 4.5m.
- (ii) For Block A according to Plan M-26 yard along White Oaks Boulevard – minimum 26.5m, yard along Block B according to Plan M-26 - none required, yard along Trafalgar Road - minimum 19.5m, yard along Lynnwood Drive - minimum 6m, height - maximum 4 storeys, total leaseable area which means the aggregate area of the building or buildings including basements within the outside walls less the area of malls, exit corridors, basement parking garage, stairs, elevators, escalators, ventilating shafts, mechanical rooms, electrical rooms, public washrooms and janitors' rooms - maximum 6150 m²; maximum permitted medical office floor space is 6150 m².
- (iii) For Block B according to Plan M-26 number of dwelling units - maximum 220, front yard - minimum 7.6m, yards other than front - minimum 15.2m, parking requirement for apartments - minimum 1.5 spaces per dwelling unit, parking requirement for commercial uses - minimum 1 space for every 27.8 m², space to be used for commercial uses including both professional and business offices and those commercial uses permitted in an R7 mixed housing zone - maximum 1,524 m²
- (iv) Miscellaneous
Sections 15 1)b)i), 15 1)b)ii) and 15 1)d)i) do not apply as it relates to Blocks A and B.
- (v) Parking
Shared Surface Parking Arrangement for Blocks A and B

Parking for Block A and Block B shall be shared and provided as follows:

| | 7:00am to 6:00pm Mon- day to Friday | | All Other Times (includ- ing Statutory Holidays) | |
|-----------------------|--|---------|---|---------|
| | Block A | Block B | Block A | Block B |
| Parking Area A | 221 | 0 | 157 | 64 |
| Parking Area B | 0 | 264 | 0 | 264 |
| Parking Area C | 50 | 29 | 0 | 79 |
| TOTAL | 271 | 293 | 157 | 407 |



| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (51) | <u>Robinson Street, South Side</u> Part of Lot 13, S.D.S. | (1989-266) (1998-011) (2008-074) |

On those lands zoned R8 and within Lots A, B and C of Blocks 13, 15, 16, 28 and 34, all according to the Town

Permitted Uses: Multiple-attached dwellings.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|-----------------------------------|----------------------|
| (52) | <u>Galloway (Duplexes)</u> | (1984-195) |

Repealed by By-law 1984-195

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (53) | <u>Inglehart Developments</u> 1241 McCraney Street East | (1977-101) (1989-266) |

The permitted uses and regulation contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1977-101 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
 - (i) As permitted in an R3 single family urban zone and multiple attached dwellings.
- b) **Regulations**
 - (i) 2 parking spaces permitted in the front yard;
 - (ii) Distance from garbage receptacle to lot line - minimum 0m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (54) | <u>E and M Construction</u> 425 Kerr Street | (1965-139) (1989-266) |

On those lands zoned R8 and described in By-law 1965-139:

Maximum Number of Units

40 apartment dwelling units, provided that development is in accordance with a plan numbered 6515, dated July 1965 and prepared by Russell Walter Pysklywec, O.A.A., and marked 'Accepted 12 Aug. 65 by Planning Board.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---------------------------------------|------------------------|
| (55) | Malibou 2385 Ontario Street | (1965-2) (1989-266) |

On those lands zoned R8 and described in By-law 1965-2:

- a) Maximum Number of Units - 41
- b) Maximum Lot Coverage - 30 per cent
- c) Minimum Yards:
 - (i) Front - 7.6m
 - (ii) Each Side - 4.5m
 - (iii) Rear - 22.8m
- d) Minimum Landscaped Area - 39 percent of lot area.
- e) Minimum Parking - 51 spaces, of which not less than 34 shall be underground.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (56) | Byers, Ridgeview and Sky Part Lots 13 and 14, Conc. 2, S.D.S. | (1961-66) (1987-176) (1987-180) (1989-266) |

On those lands zoned R7 and described in Schedule A to By-law 1961-166:

- a) **Permitted Uses**
 - (i) Lands shown coloured yellow or not coloured - single-family detached dwellings only
 - (ii) Lands shown coloured purple - semi-detached dwellings only
 - (iii) Lands shown coloured blue - multiple-attached dwellings only
 - (iv) Lands shown coloured green - apartment houses only

- b) This subsection does not apply to those lands known as Lots 3, 7, 8, 9, and 32 to 36 inclusive, of Plan 418 which are now regulated by subsection 472 of Section 89.
- c) This subsection does not apply to those lands known as Lots, 2, 4, 5, and 6 of Plan 418 which are now regulated by subsection 473 of Section 89.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (57) | <u>Prombank Investments</u> 1440-1534 Elm Road & 1478-1494 Elm Road | (1965-141) (1969-99) (1972-88) (1985-128) |

The regulations contained in the general provisions of By-law 1984-63 apply to Blocks A, B, C, D and F according to Plan filed in the Office of Land Titles at Milton as No. M-29 but the permitted uses on those Blocks are restricted to multiple attached dwellings, the number of dwelling on Blocks B and D shall not exceed 60 in total and covered parking need not be supplied for uses on Block F.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (60) | <u>United Building Contractors</u> 415 Kerr Street | (1966-24) |

Notwithstanding the provisions of this by-law, an apartment building may be erected on the land shown on the plan annexed to By-law 1966-24 subject to compliance with the regulations contained in that By-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (62) | <u>Arc Builders Limited</u> 155 Navy Street | (1966-34) |

On those lands zoned R9 and described in By-law 1966-34 an apartment building may be constructed subject to compliance with the regulations contained in that By-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (64) | <u>Caldwell</u> 536 Carson Lane | (1966-52) (1989-266) |

Notwithstanding Section 35, the owner of the land zoned R3 and described in By-law 1966-52 may construct an addition to the existing house thereon provided:

- a) The building is no closer to Carson Lane than 3m,
- b) The building is no closer to the southwesterly limit of the property than 1.2m, and
- c) The provisions of this by-law, except as to minimum front and side yards, are complied with.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------|
| (65) | <u>Cities Service Gasoline Station</u> Part Lot 25, Conc.2, S.D.S. | (1966-60) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (66) | <u>Alfred Percy Galloway</u> Lot 6, Plan 375 | (1966-111) |

Notwithstanding the provisions of this by-law the land described as Lot 6, Plan 375, is subject to the following regulations provided that the provisions of this by-law applicable to the said land not inconsistent with the following regulations are complied with.

- a) Minimum continuous frontage - 30.7m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|-------------------------------------|--------------------------|
| (67) | <u>Consumers Gas Company</u> | <u>(1966-118)</u> |

Notwithstanding the provisions of this by-law the land described in Schedule A to this by-law may be used for a gas measurement station.

- a) Minimum lot area - 84m²
b) Minimum front yard depth - 3m
c) Minimum side yard widths each side - 3m
d) Minimum rear yard depth - 3m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (68) | <u>Carma Developments Limited</u> 100 Lakeshore Road East | (1967-111) (1983-35) (1983-85) (2007-96) (2008-051)(2010-057) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1983-35 applies and in addition the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) A residential commercial building complex with a total gross floor area which does not include parking garage area and mechanical areas not exceeding 17,651 square metres, within which the residential component shall not exceed 86 dwelling units, nor 16,350.4 square metres gross floor area, and the commercial component shall not exceed 1,393.5 square metres gross floor area; provided, however, that all or any portion of the 1,393.5 square metres commercial gross floor area above mentioned may be converted to dwelling units by reducing the gross floor area permitted for commercial uses by 99.5 square metres for each dwelling unit thereby created, but in no event shall the number of dwelling units thereby created exceed 14.
- (ii) The permitted uses for the commercial component will be C3 (excepting undertaking establishments, funeral parlours, publishing houses, animal clinics).
- (iii) In addition to the above noted uses, C3 uses (excepting undertaking establishments, funeral parlours, publishing houses, animal clinics and restaurants), will be permitted in the existing historical building known as the Granary, located within the lands rezoned herein.
- (iv) The parking requirements for the residential component will be paved parking internal to the building in accordance with Section 30 (1) (e) (for maisonettes and multiple attached) and Section 15. For any permitted C3 uses the requirements will be paved parking internal to the building in accordance with Section 43 (1) and 15. Notwithstanding such provisions, the overall development shall be relieved to an extent of 15 parking spaces.

b) **Regulations**

- (i) Minimum yards -
Front (Navy Street) - 6.1 metres;
Side (Lakeshore Road East) - 4.8 metres;
Side (Robinson Street) - 6.1 metres excluding the Granary
Rear (Water Street) - 15.1 metres
except the northerly 35.5 metres frontage on Water Street where a minimum rear yard of 9.4 metres is permitted.
- (ii) Maximum height -
111 metres geodetic elevation (24 m above the elevation of the sidewalk located at the intersection of Lakeshore Road East and Navy Street, which

is 86.85m geodetic elevation), excluding the elevator shaft and mechanical room therefore which may have a maximum height of 116 metres geodetic elevation.

- (iii) Maximum lot coverage for all buildings excluding Granary and canopied walkway - 58.5%.
- (iv) Minimum landscaped area including asphalted areas, pool and walkway - 49.7% of lot area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (69) | <u>Prombank Investment Limited</u> Part Lot 16, Conc. 2, S.D.S | (1966-124) |

Notwithstanding the provisions of this by-law the land described in Schedule A to By-law 1966-124 is subject to the following regulations provided that the provisions of this by-law applicable to the said land not inconsistent with the following regulations which must be complied with:

- a) Minimum lot frontage - 15m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------------------|
| (70) | <u>Theatre Holdings Corp. Ltd.</u> Part of Lot 5 Conc. 3, S.D.S. | (1966-126) (1971-3) (1983-176) |

The land to which By-law 1983-176 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject only to the regulations set out in the subsection:

- a) **Permitted Uses**
 - (i) A drive-in theatre including extension which will accommodate 805 vehicles and the erection and use thereon of buildings and structures accessory thereto, including two concession booths and two screens.
- b) **Regulations**
 - (i) Minimum distance of any building or structure from all lot lines - 15.2 metres;

- (ii) Maximum height of the concession projection booth - 7.6 metres;
- (iii) Maximum height of screen - 12.1 metres;
- (iv) Maximum height of all accessory buildings and structures - 4.57 metres;
- (v) Minimum lot frontage - 335.2 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (73) | <u>Ontario Housing Corporation</u> Part Lot 17, Conc. 3, S.D.S. | (1966-142) (1989-266) |

On those land described in the schedule to by-law 1966-42:

- (a) **Permitted Uses**
R3 uses, and provided the whole parcel of land is developed as a housing scheme, by Ontario Housing Corporation, apartment dwellings, multiple attached dwellings, semi-detached dwellings, and single-family detached dwellings.
- (b) Maximum Number of Units - 60 consisting of:
Apartment dwellings - 16 units
Multiple-attached dwellings - 30 units
Semi-detached dwellings - 8 units
Single-family detached dwellings - 6 units
- (c) Maximum Height of Buildings - 2 storeys
- (d) Minimum Yards -
 - (i) From all property limits - 10.5m
 - (ii) Between buildings -
Between semi-detached dwellings - 6m
Between single- family detached dwellings - 6m
All others - 16.5m
- (e) Parking
 - (i) 1.25 parking spaces must be provided for each apartment and multiple-attached dwelling unit.
 - (ii) 2 parking spaces must be provided for each semi-detached and single-family dwelling unit.
 - (iii) No parking space may be closer to a limit of the property than 1.2m.
 - (iv) No communal parking lot may be nearer to the limit of Maurice Drive than 51.8m or to the south-easterly limit of the property than 27.4m.
- (f) Miscellaneous

PART VI

SPECIAL PROVISIONS

- (i) Only single-family detached dwellings may be constructed fronting on Maurice Drive.
- (ii) No access for vehicles from communal parking lots to Maurice Drive may be provided except 1 driveway not closer to the south-easterly limit of the property than 129.5m.
- (iii) Landscaping consisting of hedge and trees must be provided along the south-easterly limit of the property.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (74) | <u>Anchorage Construction Limited</u> 75 Stewart Street | (1966-180) (1967-50) |

Notwithstanding the provisions of this by-law, the land described in Schedule B to By-law 1966-180 may be used for the construction of an apartment building subject to the following regulations:

- a) Minimum lot frontage - 23.5m
- b) Maximum Building Height - 9 storeys
- c) Minimum Yard
 - Front - 42.5m
 - Sides - 6.4m
 - Rear - 12m
- d) Maximum Number of Units - 98 units
- e) Minimum landscaped area - 60% of the lot area
- f) Minimum parking - 124 parking spaces of which not fewer than 109 must be underground.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (75) | <u>Bosada and Penina Investments Limited</u> Part Lot 15, Conc. 2, S.D.S, | (1966-181) (1989-266) |

Notwithstanding the provisions of this by-law, the land zoned R2 and described in Schedule A to by-law 1966-181 is subject to the following regulations:

- a) Minimum Lot Frontage - 18m
- b) Minimum yards
 - Front - 7.6m

Sides - 2.4m and 1.2m (1.2m and 1.2m with attached garage)

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (76) | <p style="text-align: center;"><u>John Gregory</u> 2170, 2175, 2180 and 2185 Marine Drive</p> | <p style="text-align: center;">(1966-173) (1974-84) (1989-266)</p> |

On those land zoned R8 and described in Schedule B to By-law 1966-173:

- a) **Permitted Uses**
 - (i) R8 Uses

- b) **Regulations**
 - (i) The R8 regulations, provided that, if used only for apartment houses, and if not less than 65 per cent of the whole area, excluding roads, is used for landscaping, a total of 575 apartment suites may be constructed and the site specifications added to Section 38 of By-law 1984-63 by By-law 1972-86 do not apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (77) | <p style="text-align: center;"><u>B.P. Canada Limited</u> 574 Bronte Road</p> | <p style="text-align: center;">(1967-4) (1981-180)</p> |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the lands described in Schedule "B" hereto and in addition the following:

- a) **Permitted Uses**
 - (i) The advanced driver training centre including the necessary buildings and a skid pad or asphalt base automobile track.

- b) **Regulations** - For the advanced driver training centre.
 - (i) Minimum side yard - south easterly - 60.96m;
 - (ii) Minimum yards (all others) -15.24 metres except that no parking areas will be closer than 7.62m to Bronte Road.
 - (iii) Minimum parking - 20 parking spaces.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------|
| (78) | <u>Hal-Pine Developments Limited</u> 212 Kerr Street | (1967-6) (1989-266) |

In addition to the uses at present permitted, the land described in Schedule A to By-law 1967-6 may be used for the purpose of constructing an apartment building subject to the R9 regulations contained in this by-law, with the exception of those set out below:

a) **Site Specifications**

- (i) Minimum lot frontage - 18m
- (ii) Maximum building height - 10 storeys
- (iii) Minimum yards - Front - 60.5m
Side - 10.5m
Rear - 10.5m for foundation subject to Section 40 (19)
- 13.5m for second storey
- (iv) Maximum Number of Units - 90 units none of which shall be on the ground floor
- (v) Minimum Landscaped Area - 75 per cent of the lot area
- (vi) Minimum Parking - 113 parking spaces - all of which must be underground.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (79) | <u>May Court Club Day Nursery</u> 76 Thomas Street | (1967-29) (1989-266) |

On those lands zoned R8 described as the north- westerly 25.6m of Lot C in Block 13 according to the Registered Plan of the Town of Oakville (Plan 1) in addition to the present use of multi-attached dwellings, the following uses are permitted subject to the regulations required by By-law 1967-29:

Permitted Uses

A licensed day nursery within the meaning of the Day Nurseries Act 1966, using the existing house, and R4 uses so long as the existing house stands.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (81) | <u>A.D. Aulinkas</u> 445 Watson Avenue | (1967-60) (1989-266) |

In addition to the uses at present permitted the land described as Lot 13, Registered Plan 334, may be used for the purpose of a single-family dwelling subject to compliance with the regulations applicable to an R5 zone.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (82) | <u>John Gregory Limited</u> 190 Kerr Street | (1967-64) (1989-266) |

On those lands zoned R8 and shown on Schedule A and described in Schedule B to By-law 1967-64:

- a) **Permitted Use** - one apartment building
- b) Minimum Lot Frontage - 45m
- c) Minimum Lot Area - .4 ha
- d) Maximum Building Height - 10 storeys
- e) Minimum Yards
 - Front - 10m
 - South side - 9m
 - North side - 7.6m
 - Rear - 7.6m
- f) Maximum number of units - 76 units
- g) Minimum landscaped area - 75 per cent of lot area
- h) Minimum parking - 95 parking spaces of which not fewer than 89 must be underground and 4 of the parking spaces above grade must be covered.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (83) | <u>Bronte Double Duplexes</u> 183 Nelson Street | (1967-115) (1987-272) (1989-266) |

In addition to the R3 uses presently permitted, the land shown outlined on the map annexed as Schedule A to By-Law 1987-272 may be used for double duplexes providing the following site specifications are complied with:

- a) **Site Specifications For Lands Shown on Schedule “B”**
- (i) Minimum lot frontage - 20m;
 - (ii) Minimum lot area - 858m²;
 - (iii) Maximum lot coverage - 35 per cent;
 - (iv) Minimum yards
 - Front - 7.6m,
 - Side - 1.8m and 2.4m,
 - Rear - 7.6m;
 - (v) Minimum floor area - 60m² (per dwelling unit);
 - (vi) Maximum building height - 10.7m;
 - (vii) Maximum number of dwelling units per building - 6;
 - (viii) Minimum parking - 2 spaces per unit with the exception of basement units which shall require 1.5 spaces per unit;
 - (ix) Personal recreation space, court yards, or outdoor space - 30m² minimum for each unit;
 - (x) Covered parking need not be supplied.
- b) Additional Site Specifications For the Lands Shown on Schedule “C” (2323 Belyea Street) In addition to the site specifications stated in Section 1 (a) above, the following shall apply to 2323 Belyea Street:
- (i) Minimum building setbacks;
 - From southwesterly property line - 24m,
 - From northwesterly property line - 11.5m,
 - From northeasterly property line - 24m,
 - From southeasterly property line - 2.5m,
 - (ii) Minimum frontage - 12m;
 - (iii) Minimum width of driveway - 5.4m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------|
| (85) | Hughes Lot 10 Conc. 1, S.D.S. | (1967-117) |

Notwithstanding the provisions of this by-law the existing stable situate on the land zoned Agricultural (A) described in Schedule A to By-law 1967-117, may be enlarged provided the minimum rear yard of the addition be 2.4m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (88) | <u>Kerr-Oakville Builders Limited (Fearman Property)</u> 206 Lakeshore Road | (1967-137) (1989-266) |

On the land zoned R5 and described in the schedule to By-law 1967-137.

- a) **Permitted Uses:** multiple attached dwellings (townhouse dwellings)
- b) Minimum Distance between Buildings: 7.6m
- c) Maximum Number of Dwelling Units: - 26
- d) Minimum Set Backs:
 - Front Yards -7.6m from the existing south easterly limit of Lakeshore Road West.
 - Side Yards - 4.5m, except between an end wall and the southwesterly limit of the property, where it may be 1.5m.
 - Rear Yards - 9m.
- e) Minimum Floor Area in each unit: 55.5m² per unit
- f) Parking Required: 33 parking spaces of which 9 shall be covered.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (93) | Sheridan Hills Lots 8, 9 and 10, Conc. 2, S.D.S. | (1967-177) (1989-266) |

Permitted Uses

- a) On those lands zoned R7 and shown in heavy outline marked "S/D" on the plan attached as Schedule B to By-law 1967-177, semi-detached dwellings only, subject to the regulations in this By-law applicable to semi-detached dwellings in a R7 zone.
- b) On the balance of the lands zoned R7 and shown on the said Schedule B, single-family dwellings only, subject to the regulations in this By-law applicable to single-family dwellings in an R7 zone.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (95) | <u>Cheney, Glenn & Graydon</u> 257 Randall Street | (1968-12) |

In addition to the uses already permitted, the land zoned commercial C3R and described in By-law 1968-12, may be used for the purpose of a single-family detached dwelling.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (96) | <u>Southport Construction Limited</u> 41 Speers Road | (1968-21) (1975-107) (1989-266) |

One apartment building may be erected on each of the parcels of land zoned R8 and lettered A and B on the survey prepared by H.D. Sewell, O.L.S., dated the 18th day of November, 1965, and annexed as Schedule B to By-law 1968-21 subject to the site specifications for each parcel as set forth by this by-law provided that all the provisions of this by-law not inconsistent with the site specifications must be complied with.

Site Specifications

PART VI

SPECIAL PROVISIONS

As set forth in By-law 1968-21 and 1975-107.

| Parcel A | | | |
|-----------------|-------------------------|--|----------|
| (a) | Minimum Lot Area | 97,000 square feet | |
| (b) | Maximum Lot Coverage | 10% | |
| (c) | Minimum Yards | Front Yard | 25 feet |
| | | Rear Yard | 110 feet |
| | | Side Yards | 60 feet |
| (d) | Minimum Landscape Area | 55% | |
| (e) | Minimum Parking | 168 spaces of which 84 shall be underground | |
| (f) | Maximum Number of Units | 135 | |
| Parcel B | | | |
| (a) | Minimum Lot Area | 58,000 square feet | |
| (b) | Maximum Lot Coverage | 15% | |
| (c) | Minimum Yards | Front Yard | 25 feet |
| | | Rear Yard | 50 feet |
| | | Side Yards | 75 feet |
| (d) | Minimum Landscape Area | 40% | |
| (e) | Minimum Parking | 117 spaces of which 58 shall be underground and of which at least 15 shall be reserved for visitors and shall be marked by visible and permanent signs | |
| (f) | Maximum Number of Units | 95 | |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (97) | <u>Oak-Land Mercury Sales Limited</u> 570 Trafalgar Road | (1981-41) (1983-205) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (98) | <u>Doris Graham Grice</u> 151 - 151A Lakeshore Road East | (1968-33) |

On the land zoned C3R and described in By-law 1968-33 the upstairs may be converted to and used for not more than three apartment units, provided the following regulations are complied with:

- (i) Not less than 7 parking spaces are provided by the owner of the building within 152 m of the property for the use of the tenants and their guests.
- (ii) Minimum floor area per unit:
 - Bachelor apartment - 37m²
 - 1-bedroom apartment - 55.5m²

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (100) | <u>Midway Builders Supply & Lumber Limited</u> Part Lot 28, Conc. 4, S.D.S. | (1968-52) |

- a) **In this sub-section,**
 - (i) **“Frontage”** means frontage on Nelson Street,

- (ii) **“Double duplex”** means a two-storey building divided horizontally and vertically into not more than 4 dwelling units each with a separate entrance either directly to the outside or through a common entrance hall,

b) **On the land described in By-law 1968-52,**

- (i) **Permitted use** - double duplex

(ii) **Regulations**

Minimum floor space per unit -69.5m²

Minimum lot frontage - 34.4m

Minimum lot area -975m²

Maximum coverage - 25%

Minimum landscaping - 30%

Minimum Yards: Front - 7.6m

Side - 3.5m & 13.5m

Rear - 7.6m

Minimum parking spaces - 6

Buffer: A painted woven type fence must be constructed and maintained along the northwesterly boundary of the property.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (101) | <p align="center"><u>Redevelopment Plan 174</u> Part of Lots 16 Lots 17, Conc. 2, S.D.S.</p> | <p align="center">(1968-51) (1968-104) (1972-91) (1981-162) (1989-266)</p> |

Notwithstanding anything in By-law 1984-63, the land zoned R7 and shown outlined in heavy outline on Schedule “A” to By-law 1972-91 may be used for the following purposes:

- (i) The land marked with the symbol “S/D” - semi-detached dwellings not exceeding 170 dwelling units.
- (ii) The land marked with cross hatching - semi-detached dwellings comprising 76 dwelling units.
- (iii) The land marked with diagonal hatching - multiple attached dwellings not exceeding 74 dwelling units.
- (iv) The remainder of the land - single family detached dwellings.

- (v) Minimum front yards, minimum side yards and minimum rear yards for single family detached dwellings, 5.5 metres, 1.2 metres and 7.6 metres respectively;
- (vi) Minimum front yards, minimum side yards and minimum rear yards for semi-detached dwellings, 5.5 metres, 1.5 metres and 7.6 metres respectively;
- (vii) Minimum front yards, minimum side yards and minimum rear yards for multiple attached dwellings, 5.5 metres, 3.1 metres and 7.6 metres respectively, except for Block B on Plan M-34 wherein the minimum side yards may be 1.80 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (102) | <u>Oaklane Developments Limited</u> 2315 Ontario Street | (1968-66) (1989-266) |

The land described in By-law 1968-66 may be used for the purpose of one apartment building subject to the specific regulations set out below, and otherwise to the regulations contained in this by-law applicable to an R9 zone:

- a) **Regulations**
 - (i) Minimum frontage - 42.5m
 - (ii) Minimum lot area - 2619m²
 - (iii) Maximum lot coverage - 501.7m²
 - (iv) Maximum number of units - 41
 - (v) Minimum yard -
 - front - 8m
 - side - 4.5m
 - rear - 21.5m
 - (vi) Minimum parking - 52 spaces with not fewer than 26 underground
 - (vii) Minimum landscaped area - 1282m²

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (104) | <u>United Building Contractors Limited</u> 150 Allan Street | (1968-106) |

In addition to the uses at present permitted the land described in By-law 1968-106 may be used for the purpose of constructing an apartment building, subject to the R9 regulations contained in

this by-law where they do not conflict with the regulations set out below, and otherwise subject to the following regulations:

- a) Minimum lot area - 2322m²
- b) Maximum number of suites - 55
- c) Minimum landscaped area - 1161m²
- d) Minimum parking - 54 underground parking spaces
15 surface parking spaces
- e) Minimum yards
 - Front - 7.6m from Randall Street as widened
 - Rear - 7.6m
 - Sides - north-east - 7.6m from Allan Street as widened south-west - 12m
- f) Balconies may protrude not more than 1.5m into required minimum side yard requirements and pilasters may protrude not more than 0.76m into any minimum yard requirement.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (105) | <u>Stanton</u> 2090 Salvator Boulevard | (1968-92) |

Notwithstanding Section 35 of this by-law, an attached garage may be constructed and maintained on lot 13 according to Registered Plan 1059 that is not closer to the line of Salvator Boulevard than 6.4m, or to the side lot line than 1.2m, but subject otherwise to the applicable regulations contained in this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (106) | <u>Deer Park Estates</u> Part Lots 27, 28 29 and 30, Conc. 3, S.D.S. | (1968-113) |

On the land zoned R5 as shown on the map indexed under Section 91 (5) of by-law, as altered by By-law 1968-113, no person shall within a housing project, erect dwellings more than 10 per cent of which are alike in external design.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------------------|
| (107) | <u>Bob Van de Vrande et al</u> 77 Nelson Street | (1968-114) (1989-266) (1991-2) |

In addition to the R2 uses presently permitted, the land shown outlined on the map annexed as Schedule A to By-law 1991-2 may be used for a two-storey six dwelling units building providing the following site specifications are complied with:

Site Specifications For Lands Shown on Schedule "A"

- (i) Minimum lot frontage - 25.5m;
- (ii) Minimum lot area - 873m²;
- (iii) Maximum lot coverage - 24 percent;
- (iv) Minimum yards
 - front - 9m;
 - side - 4.5m;
 - rear - 12m;
- (v) Minimum area of landscaping and walks - 213m²;
- (vi) Minimum width of driveways - 3m;
- (vii) Maximum number of dwelling units - 6;
- (viii) Minimum parking - 1.5 spaces per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (108) | <u>G. Wuest</u> 2324 Bennington Gate | (1968-115) (1989-266) |

On the land zoned R1 and described in By-law 1968-115 the existing house may be replaced by a new house conforming to R1 regulations notwithstanding that it has no frontage on a public road as required by Section 9 (3).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (110) | <p style="text-align: center;">Jelinek 2220 Lakeshore Road West and 2220 Marine Drive</p> | <p style="text-align: center;">(1968-145) (1970-156) (1989-266)</p> |

Apartment buildings may be erected on each of the parcels of land zoned R9 and lettered A and B on the survey prepared by H.D. Sewell, O.L.S., dated the 11th day of July, 1968, and annexed as Schedule B to By-law 1968-145 subject to the site specifications for each parcel hereinafter set forth provided that all the provisions of this by-law not inconsistent with the said site specifications must be complied with:

Site Specifications

Parcel A (North of Marine Drive extension)

- a) Maximum number of buildings - 2 apartment buildings, 1 building for social activities;
- b) Maximum lot coverage - 26 per cent
- c) Minimum yards
 - Between nearest building and Marine Drive lot line - 7.6m
 - Between nearest building and Lakeshore Road lot line - 15m
 - Between nearest building and northeast lot line - 9m
 - Between nearest building and southwest lot line - 7.6m
- d) Minimum landscaped area - 4732m² at ground level, 650m² on roof of building for social activities;
- e) Minimum parking - 110 spaces of which not fewer than 60 shall be underground or within buildings.
- f) Maximum number of units - 167 one bedroom dwelling units, 176 non-housekeeping units (without kitchen facilities);
- g) Minimum floor area for one bedroom dwelling units - 42.5m²

Parcel B (South of Marine Drive extension)

- a) Maximum number of apartment buildings-1
- b) Maximum lot coverage - 10 per cent
- c) Minimum yards
 - Front yard - 51.5m
 - Rear yard - 15m
 - Side yards - 14.9m

PART VI SPECIAL PROVISIONS

- d) Minimum landscaped area - 70 per cent
- e) Minimum parking - 1.5 spaces per unit of which 84 percent shall be underground
- f) Maximum number of units – 145

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (111) | <u>National Trust Company Limited</u> 445 – 453 Spruce Street | (1968-148) (1989-266) |

The land zoned R3 and shown as parts, 1, 2, 3 and 4 on the print of survey annexed as Schedule A to By-law 1968-148 shall be deemed to comply with this by-law if divided into two lots, as described in By-law 1968-148.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (112) | <u>Harden Construction Limited</u> 454 South Service Road | (1968-150) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (114) | <u>Ricer</u> Part of Lots 26 and 27 S.D.S | (1968-162) (1989-266) |

On the land zoned R3 and shown in heavy outline on Schedule A Conc. 4, to By-law 1968-46:

Regulation: Minimum floor area per dwelling unit - 111m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (115) | <p style="text-align: center;">1458408 Ltd. 331 Sheddon Avenue</p> | <p style="text-align: center;">(1968-166)(1984-48) (2007-96)(2008-051) (2012-032)</p> |

The lands subject to Special Provision 115 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

For lands zoned R08,

a) Permitted Uses

The following use shall be permitted:

i) Apartment

b) Regulations

The following specific zone regulations apply:

- a) For the purposes of this section, the lot line abutting Sheddon Avenue is deemed to be the front lot line.
- b) For the purposes of this section, building height is to be measured vertically from the established grade on the lot line in front of the building.

c) Special site provisions

The following additional provisions shall apply:

- i) Maximum number of dwelling units – 19
- ii) Minimum lot area – 0.037 ha
- iii) Minimum lot frontage – 106.0 m
- iv) Maximum building height – 13.5 m
- v) Maximum lot coverage – 59%
- vi) Minimum required front yard setback – 3.0 m
- vii) Minimum required flankage yard – 5.0 m
- viii) Minimum required interior side yard – 2.0 m
- ix) Minimum required rear yard – 3.0 m
- x) Minimum required number of parking spaces – 51 spaces (all of which are to be below grade)

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (116) | <u>J. Godfrey</u> 3073 Highway 25 | (1968-181) (2008-074) |

The land zoned Agricultural and described in By-law 1968-181, may be used, in addition to the uses at present permitted, for the conduct of a re-upholstering business in a part of the basement of the existing dwelling, subject to compliance with the provisions of By-law 1984-63, as amended this by-law, except that furniture actually being worked upon may be delivered to and from the premises and stored there, and materials for use in the work may be kept there.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (117) | <u>Base</u> 75 Reynolds St and 330 – 340 Robinson St | (1968-201) (1973-175) (1989-266) |

On the land zoned R8 and described in By-law 1968-201 and on the parcels 330 - 340 thereof shown as Parcels A, B, C, and D respectively on the map forming a schedule to it.

- a) **Permitted Uses**
 - (i) On each of Parcels A, B, and D - one single family detached dwelling;
 - (ii) On Parcel C - one building containing four dwelling units
- b) **Minimum Yards**
Minimum yards required by the R8 regulations of this By-law except as specifically mentioned herein:
 - (i) on Parcel A - Minimum rear yard - 3m;
 - (ii) on Parcel B - No rear or side yard is required
 - (iii) on Parcel C - At the south-westerly side of the northwesterly four unit building - 0.9m; - minimum rear yard 3.6m
 - (iv) on Parcel D - On the south-westerly side - 0.9m from the lot line;
- Minimum rear yard for house - 3m
- c) **Minimum Frontages**
 - On Parcel C - 18m
 - On Parcel D - 12m
- d) **Minimum Parking**

- On Parcel C - 6 parking spaces

- e) Minimum Floor Areas- For bachelor units 32.5m²
For other units-65m²

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (118) | <u>Rod and Gun Club</u> 36 Upper Middle Road | (1968-202) (1989-266) |

The land zoned R5 and described in By-law 1968-202 may be used for a private club and/or community facilities.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (119) | <u>Westpen Properties Limited (formerly Saracini)</u> 1289 to 1297 Marlborough Court and 1360 White Oaks Boulevard | (1969-118) (1971-72) (1977-37) (1998-246) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in By-law 1971-72 unless otherwise indicated in this subsection and in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
- (i) Block A 12 semi-detached dwelling units;
 - (ii) Block B 205 apartment units;
 - (iii) Block C 10 semi-detached dwelling units,
5 single family dwelling units.
 - (iv) Block D 266 apartment units, a centre for the day care of children
and not more than 3159m² of uses permitted in a C1 zone;
 - (v) Block E 110 apartment units;
 - (vi) Block F 6 semi-detached dwelling units,
9 single family dwelling units.
- b) Parking for permitted commercial use - as required for C1 zones.

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- c) Lot area - Block D - minimum 2 ha; Single family detached dwellings in Blocks C and F - minimum 464m², Semi-detached dwellings in Blocks C and F - minimum 557m² except Lots 8 and 22 which may have a minimum of 464m²;
- d) Lot frontage - Single family detached dwellings in Blocks C and F - minimum 15m except lots 9, 10, 11 and 12 which may have a minimum of 12m, Semi-detached dwellings in Blocks C and F - minimum 18m;
- e) Front yard - Lot 22 - minimum 3m.
- f) Building and structure setbacks:
 - (i) No buildings or structures are permitted within 31 metres of the northern limit of Block D:
 - (ii) Notwithstanding the above, the following uses only shall be permitted within the 31 metre setback from the north property line:
 - Landscaped open space which may include a berm, a sound and light attenuation fence;
 - Tot lots or outdoor playground equipment;
 - Outdoor recreational uses;
 - Sidewalks, a single lane drive-through aisle for a restaurant;
 - A gazebo for residential use;
 - Driveway access from Trafalgar Road.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---------------------------------|---------------------------------------|
| (120) | <u>Mason</u> 1435 Ninth Line | (1969-34) (1983-172) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------------------|
| (121) | <u>South Side of Belyea Street</u> 2402 to 2436 Belyea Street | (1969-39) (1989-266) (2007-96) |

On the land zoned R6 and described in By-law 1969-39 maisonettes and apartment buildings are not permitted uses.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (123) | <u>Hopedale Town Houses</u> 1500 Tansley Drive | (1969-47) (1989-266) |

On the land described in Schedule B to this by-law

- a) **Permitted use** - multiple attached dwellings (town houses) only.
- b) **Regulations**
 - (i) For the purposes of this by-law the land to which it applies shall be deemed to front on Tansley Drive.
 - (ii) Site regulations - the provisions of Section 35 for multiple-attached dwellings in an R7 zone apply.
 - (iii) Maximum number of units - 115
 - (iv) Minimum parking - Underground - 30 spaces
Surface - 143 (of which 21 only may be in the front yard).

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (124) | <u>Centre City and Extendicare</u> 125 Cross Ave. and 599 Lyons Lane | (1969-56) (1978-104) (1980-62) (2006-002) (2007-96) (2008-051) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-62 applies and in addition the following which shall govern in case of conflict:

- a) For the land marked Part 2 on the map Schedule “B” to By-law 1980-62,
 - (i) **Permitted Uses**

1. A nursing home, provided that no other use may be made of the land while it is used for the purposes of a nursing home.

(ii) **Regulations**

1. Yards (for the purposes hereof the land is deemed to front on Lyons Lane)
 - Front - minimum - 7.6 metres
 - Side (easterly) - minimum - 9.1 metres
 - Side (westerly) - minimum - 11.8 metres
 - Rear - minimum - 18.2 metres.
2. Lot coverage for building - maximum - 2510 square metres
3. Height - maximum - 3 storeys
4. Parking - minimum - 59 spaces

- b) For the land marked Part 1 on the map Schedule "B" to By-law 1980-62,

(i) **Permitted Uses**

1. For the purpose of this subsection and notwithstanding the service station definition in Section 2 of By-law 1984-63, a service shop may include repairs or services to motor vehicles.

(ii) **Regulations**

1. Site area - minimum - 7.54 hectares.
2. Lot coverage - maximum - 29.6%
3. Front yard (Cross Avenue) - minimum - 25 metres.
4. Side yard (Lyons Lane) - minimum - 16 metres.
5. Side yard (westerly) - minimum - 6 metres.
6. Rear yard (South Service Road) - minimum 12 metres.
7. Side yard (easterly) - minimum 12 metres.
8. Minimum landscaped area - 9.7% of lot area.
9. Parking - minimum - 5.25 parking spaces per 92.9 square metres of total leaseable area. A parking space means a rectangular area not less than 2.74 metres by not less than 6.1 metres exclusive of driveways and aisles usable for the temporary parking or storage of a motor vehicle and total leaseable area means the aggregate area of the building or buildings contained within the outside walls less the area of malls, stairs, elevators, escalators, ventilating shafts, common areas such as mechanical rooms and basement areas un-

less used for a retail service or recreational use, but total leaseable area in the case of a bowling alley includes only that part of the premises to which the public is admitted.

10. Notwithstanding Section 15 1) d) iii), the minimum width of an aisle throughout shall be 6 metres.
11. The permitted uses contained in this sub-section will continue to apply to the balance of the land notwithstanding the conveyance of any part thereof to The Corporation of the Town of Oakville.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (125) | <u>Cambone</u> 2323 Belyea Street | (1969-61) (1987-272) |

Repealed by By-law 1987-272

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------------------------------|
| (126) | <u>Marlborough Court Holdings Ltd./ 428555 Ontario Ltd.</u> Part Lot 13, Conc. 2, S.D.S. | (1969-211) (1989-266) (1996-44) |

On the land zoned R7 and shown as Part 1 on the map attached as Schedule "B" to By-law 1969-211, provided the development conforms to the drawing prepared by Alexander Benedek, Architect, filed with the Oakville Planning Board and marked Plan Z.1513.10, recommended by the said Board on February 13, 1969 and attached as Schedule "C" to By-law 1969-211:

- a) Maximum number of dwelling units
 - 671 apartment suites;
 - 53 multiple attached dwelling units

| | |
|-------------------|-----------|
| Block A Plan M-69 | 223 units |
| Block B Plan M-69 | 226 units |

| | |
|-------------------|-----------|
| Block A Plan M-69 | 223 units |
| Block C Plan M-69 | 106 units |
| Block D Plan M-69 | 106 units |
| Block E Plan M-69 | 53 units |

- b) (i) The use of the land as shown on Plan Z.1513.10 and attached as Schedule “C” to By-law 1969-211, and yards and parking arrangements as shown thereon are permitted.
- (ii) Clause (b) (i) is amended for Blocks A and B to reflect the existing site plan as shown on the attached Schedule “D” of By-law 1996-44.
- c) Parking spaces may be in front of the buildings.
- d) Minimum dwelling unit size for buildings on Blocks A and B, Plan M-69 - 53m²

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (128) | <u>Gitto</u> 11 Lakeshore Road West | (1969-72) |

On the land described in By-law 1969-72

Permitted Uses

Commercial (C3) within the podium only, apartment units above the podium and a lobby within the podium.

Regulations

- a) Minimum set backs
- From Lakeshore Road: foundation wall 12m from centre line;
 - Podium wall 14.5m from centre line;
 - From Forsythe Street: foundation wall 9m from centre line;
 - From John Street: podium wall 9m from centre line.
- b) Maximum height above podium: 16 storeys
- c) Maximum number of units: 75

- d) Minimum parking:
 For commercial use: 39
 For residential use: 113

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (132) | <u>Braeside</u> 128 Bronte Road | (1969-165) (1989-266) (2008-074) |

On the lands zoned R8 and described in By-law 1969-165

- a) **Permitted Uses**
- (i) One apartment house
 - (ii) The office of a physician, used for consulting and emergency treatment only, in an apartment building in which he has his private residence
 - (iii) The practice of a domestic art
 - (iv) A retail commercial use designed to primarily serve the tenants with no display or advertising visible from outside the building
 - (v) Parks, playgrounds, recreation areas and community centres under the control of a public authority.
- b) **Regulations**
- (i) Building height - Maximum 7 storeys
 - (ii) Sideyards - Minimum 9m
 - (iii) Number of dwelling units - Maximum 57
 - (iv) Landscaping - Minimum sixty per cent of lot area
 - (v) Parking
 - Minimum surface - 26 spaces
 - Minimum underground - 60 spaces

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (133) | <u>Ontario Housing Corporation</u> Part Lot 17 Conc. 3, S.D.S. | (1969-167) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in By-law 1969-167 unless otherwise indicated in this subsection and in addition the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) One apartment building;
- (ii) Multiple attached dwellings;

b) **Regulations**

- (i) Maximum number of dwelling units in apartment building - 30;
- (ii) Maximum number of dwelling units in multiple attached dwellings - 53;
- (iii) Height limitation - 2 storeys;
- (iv) Minimum yards

| | | |
|--------------|--|-------|
| Front | | 7.6m |
| Rear | Apartment house | 10.5m |
| | multiple attached dwellings from side walls of building to the north-easterly property boundary from side wall of building to the north-easterly property boundary | 1.2m |
| | in all other cases | 7.6m |
| Side | Apartment house | 7.6m |
| | Multiple attached dwellings | 3m |

- (v) Distance between multiple attached dwellings - minimum 3m;
- (vi) Parking spaces - minimum 87, none of which need to be within a building, garage or carport.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (134) | <u>Daleckis</u> 50 Nelson St | (1969-185) (1989-266) |

For the lands zoned R9 and described in By-law 1969-185

a) **Permitted Uses**

Any use permitted by the general provisions of this by-law except that the lands are to be developed as a single property with one apartment house only.

b) **Regulations**

- (i) Number of dwelling units: maximum 24
- (ii) Parking: Minimum surface - 13 spaces
Minimum underground - 23 spaces
- (iii) Yards: Minimum front - 7.6m
Minimum side - 6.4m
Minimum rear - 7.3m
- (iv) Landscaping: Minimum 34 per cent of lot area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (136) | <u>Turczynski</u> Part Lot 19 Conc. 1, N.D.S. | (1969-189) (2006-002) |

On the lands zoned C5 and described in Schedule B to By-law 1969-189

a) **Permitted Uses**

- (i) The uses permitted in a highway commercial C5 zone;
- (ii) Two fuel pumps and facilities for the sale of motor oil only but no garage, pit, grease or wash rack or other like facility;
- (iii) An office with maximum dimension 2.5m X 3 m in the most south easterly of the existing quarters adjoining the existing restaurant.

b) **Regulations**

- (i) The provisions of clause (i) of Section 54B(1) shall apply;
- (ii) No fuel pump shall be less than 22.5m from the centre line of Highway 5.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (137) | <u>McLaughlin</u> 2024 Upper Middle Road | (1969-216) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (138) | <u>Gitto</u> 360 to 420 Bronte Road | (1969-222) (1989-266) |

The general provisions of this by-law apply to the land zoned R3 and described in Schedule “B” to By-law 1969-222 except that the land shall be developed only as 16 lots with frontages on Bronte Road from south to north in order as follows:

21m, 19.8m, 18m, 16.5m, 15m, 15m, 15m, 15m, 15m, 15m, 15m, 15m, 16.4m, 19.8m, 22.5 m, 22.5m, and 36.5m more or less

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (139) | <u>Zenker</u> 71 – 95 Worthington Dr. | (1970-15) (1989-266) |

For those lands zoned R8 and described in By-law 1970-15.

- a) **Permitted Uses**
 - (i) Part 1 of Block F as shown on Schedule “B” to By-law 1970-15 - multiple attached dwellings.
 - (ii) Part 2 of Block F as shown on Schedule “B” to By-law 1970-15 - 1 single family dwelling.
- b) **Regulations**
 - (i) The regulations contained in Clauses (b) and (c) of Section 89 (36) shall apply.
 - (ii) Maximum number of multiple attached dwellings - 13
 - (iii) Parking spaces- Minimum per single family dwelling - 2
- Minimum per multiple attached dwelling - 1.5 with minimum of 9 spaces covered.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (140) | <u>Madex Holdings Limited</u> 180 South Service Road East | (1979-73) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (141) | <u>Van Ekeris</u> 1194 Stirling Drive | (1970-43) |

Lot 15 according to Registered Plan 1005 may continue to be used for any purpose permitted by the general provisions of By-law 1984-63, notwithstanding that its frontage and area be reduced by the conveyance away of a triangular part along its southerly boundary having a dimension of 12 m more or less along Wolfdale Avenue narrowing to a point at its southwesterly angle.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------|
| (143) | <u>Knights of Columbus</u> 1494 Wallace Road | (1970-72) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------------------|
| (145) | <u>West Beach Investments Limited</u> 2263 Marine Drive | (1970-118) (1980-99) (1981-19) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in By-law 1970-118 unless otherwise indicated in this subsection and in addition the following which shall govern in case of conflict:

- a) **Permitted Uses**
- (i) One apartment building;
- b) **Regulations**
- (i) Maximum number of dwelling units - 130;
- (ii) Height limitation - 17 storeys;
- (iii) Minimum setbacks

| | | |
|--------------------------------------|--------|-------|
| From East Street | tower | 15m |
| From Marine Drive | tower | 10m |
| Ramp to parking garage | | 6m |
| From northwest property limit | tower | 16.7m |
| | podium | 0m |
| From north-east property line | tower | 39.5m |
| | podium | nil |

- (iv) Parking spaces - minimum 195 with at least 180 underground or covered;
- (v) Minimum landscaped area - 3623m²;
- (vi) Ten parking spaces permitted in the yard fronting on East Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (146) | <u>Delago Investments Limited</u> 36 East Street | (1970-119) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in By-law 1970-119 unless otherwise indicated in this subsection and in addition the following which shall govern in case of conflict:

- a) **Permitted Uses**

PART VI SPECIAL PROVISIONS

- (i) One apartment building;
- b) **Regulations**
 - (i) Maximum number of units - 121;
 - (ii) Height Limitation - 16 storeys;
 - (iii) Minimum setbacks
 - From East Street - 24m;
 - From southeasterly limit - 7.6m;
 - From southwesterly limit - 50m;
 - From northeasterly limit - 7.6m;
 - (iv) Access driveway - minimum width 5.4m;
 - (v) Garage entrance ramp - minimum distance from street line to top - 6m;
 - (vi) Landscaped area - minimum 72% of lot;
 - (vii) Parking spaces - minimum 182 with at least 156 underground or covered;
 - (viii) 16 parking spaces permitted in the yard fronting on East Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (147) | <u>Smith and Hill</u> 1360, 1364 Lakeshore Road West | (1970-138) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 and the particular uses and regulations contained in subsection 17 of Section 89 thereof apply to those lands referred to in By-law 1970-138 unless otherwise indicated in this subsection and in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**

The provision

 - (a) The buildings thereon existing at the date of the passing of By-law 1961-172 are used for the purpose of summer cottages which shall not be occupied for more than 3 consecutive days during the months of January, February, March, April, November and December of any year.
 - b) The said buildings are not enlarged or renovated so that any yard is reduced below the minimum required by the by-law.” of subsection 17 of Section 89 does not apply.
- b) **Regulations**

Rear Yard - Minimum 5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (148) | <p style="text-align: center;"><u>1478510 Ontario Inc.</u> 451 Lakeshore Road West Part of Lot 19, Concession 3, S.D.S.</p> | <p style="text-align: center;">(1970-157) (1971-077) (2007-096) (2009-091)</p> |

The lands subject to Special Provision 148 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) **Regulations**
- (i) Minimum easterly side yard setback for the most easterly lot – 3.2 m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (149) | <p style="text-align: center;"><u>Falconhurst II</u> Lots 1 to 8 Plan M-102</p> | <p style="text-align: center;">(1970-158)</p> |

The permitted uses and regulations in the general provisions of By-law 1984-63 apply to those lands referred to in Section 2 of By-law 1970-158 unless otherwise indicated in this subsection and in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
- (i) For the six most westerly lots - single family detached dwellings
- (ii) For the two most easterly lots - semi-detached dwellings.
- b) **Regulations**
- (i) Number of lots - Maximum 8;
- (ii) Lot frontage for single family detached dwellings - Minimum 15m; for semi-detached dwellings - Minimum 18m;
- (iii) Lot area – for single family detached dwellings - Minimum 464.5m²;

for semi-detached dwellings - Minimum 557m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (150) | <u>Imperial Oil Limited</u> 541 Maplegrove Rd | (1971-65) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands referred to in By-law 1971-65 unless otherwise indicated in this subsection and in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
A car wash in a structure separate from the service station building;
- b) **Regulations**
Minimum set back from north property boundary - 4.5m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (153) | <u>Fidelitas Builders Limited</u> Block J, Plan 995 | (1971-60) (2008-051) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in By-law 1971-60 unless otherwise indicated in this subsection and in addition the following which shall govern in case of conflict:

- a) **Permitted Uses**
 - (i) Multiple attached dwellings;
- b) **Regulations**
 - (i) Number of dwelling units - Maximum 95;
 - (ii) Number of multiple attached dwellings - Maximum 16;
 - (iii) Setback from Eighth Line Road - Minimum 7.6m;
 - (iv) Setback from northerly lot limit - Minimum 7.6m;
 - (v) Setback from southerly lot limit - Minimum 7.6m;
 - (vi) Setback from Gainsborough Drive - Minimum 3.6m;
 - (vii) Nothing in By-law 1984-63 shall apply to prohibit the creation of separate

ownership of dwelling units by dealing with units and common interests under the Condominium Act 1967 and specifically, but without limiting the generality of the foregoing, each separate ownership so created is excused from complying with Section 9 (3), Section 15 1) b) i), Section 25 and Section 37.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (154) | <u>Wilton Properties Limited</u> 180 to 229 Weldon Ave. 415, 431, 435 Fourth Line | (1971-79) |

Regulations

- (i) Building floor area - As required in R2 zone;
- (ii) Frontage for lot 26 - Minimum 22.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (158) | <u>Cutmore</u> 18 West Street | (1971-117) |

The land described in By-law 1971-117 shall be deemed to be a lot and to comply with the provisions of By-law 1984-63 notwithstanding that it does not have sufficient frontage and for the purpose of determining yard requirements, the westerly limit of Lot 12 shall be deemed to be the front lot line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (160) | <u>Oakville Gem Construction Limited</u> 3060 Lakeshore Road West | (1971-141) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in By-law 1971-141 unless otherwise indicated in this subsection and in addition, the following, which shall govern in case of conflict:

- a) **Permitted Uses**

- (i) One building containing an animal clinic and one dwelling unit;
- (ii) One building containing a pet shop and one dwelling unit.

b) **Regulations**

- (i) Number of buildings - Maximum 2;
- (ii) Front yard - Minimum 3m;
- (iii) Parking spaces - Minimum 6 per building;
- (iv) Driveway width - Minimum 6m;
- (v) No animal run or cage outside a building.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (161) | <u>Reissner</u> 136 - 138 Cross Avenue | (1971-147) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (162) | <u>A. Cambone</u> 1399 Sixth Line | (1972-58) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land described in Schedule "B" to By-law 1972-58 except:

- a) The said land may be used for a semi-detached dwelling;
- b) Except as hereinafter set out, the regulations pertaining to a semi-detached dwelling in an R7 housing zone shall apply;
- c) The minimum side yard along the northerly side lot line of the said land shall be 2.4 m and the minimum side yard along the southerly side lot line of the said land shall be 1.8m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (164) | <u>R. A. Thorne and R. M. Thorne</u> 1510 Speers Road | (1972-8) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to those lands described in Schedule “A” to By-law 1972-8 unless otherwise indicated in this subsection and in addition, the land firstly described in the said Schedule “B” may be used for the purpose of an automobile sales agency and the land secondly described in that Schedule may be used for the purpose of a public garage and the minimum front yard depth required for the parcel secondly described shall be 9m rather than 15m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (165) | <u>Duncan - Cross Avenue</u> 185 Cross Avenue | (1976-44) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (169) | <u>Greig</u> 1372 Lakeshore Road West | (1972-46) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 and the particular uses and regulations contained in subsection 17 of Section 89 thereof apply to those lands described in By-law 1972-46 unless otherwise indicated in this subsection and in addition, the following, which shall govern in case of conflict:

a) **Permitted Uses**

The provision

- “(a) The buildings thereon existing at the date of the passing of By-law 1961-172 are used for the purpose of summer cottages which shall not be

occupied for more than 3 consecutive days during the months of January, February, March, April, November and December of any year.

- b) The said buildings are not enlarged or renovated so that any yard is reduced below the minimum required by the by-law.” of subsection 17 of Section 89 does not apply.

b) **Regulations**

Rear Yard - minimum 4.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (174) | <u>Ambler</u> 2023 Lakeshore Road East | (1972-93) |

The land described in Schedule “B” to By-law 1972-93 is excused from the requirement that it must abut a street by reason of the fact that it has access to Lakeshore Road East, by a private right-of-way and its frontage on the right-of-way shall be considered its lot frontage.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (175) | <u>Willmott</u> 245 Lakeshore Road East | (1972-150) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land described in Schedule “B” to By-law 1972-150 and in addition, the said land may be used for the purposes of a mixed residential and commercial building with one floor of apartments above the ground floor which ground floor may be used for the purposes permitted in the Central Business District C3 Zone

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (177) | <u>Upper Oakville Residences Inc.</u> Lots 1 and 3 Registered Plan 403 | (1973-70) (1992-138) |

The lands to which By-law 1992-138 applies may be used for residential uses subject to the general regulations for the R08 Zone except where in conflict with the following:

- a) **Permitted Uses**
 - (i) R08 uses excluding maisonette and apartment building.
- b) **Regulations**
 - (i) Front Yard - minimum - 4.5m
 - (ii) Northerly side yard - minimum - 1.5m
 - (iii) Southerly side yard - minimum - 3m
 - (iv) Maximum number of units - 36
 - (v) Only one vehicular access from Sixth Line

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (178) | <u>Oakville Toys Limited</u> 209 Lakeshore Road East | (1973-74) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land described in By-law 1973-74 and in addition, the said land may be used for the purposes of a mixed residential and commercial building with the second and third floors being used together as a dwelling unit and the ground floor being used for the purposes permitted in the Central Business District C3 Zone.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (180) | <u>Scarrow-Banicroft Investments Limited</u> 2298 and 2296 Sovereign Street | (1973-137) (1989-266) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land referred to in By-law 1973-137 unless otherwise indicated in this subsection and in addition thereto the following, which shall govern in case of conflict:

- a) **Permitted Use**
One semi-detached dwelling.
- b) **Regulations**

As for a semi-detached dwelling in an R7 Mixed Housing Zone except that the minimum lot frontage shall be 20.5m rather than 21m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (181) | <u>Martin Condominium Project</u> 3122 Lakeshore Road West | (1973-173) (1974-124) (1989-266) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1973-173 applies except where they would be inconsistent with the following:

a) **Permitted Uses**

1 single family dwelling, 11 semi-detached dwellings and 3 buildings each consisting of 3 non-communicating 3 storey single family dwelling units with a common wall between adjoining dwelling units but with private front and rear access to each.

b) **Regulations**

R7 Mixed Housing Zone regulations with the following modifications:

- (i) In lieu of yard requirements the following distances shall be maintained between every lot line and the nearest building and between buildings:

| | | |
|-----------------------------|--|------|
| From the southwest lot Line | For dwelling proper | 7.6m |
| | For sunken courts and stairs | 3.9m |
| From the southeast lot line | | 1.2m |
| From the northeast lot line | For semi-detached dwelling | 7.6m |
| | For building consisting of 3 non-communicating three storey single family dwelling units | 1.5m |
| | For sunken courts and stairs | 3.9m |
| | For garage | 1.2m |
| | For raised deck and stair to raised deck | 0m |

| | | |
|-----------------------------------|---------------------|------|
| From the southwest lot | For dwelling proper | 7.6m |
| From the north-west property line | | 0m |
| Between buildings | | 1.5m |

These distances shall be open and unobstructed from the ground to the sky except that sills, belt courses, cornices, chimneys, coves, pilasters and gutters may project into any of them not more than 0.4m;

- (ii) Minimum number of parking spaces - 57 of which at least 31 shall be within a building, a garage or a car port having three walls at least 1 m high;
- (iii) Maximum coverage by all buildings as a percentage of lot area - 34%;
- (iv) Minimum landscaping as a percentage of lot area - 43%.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (183) | <u>Goldberger</u> 107 Dunn St | (1973-163) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1973-163 applies and in addition, the said land may be used for a restaurant.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (184) | <u>Lanoue</u> 443 Reynolds Street | (1973-164) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1973-164 applies and in addition, the said land may be used for a centre for the day care of children.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (185) | Grant 2074 Lakeshore Road East | (1973-177) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1973-177 applies but the required minimum lot frontage shall be 9 m rather than 30m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (186) | <u>Sheridan Hills-Revenue</u> Part Lots 8, 9 and 10, Conc. 2, S.D.S. | (1974-42) (1975-89) (1975-132)(1977-106) (1978-25) (1980-79) (1982-78) (1989-266) (1997-144) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which reference is made in Section 2 of By-law 1974-42 except where those permitted uses would be inconsistent with the following:

- a) **FOR BLOCK A**
- (i) **Permitted Uses**
Single family detached dwellings.
- (ii) **Regulations**
1. Total number of dwellings not to exceed 22.5 per ha of area of the block;
 2. Excused from requirements of one single family detached dwelling on a lot;
 3. The following in lieu of yard requirements
Distance from any dwelling to the nearest limit of the block - Minimum 7.6 m;
Distance between dwellings - Minimum 1.2m.

b) **FOR BLOCK B**(i) **Permitted Uses**

1. Semi-detached dwellings;
2. Single family detached dwellings;

(ii) **Regulations**

1. Number of dwelling units - maximum - 100;
2. Front Yard Minimum 6m
Side yard Minimum 4.5m
Rear yard Minimum 7.6m
Distance between dwellings Minimum 1.2m
Distance from garbage receptacles to lot line Minimum 0m
Distance from dwellings to new lot line if lot is legally divided into separate ownerships Minimum 0.6m

c) **FOR BLOCK C**(i) **Permitted Uses**

Multiple attached dwellings.

(ii) **Regulations**

1. Number of dwelling units - Maximum - 150.
2. The following in lieu of yard requirements - Distance from dwelling to nearest limit of the block - Minimum - 7.6m;
Distance between dwellings - Minimum - 3.6m

d) **FOR BLOCK D**(i) **Permitted Uses**

As in an R6 zone.

(ii) **Regulations**

As in an R6 zone.

e) **FOR BLOCK E**(i) **Permitted Uses**

Multiple attached dwellings.

(ii) **Regulations**

1. Total number of dwelling units not to exceed 36 per ha of area of the block;
2. The following in lieu of yard requirements
- Distance from any dwelling to the nearest limit of the block -
Minimum - 7.6m;

- Distance between dwellings - Minimum - 3.6m.

f) **FOR BLOCK F**

(i) **Permitted Uses**

Multiple attached dwellings.

(ii) **Regulations**

1. Total number of dwelling units not to exceed 36 per ha of area of the block;
2. The following in lieu of yard requirements
 - Distance for any dwelling to nearest limit of the block - Minimum - 7.6m;
 - Distance between dwellings - minimum 3.6m.

g) For land shown by pattern of hatching and legend on Schedule “B” to By-law 1974-42 as “public uses”:

(i) **Permitted Uses**

Use by a governmental authority.

h) For land shown by pattern of hatching and legend on Schedule “B” to By-law 1974-42 as “semi-detached 21m frontage”:

(i) **Permitted Uses**

Semi-Detached dwellings.

i) For land shown by pattern of hatching and legend on Schedule “B” to By-law 1974-42 as “single family detached 15m frontage”:

(i) **Permitted Uses**

Single family detached dwellings.

(ii) **Regulations**

As for R8 Mixed Housing Zone.

j) For land shown by pattern of hatching and legend on Schedule “B” to By-law 1974-42 as “single family detached 18m frontage”:

(i) **Permitted Uses**

Single family detached dwellings.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (188) | <u>Maciel, Silveira, DaEstrela and Caetano</u> 144 Speers Road | (1980-19) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-19 applies except where in conflict with the following:

a) **Permitted Uses**

One commercial building with: -

- (i) The basement limited in use to an athletic club or a non-profit organization, both of the kind which do not normally have meetings or functions or regular use by the membership during weekday business hours;
- (ii) The ground floor limited to uses permitted in a Commercial C3 district.

b) **Regulations**

- (i) Number of parking spaces - minimum - 12 - which may be located in the front yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (189) | <u>Meyer</u> 60 and 64 Rebecca Street | (1974-22) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1974-22 applies but access to parking spaces may be from Rebecca Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (190) | <u>Sheridan Nurseries Limited</u> 1120 Winston Churchill Blvd | (1974-30) |

The land to which By-law 1974-30 applies which land was on the day By-law 1984-63 was passed used for growing nursery stock and has continued to be used for that purpose notwithstanding that it was by the said By-law 1984-63 zoned M² medium industrial and M3 heavy industrial may be used for one additional single family detached dwelling (which may have a floor area of as little as 30m²) in addition to the eight single family detached dwellings, one semi-detached dwelling and one apartment of four dwelling units which already exist upon it.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (192) | <u>Polysar Limited</u> 2098, 2100, 2104 2110 and 2120 Marine Drive 80, 90 and 100 Sarah Lane | (1974-101) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1974-101 applies but the said land may be used for buildings each consisting of several non-communicating three storey single dwelling units with a common wall between adjoining dwelling units but with private front and rear access to each which buildings shall be located only within the lettered Blocks A, B, C, D, E, F, G, and H on the Plan Schedule "B" to By-law 1974-101 and which buildings may contain in all not more than 50 dwelling units.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (193) | <u>Ontario Housing Corporation</u> 271 and 281 Kerr Street | (1974-116) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1974-116 applies except as regards the following regulations which shall govern in case of conflict with the regulations contained in the said general provisions:

- a) Building Height - Maximum 10 storeys;
- b) Number of dwelling units - Maximum 362;
- c) Floor area of dwelling units - Minimum 42.5m²;
- d) Lot coverage - 25% of the lot area;
- e) Landscaped area - 49% of the lot area;
- f) Setback for building from Kerr Street - Minimum 17.5m;
- g) Setback for building from northwest property line - Minimum 15m;
- h) Setback for building from northeast property line - Minimum 7.3m;
- i) Setback for building from southeast property line - Minimum 17.5m;
- j) Parking spaces - 63;
- k) Setback from southeast property line for transformer and enclosing wall - Minimum 0.9 m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (194) | <u>Geofcott Properties (1977) Limited</u> Part Lot 19 Conc. 4, S.D.S. | (1982-74) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1982-74 applies but the said land is excused from the requirement that it must abut a street by reason of the fact that it has access to Birchhill Lane by a private right-of-way and its frontage on the right-of-way shall be considered its lot frontage and the front lot line shall be considered the south easterly side of the right-of-way.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (195) | <u>Delta-Mar Holdings Limited - Sovereign Street Town-</u> <u>houses</u> 2411 Sovereign Street | (1975-40) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1975-40 applies except as otherwise indicated in this subsection and the provisions of this subsection shall govern in case of conflict:

- a) **Permitted Uses**
 - (i) Multiple attached dwellings containing not more than 30 dwelling units;

b) **Regulations**

- (i) Number of parking spaces - Minimum - 51;
- (ii) Size of parking spaces - Minimum 2.7m X 6m;
- (iii) Landscaped area - Minimum 52% of lot area;
- (iv) Lot coverage - Maximum 25% of lot area;
- (v) Number of dwelling units in one building - Maximum - 7;
- (vi) Distance between buildings – Minimum -1.5m;
- (vii) Set back from Jones Street - Minimum - 7.6m;
- (viii) Set back from northwesterly limit of lot - Minimum - 7.6m;
- (ix) Set back from southwesterly limit of lot - Minimum - 7.6m;
- (x) Set back from Sovereign Street -minimum 38m except within 19.5m of Jones Street and within 19.5m of the southwest limit of the lot within which distances no set back is required and on that part of the lot to which the minimum 38m set back from Sovereign Street applies there may be erected and maintained two garbage compounds not exceeding 7.5m² each set back a minimum of 0.6m from Sovereign Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (196) | <p style="text-align: center;"><u>Bronte Village Mall</u> 2441Lakeshore Road West Lots 146 to 156 inclusive, Registered Plan M-7</p> | <p style="text-align: center;">(1979-72) (1979-87) (2006-002) (2012-009) OMB PL110708</p> |

The lands subject to Special Provision 196 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which the following shall prevail:

a) **Definitions:**

For the purpose of Special Provision 196:

- 1) Urban Square: An Urban Square is a publicly-accessible, landscaped area that may consist of mainly a hardscaped open space area fronting onto Lakeshore Road West.

- 2) Main Wall: The primary exterior front, rear or side wall of a building, exclusive of permitted projections and indentations.
- 3) Redevelopment/redeveloped: does not include either an expansion or addition to the existing commercial buildings.
- 4) Stacked Townhouse: Means a building or structure divided vertically and horizontally into three or more non-communicating dwelling units, each dwelling having private access to the outside. An end unit containing a single dwelling unit attached to the stacked townhouse may be divided vertically.
- 5) Retirement Home/Assisted Living Units: Means a building or part of a building designed exclusively used to accommodate seniors with central kitchen and dining facilities, common indoor and outdoor amenity areas, and residential units which may but are not required to contain separate kitchen facilities for the private use of the occupants.
- 6) References in this special provision to particular “Blocks” shall refer to the portions of the lands generally identified as such blocks in Figure 1 below:

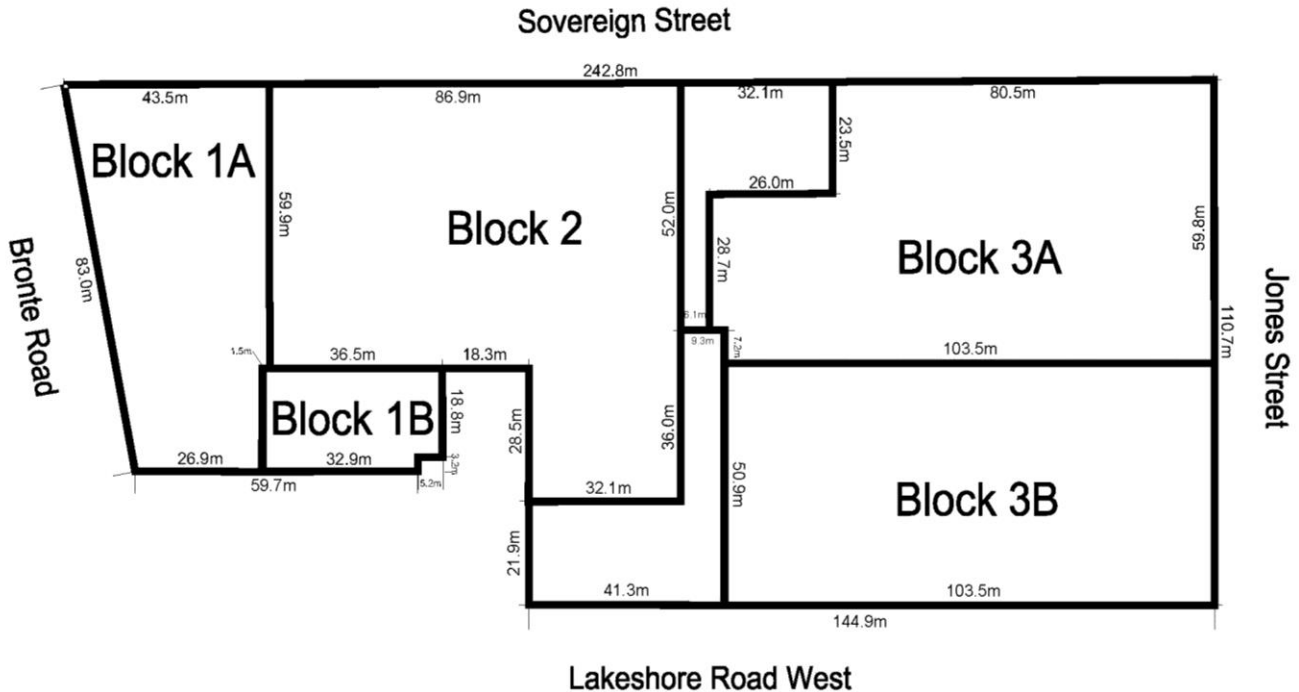


Figure 1: Block Plan

b) For lands identified as Blocks 1A, 1B, 2, 3A and 3B**1) General Regulations:**

- i. Maximum number of residential units: 570 which includes Retirement Home/Assisted living units
- ii. Maximum lot coverage: 55% for all lands zoned MU4 SP(196)
- iii. Minimum landscaped area: 15% for all lands zoned MU4 SP(196)
- iv. Minimum width of the private internal driveway: 6m
- v. Vehicular Access to the site will only be permitted from Bronte Road and Jones Street.
- vi. Notwithstanding b) 1) v) above one vehicular access to the site from Lakeshore Road and Sovereign Street is permitted until such time that Blocks 3A and 3B are redeveloped.
- vii. Required parking for uses within Blocks 1A, 1B, 2, 3A and 3B may be provided on any of the Blocks.

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| viii. Parking within the O1 Zone: | Parking required for uses on lands zoned MU4 SP(196) may be permitted within the adjacent O1 Zone within an underground parking garage. |
| ix. Below grade setbacks: | Minimum 0 metres |
| x. Projection of stairs, porches, balconies, and at-grade terraces, cornices, pilasters or bay windows, with or without foundation, beyond the main wall of a building: | To a maximum of 0.5 metres from any public street. |
| xi. Parking ratio for residential units including retirement home/assisted living units: | A minimum of 1.45 parking spaces per dwelling unit, of which 0.25 parking spaces shall be specifically designated as visitor parking. |
| xii. Parking ratio for office uses: | A minimum of 1 parking space per 31 m ² of leasable floor area. |
| xiii. Parking ratio for commercial uses: | A minimum of 1 parking space per 25 m ² of leasable floor area. |

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| xiv. Surface Parking Area: | Shall not be permitted in any yard between a building and a public street and shall occupy no more than 20% on lands zoned MU4 SP(196). |
| xv. Visitor parking associated with a residential unit may be counted towards parking available for a commercial or office use. | |
| xvi. Visitor parking associated with a residential use may be provided in any combination of: a parking structure (below and/or above grade), a surface parking area, and/or adjacent to the private internal driveway. | |
| xvii. Building height shall be measured from the finished floor at grade. | |
| xviii. Commercial/office uses are permitted at grade level and are only permitted fronting Jones St., Lakeshore Rd., Bronte Road, and/or the private internal driveway. | |
| xix. Any awning, canopy and/or similar weather shielding structure, and any restaurant patio, may project to the lot line. | |
| xx. Loading and servicing areas shall not be visible from a public street and must be screened from public view. | |
| xxi. Garbage and recycling rooms shall be located internal to a building. | |
| xxii. Transformer and tele-communications vaults and pads shall not project towards a public street beyond the main wall of the building. | |
| xxiii. Stairs and air vents associated with an underground or above ground parking structure are permitted in any yard. | |

c) **For lands identified as Blocks 1A and 1B**

1) **Permitted uses:**

- i. All uses permitted in the C1 zone except: service stations.
- ii. Apartment house(s).
- iii. Multiple-attached dwelling units and/or stacked townhouse units that share a common wall with an apartment house, and/or mixed use buildings, and/or another multiple-attached dwelling.
- iv. Outdoor patios in conjunction with permitted C1 uses.
- v. Parks, playgrounds, recreational areas and public-operated community centres.
- vi. A public parking lot in a structure located either below grade or above grade.
- vii. Retirement Home/Assisted living units.

2) Additional Regulations:

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|---|---|
| 1. Building setback of a main wall to: Lands zoned C2 or C6 Sovereign Street Bronte Road | Minimum 0 metres Minimum 3.5 metres Minimum 1.5 metres |
| 2. Unit size per office use if located on ground floor: | Maximum 200 m ² |
| 3. Neighbourhood Store floor area, per unit if located on the ground floor: | Maximum 300 m ² |
| 4. Restaurant floor area, per unit if located on the ground floor: | Maximum 500 m ² |
| 5. Any other commercial uses floor area, per unit if located on the ground floor: | Maximum 300 m ² |
| 6. Ground Floor height: | Minimum 4.5 m, measured from floor to floor. |
| 7. Building Height for a building within Block 1A: Building Height for a building within Block 1B: | Maximum of 48 m (14 storeys) Maximum of 12 m (4 storeys) |
| 8. Stepbacks (minimum): | Sovereign Street: The building main wall of the fifth floor to the tenth floor shall be setback a minimum of 4 m from the building main wall of the fourth floor. The building main wall of the eleventh floor to the fourteenth floor shall be setback |

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| | <p>a minimum of 4 m from the building main wall of the tenth floor.</p> <p>Bronte Road: The building main wall of the fifth floor to the fourteenth floor shall be setback a minimum of 1.5 m from the building main wall of the fourth floor.</p> |
| 9. Height of rooftop architectural features (i.e. parapets and decorative elements), mechanical and elevator penthouse, rooftop equipment and stairwells: | Maximum 6 metres. Measured from the roof deck on which they are located. |
| 10. Building Separation Distance to the building on Block 1A to a building on Block 2: | Minimum 20 metres |
| 11. Building Separation Distance to the building on Block 1B to a building on Block 2: | Minimum 16 metres |
| 12. Only residential dwelling units and residential uses can front Sovereign Street. | |
| 13. Residential, commercial and office uses are permitted to be located on the ground floor. | |
| 14. Where a roof top mechanical penthouse and enclosures which exceed 2 metres in height are not screened by an extension of a building's façade, the mechanical penthouse and enclosures must be set back a minimum of 6 metres from all edges of the roof and fully screened by an architectural treatment. | |

d) **For lands identified as Block 2**

1) **Permitted Uses:**

- i. All uses as set out in paragraph c) 1).

2) **Additional Regulations:**

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| <p>i. Building setback of a main wall to:</p> <p>Sovereign Street Abutting the Urban Square Abutting the O1 zone, not including the Urban Square</p> | <p>Minimum 3.5 metres Minimum 0 metres Minimum 0 metres</p> |
| <p>ii. Unit size per office use if located on ground floor:</p> | <p>Maximum 200 m²</p> |
| <p>iii. Neighbourhood Store floor area, per unit if located on the ground floor:</p> | <p>Maximum 300 m²</p> |
| <p>iv. Restaurant floor area, per unit if located on the ground floor:</p> | <p>Maximum 500 m²</p> |
| <p>v. Any other commercial uses floor area, per unit if located on the ground floor:</p> | <p>Maximum 300 m²</p> |
| <p>vi. Ground Floor height:</p> | <p>Minimum 4.5 m, measured from floor to floor.</p> |
| <p>vii. Building Height:</p> | <p>Maximum of 35 m (10 storeys)</p> |
| <p>viii. Stepbacks (minimum):</p> | <p>Sovereign Street:</p> <p>The building main wall of the third and fourth floor shall be setback a minimum of 3 m from the building main wall of the second floor.</p> <p>The building main wall of the fifth floor to the ninth floor shall be setback a minimum of 3 m from the building main wall of the fourth floor.</p> <p>The building main wall of the tenth floor shall be setback a minimum of 3 m from the building main wall of the</p> |

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| | <p>ninth floor.</p> <p>South Main Wall (abutting the Urban Square):</p> <p>The building main wall of the third and fourth floor shall be setback a minimum of 4 m from the building main wall of the second floor. Notwithstanding this clause 15% of the main wall is not subject to this requirement.</p> <p>The building main wall of the fifth floor to the seventh floor shall be setback a minimum of 4 m from the building main wall of the fourth floor.</p> <p>The building main wall of the eighth floor to the tenth floor shall be setback a minimum of 4 m from the building main wall of the seventh floor.</p> |
| ix. Height of rooftop architectural features (i.e. parapets and decorative elements), mechanical and elevator penthouse, rooftop equipment and stairwells: | Maximum 6 metres. Measured from the roof deck on which they are located |
| x. Building Separation Distance to a building on Block 1A: | Minimum 20 metres |
| xi. Building Separation Distance to a building on Block 1B: | Minimum 16 metres |
| xii. Where a roof top mechanical penthouse and enclosures which exceed 2 metres in height are not screened by an extension of a building façade, the mechanical penthouse and enclosures must be setback a minimum of 6 metres from all edges of the roof and fully screened by an architectural treatment. | |
| xiii. Residential uses and dwelling units shall not be permitted at grade level fronting onto the Urban Square, except for an entrance lobby | |

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| to an above grade use. |
| xiv. Only residential dwelling units and residential uses can front Sovereign Street. |
| xv. Commercial uses are permitted fronting the private internal driveway. |
| xvi. Where commercial uses are located at grade, a minimum of one principal building entrance to each unit shall be directly accessible from, and orientated towards the Urban Square. |
| xvii. A courtyard facing Sovereign Street shall be provided and must be a minimum of 15m along Sovereign Street with a minimum area of 330 m ² . |

e) **For lands identified as Blocks 3a and 3b**

1) **Permitted Uses:**

- i. All uses permitted in the C2 zone except: service stations and drive-through facilities.
- ii. Apartment house(s).
- iii. Retirement Home/Assisted living units.
- iv. Multiple-attached dwelling units.
- v. Stacked Townhouse Units.
- vi. Outdoor patios in conjunction with permitted C2 uses.
- vii. Parks, playgrounds, urban squares, recreational areas and public-operated community centres.
- viii. A public parking lot in a structure located either below grade, at grade, or above grade.

2) **General Regulations for Block 3A and 3B prior to redevelopment:**

- i. Food Store: maximum gross floor area of 3,700 m²
- ii. Other commercial uses: maximum gross floor area of 1,200 m²
- iii. Setback from Sovereign Street to a building– minimum 9 m

- iv. Setback from Sovereign Street to a wall to screen a loading area – minimum 2.5 m
- v. Setback from Jones Street – minimum 0 m
- vi. Setback from Lakeshore Road – minimum of 35 m
- vii. Surface parking is permitted in any yard between a building and a public street except for Sovereign Street.
- viii. A minimum of 1 parking space per 25 m² of leasable floor area and may be permitted on blocks 3A and 3B.
- ix. Notwithstanding b)1)xx, loading and servicing areas may be visible from Jones Street, but must be screened from public view along Sovereign Street.
- x. A wall to screen a loading area – minimum 3 m in height

3) Additional Regulations for Block 3A as redevelopment occurs:

| | |
|--|--|
| <p>i. Building setback of a main wall to:</p> <p style="padding-left: 40px;">Sovereign Street</p> <p style="padding-left: 40px;">Abutting the O1 zone</p> <p style="padding-left: 40px;">Abutting Jones Street</p> <p style="padding-left: 40px;">Block 3B</p> | <p>Minimum 3.5 metres, Maximum 5 metres</p> <p>Minimum 0 metres</p> <p>Minimum 0 metres</p> <p>Minimum 30 metres</p> |
| <p>ii. Building Height:</p> | <p>Maximum: 15 m (4 storeys)</p> <p>Minimum: 8 m (2 storeys)</p> |
| <p>iii. Only residential dwelling units are permitted adjacent to Sovereign Street.</p> | |

4) Additional Regulations for Block 3B as redevelopment occurs:

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|--|---|
| <p>i. Building setback of a main wall to:</p> <p style="padding-left: 40px;">Abutting the Urban Square</p> <p style="padding-left: 40px;">Abutting the O1 zone, not including the Urban Square</p> | <p>Minimum 0 metres Maximum 2 metres</p> <p>Minimum 0 metres Maximum 2 metres</p> |
|--|---|

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|---|--|
| Abutting Jones Street | Minimum 0 metres Maximum 2 metres |
| Abutting Lakeshore Road West | Minimum 0 metres Maximum 2 metres |
| Block 3A | Minimum 0 metres |
| ii. Food Store floor area | Maximum gross floor area of 4,000 m ² Minimum gross floor area of 1,500 m ² |
| iii. Neighbourhood Store Floor area, per unit if located on the ground floor: | Maximum 500 m ² |
| iv. Restaurant floor area, per unit if located on the ground floor: | Maximum 500 m ² |
| v. Any other commercial uses floor area, per unit if located on the ground floor: | Maximum 1500 m ² |
| vi. Ground Floor Height: | Minimum 4.5 m, measured from floor to floor. |
| | |
| vii. Building Height for structures facing Lakeshore Road West: | Maximum: 15 m (4 storeys) Minimum: 8 m (2 storeys) |
| viii. Height of rooftop architectural features (i.e. parapets and decorative elements), mechanical and elevator penthouse, rooftop equipment and stairwells: | Maximum 6 metres. Measured from the roof deck on which they are located |
| ix. Where a roof top mechanical penthouse and enclosures which exceed 2 metres in height are not screened by an extension of a building façade, the mechanical penthouse and enclosures must be set-back a minimum of 6 metres from all edges of the roof and fully screened by an architectural treatment. | |

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| x. Residential uses and dwelling units shall not be permitted at grade level fronting onto Lakeshore Road West, Jones Street and the Urban Square, except for an entrance lobby to an above grade use. |
| xi. Stand-alone commercial and offices uses are permitted along Lakeshore Road or in combination with residential uses above the ground floor. |
| xii. Where commercial uses are located at-grade, the building's base shall occupy at least 85% of the length of the frontage facing Lakeshore Road West. |
| xiii. Where commercial and/or office uses are located at-grade, at least 60% of the gross area of the main wall facing a Lakeshore Road West and the Urban Square must be glazed and predominantly transparent (i.e. windows and doors). This provision shall only apply to that portion of the wall that has a height between 0 and 4.5 metres. |
| xiv. Where commercial and/or office uses are located at-grade, at least 30% of the gross area of the main wall facing a Jones Street must be glazed and predominantly transparent (i.e. windows and doors). This provision shall only apply to that portion of the wall that has a height between 0 and 4.5 metres. |

f) **For lands Zoned O1**

1) **Permitted Uses only:**

- i. Urban Square fronting onto Lakeshore Road West
- ii. Outdoor patios associated with commercial uses on the abutting zone
- iii. A private internal driveway crossing for private uses
- iv. A parking garage in a structure located below grade which may be associated with uses permitted on Block 1A, 1B, 2, 3A and 3B.

2) **General Regulations:**

- i. Section 78 (2) does not apply.

- g) Neither the severance of the land nor the registration of a condominium will render the land or the use thereof non-conforming, provided the entire site complies with the requirements of By-law 1984-63, as amended and By-law 2012-009, and required parking remains accessible to corresponding uses.”

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (197) | <u>Allcolour Paint & Chemicals Limited</u> 1257 Speers Road | (1975-44) |

Notwithstanding the general provisions of By-law 1984-63, the minimum side yard along the northwesterly lot line of the land to which By-law 1975-44 applies is reduced from 3m to 2.4m for a distance of 39.5m from the rear lot line and in addition, so long as the two parcels of land shown on the survey Schedule "B" to By-law 1975-44 are used together for the purposes of a single undertaking, no side yard is required along the north-easterly limit of the more westerly of the two parcels for a distance of 39.5m from the rear lot line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (199) | <u>Marshall</u> 2039 Rebecca Street | (1975-61) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1975-61 applies but the required front yard shall be a minimum of 8 m rather than 9m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (200) | <u>Oakville Art Society</u> 529 Speers Road | (1981-180) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-180 applies except where in conflict with the following:

- a) **Permitted Uses** The uses permitted in a C3A zone and the following:
- (i) Art galleries, artist's studios, commercial art schools and the like;
 - (ii) Commercial sale of arts and crafts;
 - (iii) Administrative offices (including meeting and conference rooms) related to any use permitted in this subsection.
- b) **Regulations**
- (i) Number of paved parking spaces in front and side yards - Minimum - 16 which may be a minimum, of 2.7 metres X 6 metres;
 - (ii) Minimum rear yard - 5.7 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------------------|
| (207) | <u>B. G. Schickendanz Investments Limited</u> Lots 47A, 48, 49, 50, 52 and 53 on Plan 20M-8 | (1988-47) (2007-96) (2008-051) |

The land to which by-law 1988-47 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except in case of conflict, the following regulations shall apply:

- a) **Regulations**
- (i) Maximum floor area on Lot 47A on Plan 20M-8 shall be 252 square metres.
 - (ii) Lot coverage on Lot 48 on Plan 20M-8 is limited to a maximum of 758 square metres and the building height on the said Lot 48 is limited to a maximum of 1 storey.
 - (iii) For Lots 48, 49, 50, 52 and 53 on Plan 20M-8 parking shall be permitted in the front yard and flankage, and Section 15 3) a) of By-Law 1984-63 does not apply.
 - (iv) Access may be permitted from Lakeshore Road West.
 - (v) Setback from northwesterly limit of property (Lakeshore Road West) - Maximum 0.0m.
 - (vi) The average unobstructed width of a parking space shall be not less than 2.6m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (208) | <u>Harney</u> 2385 Bronte Road | (1975-92) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1975-92 applies and the said land may, in addition, be used for the display and sale of antique furniture within the existing building marked “metal clad barn” on the sketch of survey Schedule “C” to By-law 1975-92. In the event of conflict between the provisions of this section and the general provisions of By-law 1984-63, the provisions of this section shall prevail.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (209) | <u>DiRisio and D’Angelo</u> 224 Kerr Street | (1975-101) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1975-101 applies but access to parking spaces may be from Kerr Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (210) | <u>Shell Canada Limited - Service Station Highways 5 and 25</u> Part Lot 31, Conc. 1, N.D.S. | (1975-148) |

The land to which By-law 1975-148 applies may, so long as all provisions of By-law 1984-63 except the provision relating to lot frontage are complied with, be used for the purposes of an automobile service station, notwithstanding that it lacks the minimum lot frontage on each street required for an automobile service station on a corner lot.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (211) | <u>Turnbull</u> 1250 Lakeshore Road East | (1975-161) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1975-161 applies but the existing dwelling on the said land may be converted so as to contain two dwelling units rather than one.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (212) | <u>Dinevski</u> Part of Lot 19 Conc. 1, N.D.S. | (1976-2) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land marked Part 1 on the map Schedule "C" to By-law 1976-2 and in addition, the said land may be used for the purpose of a septic tank tile field for the benefit of the land marked Part 2 on the said plan Schedule "C" to By-law number 1976-2.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (214) | <u>Southland Canada</u> 2267 Lakeshore Road West. | (1985-280) (2007-96) (2008-051) |

The land to which By-law 1985-280 applies may be used for the following uses only, subject to the regulations set out in the general provisions for such uses except for where in conflict with the following:

a) **Permitted Uses**

- (i) Food Store
- (ii) Automobile service station, limited to a building or place where gasoline, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale.

b) **Regulations**

- (i) Minimum yards

| | |
|-------------------------------|----------|
| Front (Lakeshore Road West) - | 9 metres |
| Side (east) - | 0 metres |
| Side (East Street) - | 9 metres |
| Rear - | 0 metres |
- (ii) Minimum paved parking - 9 spaces
- (iii) Building height - Maximum - 6 metres
- (iv) Floor area - Maximum - 240 square metres

Parking is permitted in the front yard and flankage and Section 15 3) a) of By-Law 1984-63 does not apply to the lands to which By-Law 1985-280 applies.

Access may be permitted from Lakeshore Road West.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (215) | <u>Sandfield Homes</u> Part Lot 28, Con 4 S.D.S. | (1976-33) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1976-33 applies except where in conflict with the following:

a) **Permitted Uses**

Buildings consisting of several non-communicating dwelling units with a common wall between adjoining dwelling units, but with private front and rear access to each.

b) **Regulations**

- (i) Maximum height of buildings - 3 storeys;
- (ii) Minimum number of parking spaces - 110;
- (iii) Setback for garbage pick-up enclosure from East Street - Minimum - 0.9m;
- (iv) Number of dwelling units - Maximum - 48.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (216) | <u>Arvid Joachim Winther, Trustee</u> Part Lot 30, Conc. 1, S.D.S. | (1976-40) (2013-001) |

Deleted by By-law 2013-001

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (217) | <u>Crocitto</u> 383 Kerr Street | (1979-158) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-158 applies except where in conflict with the following:

a) **Permitted Uses**

One combined commercial and residential building with:

- (i) The basement limited in use to an athletic club or a non-profit organization, both of the kind which do not normally have meetings or functions or regular use by the membership during weekday business hours;
- (ii) The ground floor limited to uses permitted in a Commercial C3 district;
- (iii) The second floor limited to four dwelling units.

b) **Regulations**

- (i) Height of building - maximum - 2 storeys;
- (ii) Number of parking spaces - Minimum - 12.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (218) | <u>Sheridan Hills - Semi-detached lots</u> Part Lot 9 and 10, Conc. 2, S.D.S. | (1976-71) |

For the purpose of the land to which By-law 1976-71 applies, the definition of the term “semi-detached dwelling” shall include a building containing two dwelling units separated vertically and attached only by a common wall below grade of at least 1.8m in length and with respect to the aforesaid land where such a semi-detached dwelling has a garage incorporated therein the minimum side yard requirement for such semi-detached dwelling shall be 1.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (219) | <u>Lot Frontages and Areas</u> Reg'd Plans 350, 374, 409 and 891 | (1984-155) (1989-266) |

Notwithstanding any other provision of By-Law 1984-63, the minimum required lot frontage and lot area within the land described in Schedule “C” to By-law 1984-155 shall be the lot frontage and area of each lot as it exists on July 26, 1984 with the following exceptions only:

- a) Lots 29, 30, 31, 33 and 34, Plan 350 where the R3 single family urban zone regulations shall apply with the following exceptions:
 - (i) Lot frontage - 17.77 metre minimum;
 - (ii) Lot area - 1476 square metre minimum;
 - (iii) Front yard - 15.24 metre minimum.

- b) Lots 13 and 14, Plan 409, where R3 single family urban zone regulations shall apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (220) | <u>Penfold</u> 1181 Lakeshore Road East | (1976-127) (1986-40) |

The permitted used and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1986-40 applies but the required minimum lot frontage should be 14.32m rather than 30.48m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (222) | <u>P.T. Underwood Interior Surfaces Limited and Peter Thomas Underwood</u> 109, 111, 113 and 115 Brock Street | (1976-136) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1976-136 applies and except where those permitted uses and regulations would be inconsistent with the following:

a) **Permitted Uses**

As for an R8 zone but limited to a dwelling satisfying the criteria for a multiple attached dwelling except that it may exceed 2 storeys in height and otherwise in accordance with the regulations hereinafter set out.

b) **Regulations**

- (i) Building height - Maximum - 8.5m;
- (ii) Floor area per dwelling unit - Minimum 130m²;
- (iii) The following land requirements -
 - Setback for dwelling from Brock Street - Minimum - 6.7m;
 - Setback for dwelling from John Street - Minimum - 4.4m;
 - Setback for dwelling from northeast property line - Minimum - 7.6m;
 - Setback for dwelling from southeast property line - Minimum - 3.9m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (223) | <u>Invidiata Tower – formerly Brand</u> Part Lot 13 Conc. 4, S.D.S. 83 Reynolds St. | (1977-10) (2001-008) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 2001-008 applies except where in conflict with the following:

a) **Regulations**

- (i) Setback to residential dwellings on Robinson Street –0.0m
- (ii) A shared single driveway off Reynolds Street that shall not be less than 3.0m in width
- (iii) No driveway access permitted off Robinson Street

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (225) | <u>Treasury Trail Holdings Limited</u> Part Lot 16 Conc. 4, S.D.S. | (1976-145) (1988-89) |

The lands to which Section 89 (225) apply may be used for the following uses only subject to the several R8 regulations except where in conflict with the following:

a) **Permitted Uses**

- (i) R8 Uses
- (ii) Buildings consisting of several non-communicating dwelling units with a common wall between adjoining dwelling units but with private front and rear access to each.

b) **Regulations**

- (i) Number of dwelling units - Maximum - 16;
- (ii) Setback from Brock Street - Minimum - 6m
- (iii) Setback from southerly property boundary minimum - 3.6m;
- (iv) Setback from westerly property boundary - Minimum 6m;
- (v) Setback from Lakeshore Road - for westerly one half of the property - Minimum 14.5 m, for easterly one half of the property - Minimum 5.7m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|------------------------|
| (226) | <u>Martin - Commercial and Residential Bronte Road and Lakeshore Road</u> Part Lot 30, Conc. 4, S.D.S. | (1977-23) (1980-33) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-33 applies except where contrary to the following:

a) **Permitted Uses**

- (i) Building envelope number 1
 - Ground floor - uses permitted in the Central Business District - C3 zone and a restaurant with a floor area not in excess of 186 square metres; Second floor - apartments;
- (ii) Building envelope number 2
 - Ground floor - uses permitted in the Central Business District - C3 Zone; Second floor - business offices;
- (iii) Building envelope number 3
 - Uses permitted in the Central Business District - C3 zone - maximum floor area 771 square metres;

b) **Regulations**

- (i) No part of any building shall extend beyond one of the building envelopes shown on Schedule “A” to By-law 1980-33;
- (ii) The strip of land marked “road dedication” on the plan Schedule “A” to By-law 1980-33 has been dedicated to The Corporation of the Town of Oakville and the balance of the land shown on that plan shall be considered one lot for the purpose of By-law 1984-63;
- (iii) Number of dwelling units - building envelope number 1 - maximum 14;
- (iv) Height of buildings - maximum 2 storeys;
- (v) Parking spaces required - minimum 87;
- (vi) Landscaped area - minimum 18% of lot area.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------|
| (227) | <u>Atlas - Racquet Sports Club</u> 474 Iroquois Shore Road | (1977-58) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (228) | <u>Waddell</u> 126 Chartwell Road | (1977-62) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land shown as Parts 1, 2 and 3 according to the plan Schedule “C” to By-law 1977-62 but the required minimum lot frontage shall be 13.5m rather than 30m and this subsection shall continue to apply to the said land notwithstanding that it may be reduced by a 3m widening for Chartwell Road.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|-----------------------------------|---------------------------------------|
| (229) | Bellven 467 Speers Road | (1977-82) (1985-228) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (232) | Spiegel Part Lot 21 Conc. 3, S.D.S. | (1989-21) |

The lands to which by-law 1989-21 apply may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
 (i) Minimum west side yard - 3.48m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (233) | <u>Tax Time Services Limited</u> Part Lot 9, Conc. 2, .D.S. | (1977-89) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (234) | <u>285124 Ontario Limited - Duncan</u> | (1977-113) |

| | | |
|--|-----------------------------|------------|
| | Part Lot 14 Conc. 3, S.D.S. | (1989-266) |
|--|-----------------------------|------------|

Notwithstanding By-law 1973-156 as re-enacted by By-law 1974-26 (not yet approved by the Ontario Municipal Board), the permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1977-113 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
The uses permitted in an R4 single family urban zone only.
- b) **Regulations**
- (i) Lot frontage and area - minimum in accordance with the frontage and area of Part 1 shown on the plan Schedule “B” to By-law 1977-113;
 - (ii) Front yard - minimum - 2.4m;
Side yards -
If an attached or built-in garage is provided – minimum 1.2m;
If no garage is provided - minimum 1.2m and 2.4m;
 - (iii) No building or structure other than a fence shall be erected on the rear 7.6m of the land;
 - (iv) The dwelling including any garage shall be confined to the area marked “building envelope” on the plan Schedule “C” to By-law 1977-113.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------------------------------|
| (235) | <u>Caputi</u> Part Lot 16 Conc. 3, S.D.S. | (1977-110) (2007-96) (2008-051) |

Notwithstanding By-law 1973-156 as re-enacted by By-law 1974-26 (not yet approved by the Ontario Municipal Board), the zoning of the land to which By-law 1977-110 applies is hereby confirmed as Central Business District - C3 Zone, and the permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1977-110 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
- (i) Dwelling units as well as the uses permitted in a Central Business District - C3 Zone.
- b) **Regulations**
- (i) Building height - maximum 2 storeys;
- (ii) Number of dwelling units - maximum 6;
- (iii) Front yard - minimum 0m;
- (iv) Side yard - minimum 0m;
- (v) Rear yard - minimum 18m;
- (vi) Parking - minimum 24 parking spaces;
- (vii) A decorative wooden fence may be constructed.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (237) | <u>Anpan</u> Part Lot 32 Conc. 4, S.D.S. | (1977-95) (1977-129) (1989-266) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1977-95 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
- (i) As permitted in an R3 single family urban zone.
- b) **Regulations**

- (i) Number of lots - Maximum - 255;
- (ii) Lot area - Minimum - 296m²;
- (iii) Average lot area - Minimum - 409m²;
- (iv) Lot frontage - Minimum - 12m;
- (v) Average lot frontage - Minimum - 12.9m;
- (vi) Side yard along a flankage - Minimum - 2.4m;
- (vii) Side yard other than along a flankage - Minimum - 0.9m;
- (viii) Front yard where lot fronts on a 20 m road allowance - Minimum - 6m;
- (ix) Front yard where lot fronts on a 17 m road allowance - Minimum - 3m;
- (x) Length of driveway - Minimum - 6m;
- (xi) Rear yard - Lots 1 to 21 - Minimum - 15m;
- (xii) Rear yard - Lots 119 to 127 - Minimum - 9m;
- (xiii) Rear yard - all other lots - Minimum - 6m;
- (xiv) Floor area - Lots 1 to 21, 172 to 175, 197 to 204, 221, 222, 244, 252 -
Maximum - 130m²
- (xv) Floor area - Lots 22, 23, 25 to 30, 32 to 55, 80 to 88, 93 to 118, 128 to
147, 165 to 171, 176 to 182, 205 to 220, 223 to 234, 239 to 243, 245 to
251, 253 to 255 - Maximum - 116m²

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (238) | <u>The Manufacturers Life Insurance Company</u> 416 Kerr Street | (1977-136) |

Notwithstanding By-law 1973-156 as re-enacted by By-law 1974-26 (neither yet approved by the Ontario Municipal Board) the zoning of the land to which By-law 1977-136 applies is hereby confirmed as Central Business District - C3 Zone and the permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1977-136 applies and, in addition, the following which shall govern in case of conflict:

- a) **Regulations**
 - (i) Building height - Maximum - 1 storey;

- (ii) Front yard (Kerr Street) - Maximum - 0.9m;
- (iii) Northwesterly side yard (Elmwood Road) - Minimum 20m;
- (iv) Rear yard - Minimum - 0.45m;
- (v) Southeasterly side yard - Minimum - 4.5m;
- (vi) Access from parking spaces for employees and receiving only may be to Kerr Street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (239) | <u>Sandrini</u> 120 – 138 Kerr Street | (1977-137) (1978-26) (2007-96) (2008-051) |

Notwithstanding By-law 1973-156 as re-enacted by By-law 1974-26 (neither yet approved by the Ontario Municipal Board) the zoning of the land to which By-law 1977-137 applies is hereby confirmed as Central Business District - C3 Zone and the permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which the said By-law 1977-137 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
 - (i) Dwelling units as well as the uses permitted in a Central Business District - C3 Zone.

- b) **Regulations**
 - (i) Building height - Maximum 2 storeys;
 - (ii) Number of dwelling units - Maximum 5;
 - (iii) Front yard - Minimum 0m;
 - (iv) Setback from Kerr Street for first storey - Minimum 1.2m;
 - (v) Side yards - Minimum 0.9m;
 - (vi) Rear yard - Minimum 27.5m;
 - (vii) Parking - Minimum 23 parking spaces;
 - (viii) A solid wooden fence may be constructed.
 - (ix) No aisles connecting parking areas may be less than 3.4 m in width throughout;
 - (xi) No aisles between units and parking areas may be less than 5 m in width throughout.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (240) | <u>Eagre Holdings Limited</u> Plan M-217 | (1978-18) (1989-266) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1978-18 applies and, in addition, the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) As permitted in an R3 single family urban zone.

b) **Regulations**

R3 single family urban zone regulations with the following modifications and additions which shall govern in case of conflict:

- (i) Number of lots - Maximum - 55;
- (ii) Lot area - Minimum - 325m²;
- (iii) Lot frontage - Minimum - 10.5m;
- (iv) Length of driveway - Minimum - 6m;
- (v) Rear yard - Lot 15 - Minimum - 7m;
- (vi) Rear yard - Lot 23 - Minimum - 4.5m;
- (vii) Rear yard - Lot 34 - Minimum - 5m;
- (viii) Lot coverage - Lots 2, 3, 12, 13, 25, 26, 27, 28, 53, 54 - Maximum - 97.5m²;
- (ix) Lot coverage - all other lots - Maximum - 111.5m²;
- (x) Floor area - all lots - Minimum - 111.5m²;
- (xi) Floor area - Lots 2, 3, 12, 13, 25, 26, 27, 28, 53, 54 - Maximum - 139m²;
- (xii) Floor area - all other lots - Maximum - 167.2m²;
- (xiii) No garage with floor area greater than 28m² shall be built on any lot with less than 15m frontage;
- (xiv) Height of buildings - Maximum - 2 storeys.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---------------------------------------|---------------|
| (243) | <u>Denmur Holdings Limited</u> | (1978-45) |

| | | |
|--|--------------------------------|------------|
| | 2316 and 2318 Sovereign Street | (1989-266) |
|--|--------------------------------|------------|

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land referred to in By-law 1978-45 unless otherwise indicated in this subsection and in addition thereto the following which shall govern in case of conflict:

- a) **Permitted Uses**
One semi-detached dwelling.
- b) **Regulations**
As for a semi-detached dwelling in an R7 Mixed Housing Zone except that the minimum lot frontage shall be 20m rather than 21.3m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (245) | <u>Lansing Buildall</u> 399 Speers Road | (1978-51) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1978-51 applies unless otherwise indicated in this subsection and in addition thereto, the following which shall govern in case of conflict:

- a) **Permitted Uses**
A wholesale and retail building supply and lumber outlet and the accessory retail sale of home improvement products.
- b) **Regulations**
 - (i) Portions of the front wall of any building or structure may be constructed of vertical wood siding;
 - (ii) Parking facilities shall be provided in accordance with the minimum requirement for a C3 Commercial Zone and the parking regulations for commercial uses shall apply except that there may be parking in the front yard;
 - (iii) Outside storage of goods or materials shall be restricted to the rear yard.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (249) | <u>West Beach Investments Limited</u> 57 Nelson Street | (1979-9) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-9 applies except where inconsistent with the following which shall govern in case of conflict:

- a) **Permitted Uses**
3 two storey single-family detached dwellings.

- b) **Regulations**
 - (i) Lot area - Minimum - 334.4m²;
 - (ii) Lot frontage - Minimum - 10.9m;
 - (iii) Lot coverage - Maximum - 30%;
 - (iv) Floor area - Minimum - 130m²;
 - (v) Front yard - Minimum - 5.4m;
 - (vi) Side yards - 1.8m and 1.2m with attached garage;
 - (vii) Distance between buildings - Minimum - 2.4m;
 - (vii) Rear yard - Minimum - 11.8m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (250) | <u>Giancoulas</u> 506 Kerr Street | (1979-11) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-11 applies except where contrary to the following:

- a) **Permitted Uses**
 - (i) A restaurant provided that there will be no take-out food services.

- b) **Regulations**
 - (i) Parking spaces required - Minimum - 27;

- (ii) Number of square metres devoted to public use - maximum - 226m²;
- (iii) Access for 24 parking spaces must be from Kerr Street only.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (251) | <u>Delago - Foodex - Restaurants</u> 379 and 369 Speers Road | (1979-20) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (252) | <u>Cerig Corporation</u> Lot 15, Conc. 4, S.D.S. | (1979-28) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-28 applies except where in conflict with the following:

- a) **Permitted Uses**
One building consisting of five multiple attached dwelling units with common wall between adjoining dwelling units.
- b) **Regulations**
 - (i) Lot area - Minimum - 186m²;
 - (ii) Lot frontage - Minimum - 38m;
 - (iii) Lot coverage - Maximum - 72 per cent;
 - (iv) Building height - Maximum - 3 storeys;
 - (v) Yards - Minimum
 - Front - 0m;
 - Sides - 0m;
 - Rear - 1.98m;
 - (vi) Number of parking spaces - Minimum - 2 per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

| | | |
|-------|---|---|
| (254) | <p align="center"><u>Crocitto II - Southwest Corner Bronte Road and Lakeshore Road West</u> 2464 Lakeshore Road West</p> | <p align="center">(1979-36) (1980-75) (1983-67)</p> |
|-------|---|---|

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Laws 1979-80, 1980-75 and 1983-67 apply and in addition the following which will govern in case of conflict:

- a) **Permitted Uses**
One combined residential-commercial building with C3 uses and regulations applying to the commercial component and 46 residential dwelling units permitted in the residential component.
- b) **Regulations**
- (i) Maximum commercial floor area - 303.5m²;
 - (ii) Maximum residential floor area - 4758m²;
 - (iii) Maximum height - 10.9 metres above the elevation of Lakeshore Road West at the southwest corner of Bronte Road;
 - (iv) Minimum floor area
 - For bachelor dwelling units - 39m² per unit;
 - For one bedroom dwelling units - 55m² per unit;
 - For two bedroom dwelling units - 63m² per unit;
 - For all other residential dwelling units - 83.5m² per unit;
 - (v) Minimum personal recreation space, courtyards, outdoor space including balconies
 - For bachelor and one bedroom dwelling units - 3.5m² per unit;
 - For dwelling units containing more than one bedroom - 6m² per unit;
 - (vi) A minimum of 130 parking spaces at or below grade will be provided with a maximum of 12 parking spaces at which may have access from Bronte Road;
 - (vii) Minimum yards
 - Front (Lakeshore Road West) -0m;
 - Rear - 0m;
 - Bronte Road - 6.1 m;
 - Westerly side yard - 0m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (255) | <u>Gulf Canada Limited</u> 22 Lakeshore Road West | (1979-44) (2007-010) |

Deleted by By-law 2007-010

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (256) | <u>Zechman</u> 74 and 76 Nelson Street | (1979-45) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-45 applies except where in conflict with the following:

- a) **Permitted Uses**
- (i) One semi-detached dwelling only.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (257) | <u>Yamich</u> 15, Conc. 3, S.D.S. | (1979-46) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-46 applies except where in conflict with the following:

- a) **Regulations**
- (i) Lot frontage minimum (metres) - 11.88;

PART VI

SPECIAL PROVISIONS

- (ii) Lot area minimum (square metres) - 334.4 m² except for the northwesterly 12.2m front to rear of Lot 1 fronting on Chisholm Street which may be 278.5m²;
- (iii) Lot coverage maximum - 25 per cent except for the northwesterly 12.2m front to rear of Lot 1 fronting on Chisholm Street which may be 30 percent;
- (iv) Minimum front yard setback from Rebecca Street (after 2.13 1m widening)
 - Part Lot 2 - 4.85m
 - Part Lot 3 - 6.4m;
- (v) Minimum front yard setback from Chisholm Street (after 0.91m widening)
 - For the northwesterly 12.2m front to rear of Lot 1 fronting on Chisholm Street 2.74m;
 - Remainder of Lot 1 - 4.26m;
- (vi) Minimum front yard setback from Head Street
 - The northeasterly half of Lot 6 - 4.57m;
 - The southwesterly half of Lot 6 - 6m;
- (vii) Minimum side yards (metres) - 1.2m except that:
 1. In no case may the distance between buildings, including attached garages, be less than 2.4 m; and
 2. No building be erected on Lot 1 closer than 4.85 m to Rebecca

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (258) | <u>Epps</u> Part Lot 15, Conc. 4, S.D.S. | (1979-61) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-61 applies except where in conflict with the following:

- a) **Permitted Uses**
Uses permitted in a C3 zone and one dwelling unit on the second floor.
- b) **Regulations**

PART VI SPECIAL PROVISIONS

- (i) Parking spaces - minimum - 4;
- (ii) Maximum commercial floor area - 60.5m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (260) | <u>The Howard Conquergood Memorial Building Association</u> 191, 193 and 195 Cross Avenue | (1979-81)(1982-67) (1982-87)(1985-228) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (261) | <u>Gitto Electric & Construction Limited</u> Part Lot 32, Conc. 4, S.D.S. | (1979-83) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-83 applies and, in addition, the following which shall govern in case of conflict:

Regulations

- a) Number of lots - maximum - 21;
- b) Lot area - minimum - 436.6m²;
- c) Average lot area - Minimum - 557.4m²;
- d) Lot frontage - Minimum - 12.1m;
- e) Average lot frontage - Minimum - 15.2m;
- f) Side yard along a flankage - Minimum - 2.4m;
- g) Side yard other than along a flankage - Minimum - 0.9m;
- h) Front yards fronting on a 20m road allowance - Minimum - 6m;
- i) Front yards fronting on roads with less than a 20m road allowance - Minimum 3m;
- j) Front yards of abutting lots may differ by Maximum - 1.5m;
- k) Length of driveway - Minimum - 6m (from face of carport or garage to property line);
- l) Floor area - Maximum - 139.4m²;
- m) Garage floor area - Maximum - 26m²;

- n) The land to which by-law 1979-83 applies is the land of one subdividing owner and these regulations contemplate that lots will be created by adding part lots at its boundaries to part lots in an adjacent plan of subdivision and is to be construed as if this had already taken place.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (262) | <u>Barringham Estates Limited</u> Part Lot 28 Conc. 4, S.D.S. | (1980-9) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-9 applies and, in addition, the following which shall govern in case of conflict:

Regulations

- a) Lot frontage - Minimum - 15 metres;
b) Average lot frontage - Minimum - 17.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (263) | <u>Georgantopoulos</u> 2512 Bronte Highway 25 | (1979-97) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-97 applies except where inconsistent with the following which shall govern in case of conflict:

a) **Permitted Uses**

The uses permitted in a C4 zone and one additional building to be used as a coffee shop.

b) **Regulations**

- (i) Minimum setback from the centre line of Bronte Road
- For retail store 14m;

- For coffee shop 19.8m;
- (ii) Area of building to be constructed north of the retail store - 149m²;
- (iii) Required parking - 19 spaces in rear yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (264) | <u>Clarke - Hearing Aid Business</u> Part Lot 35 Conc. 4, S.D.S. | (1979-103) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-103 applies except where contrary to the following:

- a) **Permitted Uses**
 - (i) A hearing aid business not exceeding 25% of the floor area of the single family detached dwelling used by the operator of the business as his private residence.
- b) **Regulations**
 - (i) Parking spaces required - in addition to those required for the single family detached dwelling - minimum - 4; which shall be paved and located on the west side of the dwelling.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (265) | <u>CHWO Radio Limited</u> Part Lot23 Conc. 1, N.D.S. | (1979-109) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-109 applies except that the minimum side yards will be 7.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (266) | <u>Bellven Investments Limited</u> Part Lot 19 Conc. 3, S.D.S. | (1985-228) (1979-117) |

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|--|--|------------|
| | | (2001-007) |
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Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (267) | <u>Cerig Corporation and D.F.A. Consultants Limited</u> Part Lot 15 Conc. 4, S.D.S. | (1979-118) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-118 applies except where in conflict with the following:

- a) **Permitted Uses**
One building consisting of sixteen multiple attached dwelling units with a common wall between adjoining dwelling units.
- b) **Regulations**
- (i) Lot area - Minimum (m²) - 2693m²;
 - (ii) Lot frontage - Minimum (m) - 88.6m;
 - (iii) Lot coverage - Maximum - 40%;
 - (iv) Building Height - Maximum - 3 storeys;
 - (v) Yards - Minimum
 - Front - 0.3m;
 - Sides - 0m;
 - Rear - 12m to building 5.3m to deck support;
 - (vi) Number of parking spaces - Minimum - 2 per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|------------------------|
| (269) | <u>Sea Ranch Estates Limited</u> Part Lot 3, Conc. 4, S.D.S. 36 - 64 Cudmore Road | (1980-10) (1980-29) |

Notwithstanding Section 40 of By-law 1984-63, the minimum lot frontage for the lots fronting on the south-west side of Cudmore Road shall be 18 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (270) | <u>Oakville Community Homes Incorporated</u> Part Lot 16 Conc. 3, S.D.S. | (1979-174) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-174 applies and, in addition, the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) Single family detached dwellings;
- (ii) Semi-detached dwellings;
- (iii) Multiple attached dwellings;
- (iv) Apartment dwelling.

b) **Regulations**

- (i) Multiple attached dwelling in this subsection means a building consisting of several non communicating single family dwelling units with a common wall between adjoining dwelling units, but with private front and rear access to each and with a height not in excess of 3 storeys.
- (ii) **Number of Dwellings**
Single family detached dwellings - Maximum - 3;
Semi-detached dwellings - Maximum - 12;
Multiple attached dwellings - Maximum - 5;
Apartment dwelling - Maximum - 1.
- (iii) **Number of Dwelling Units**
In multiple attached dwellings - Maximum - 28;
In apartment dwelling - Maximum - 70.
- (iv) **Height of Buildings**
Single family dwellings - Maximum - 3 storeys;
Semi-detached dwellings - Maximum - 3 storeys;
Apartment dwelling - Maximum - 4 storeys.
- (v) **Lot Frontage**
Single family dwellings - Minimum - 7.5 metres;
Semi-detached dwellings - Minimum - 13.2 metres;
Multiple attached dwellings - Minimum - 21 metres;
Apartment dwelling - Minimum - 112 metres.

- (vi) **Front yards**
 Single family dwellings - Minimum - 5.45 metres;
 Semi-detached dwellings - Minimum - 5.45 metres;
 Multiple attached dwellings - Minimum - 5.45 metres;
 Apartment dwelling - Minimum - 4 metres.
- (vii) **Side yards**
 Single family dwellings - Minimum - 1 metre;
 Semi-detached dwellings - Minimum - 1.5 metre;
 Multiple attached dwellings - Minimum - 1 metre;
 Apartment dwelling - Minimum - 9.5 metres.
- (viii) **Rear yards**
 Single family dwellings - Minimum - 7.5 metres;
 Semi-detached dwellings - Minimum - 7.5 metres;
 Multiple attached dwellings - Minimum - 7.5 metres;
 Apartment dwelling - Minimum - 7.5 metres.
- (ix) **Parking**
 Single family dwellings - Minimum - 2 parking spaces;
 Semi-detached dwellings - per dwelling unit - Minimum - 2 parking spaces;
 Multiple attached dwellings - per dwelling unit - Minimum - 2 parking spaces;
 Apartment dwelling - Minimum - 105 underground parking spaces.
- (x) **Lot Coverage**
 Not limited
- (xi) **Lot Area**
 Single family dwellings - Minimum - 280 square metres;
 Semi-detached dwellings - Minimum - 330 square metres;
 Multiple attached dwellings - Minimum - 622 square metres;
 Apartment dwelling - Minimum - 4,300 square metres.
- (xii) **Applicability**
 This section shall continue to apply notwithstanding the closing and relocation of Herald Avenue (commonly referred to as Normandy Road).

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (271) | <u>Gitto Electric & Construction Limited</u> | (1980-6) |

| | | |
|--|-----------------------------|------------|
| | Part Lot 33 Conc. 4, S.D.S. | (1989-266) |
|--|-----------------------------|------------|

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1979-83 applies and, in addition, the following which shall govern in case of conflict:

Regulations

- a) Number of lots - Maximum - 33;
- b) Lot area - Minimum - 325 square metres;
- c) Lot frontage - Minimum - 12 metres;
- d) Side yard along a flankage - Minimum - 2.4 metres except in front of a garage where the minimum shall be 6 metres;
- e) Side yard other than along a flankage - Minimum - 1.2 metres;
- f) Front yard - Minimum - 6 metres;
- g) Rear yards - Minimum - 7.6 metres;
- h) Floor area of dwelling which is defined as the area contained within the outside walls or outside finished furred partitions of the walls, but does not include a porch, verandah, unfinished attic or basement
 - For a 1 storey dwelling - Maximum - 35% of lot area;
 - For a dwelling in excess of 1 storey but less than 2 storeys - Maximum 37.5% of lot area;
 - For a dwelling 2 storeys or more
 - Maximum - 40% of lot area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (272) | <u>Arkendo Developments Limited</u> Part Lot 27 Conc. 4, S.D.S. | (1980-21) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-21 applies except where in conflict with the following:

- a) **Permitted Uses**
 - (i) Multiple attached dwellings containing not more than 55 dwelling units.
- b) **Regulations**
 - (i) Lot area - Minimum - 185.5 square metres per unit;

- (ii) Lot frontage - Minimum - 22.5 metres;
- (iii) Front yard - Minimum - 5 metres;
- (iv) Side yard - Minimum - 3 metres;
- (v) Rear yard - Minimum - 5 metres;
- (vi) Maximum height of buildings - 3 storeys.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|------------------------|
| (273) | <u>The Regional Municipality of Halton</u> Part Lots 21 and 22, Conc. 1, N.D.S. | (1980-32) (2007-96) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-32 applies and the land may, in addition, be used for the purpose of the disposition of waste by or on behalf of the Regional Municipality of Halton provided that:

- a) No hazardous or liquid industrial waste is disposed thereon;
- b) No buildings, accessory buildings, structures, equipment and facilities shall be erected, altered, extended or enlarged unless they are incidental to the disposition of waste;
- c) The existing property used for waste disposal is expanded by the addition of Parts 1 and 2, Plan 20R-4157;
- d) The operational life of the land (including Parts 1 and 2, Plan 20R-4157) used for waste disposal is not exceeded. (Operational life means the sooner of three years from the date of the Ontario Municipal Board Order approving this by-law, or when a total of 255,000 metric tonnes of waste have been disposed of on Parts 1 and 2, Plan 20R-4157).

In the event of conflict (other than the inherent conflict in the uses permitted) between the provisions of this subsection and the general provisions of By-law 1984-63, the provisions of this subsection shall prevail.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

| | | |
|-------|--|---|
| (274) | <p style="text-align: center;"><u>Pinetree Development Company Limited</u> Part Lots 1, 2 and 3, Conc. 2, S.D.S. and Part Block 1, Plan 20M-367</p> | <p style="text-align: center;">(1982-90)(1982-95) (1985-168)(1986-157) (1986-180)(2000-077) (2006-002)(2007-096) (2010-057)</p> |
|-------|--|---|

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1982-90, 1982-95, 1985-168, 1986-157, and 1986-180 apply, and in addition, the following which will govern in case of conflict.

- a) **FOR LANDS ZONED C1 ON SCHEDULE “A”**
 - (i) **Regulations**
 - 1. Lot area - minimum 0.56 ha.

- b) **FOR LANDS ZONED R3 (b) ON SCHEDULE “A”**
 - (i) **Regulations**
 - 1. Lot Frontage - minimum - 18m;
 - 2. Average lot area - minimum - 555m²;
 - 3. The provisions of Section 40 (1) b) do not apply to the lands regulated by this subparagraph.

- c) **FOR LANDS ZONED R7 (d) ON SCHEDULE “A”**
 - (i) **Permitted Uses and Regulations**
 - 1. Twenty-eight multiple attached dwellings with minimum average lot area of 200m² per unit.

- d) **FOR LANDS ZONED R7 (e) ON SCHEDULE “A”**
 - (i) **Permitted Uses and Regulations**
 - 1. Twelve multiple attached dwellings with minimum average lot area of 200m² per unit.

- e) **FOR LANDS ZONED R7 (f) ON SCHEDULE “A”**
 - (i) **Permitted Uses and Regulations**
 - 1. Sixteen multiple attached dwellings with minimum average lot area of 200m² per unit.

- f) **FOR LANDS ZONED R7 (g) ON SCHEDULE “A”**
 - (i) **Permitted Uses and Regulations**

1. Seventeen multiple attached dwellings with minimum average lot area of 200m² per unit.
- g) **FOR LANDS ZONED R7 (h) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Twenty-one multiple attached dwellings with minimum average lot area of 200m² per unit.
- h) **FOR LANDS ZONED R7 (i) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Twenty-three multiple attached dwellings with minimum average lot area of 200m² per unit.
- i) **FOR LANDS ZONED R7 (j) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Twenty-nine multiple attached dwellings with minimum average lot area of 200m² per unit.
- j) **FOR LANDS ZONED R7 (k) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Twenty-two multiple attached dwellings with minimum average lot area of 200m² per unit.
- k) **FOR LANDS ZONED R7 (l) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Five multiple attached dwellings with minimum average lot area of 200m² per unit.
- l) **FOR LANDS ZONED R7 (m) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Twenty-one multiple attached dwellings with minimum average lot area of 200m² per unit.
- m) **FOR LANDS ZONED R7 (n) ON SCHEDULE “A”**
- (i) **Permitted Uses and Regulations**
 1. Twenty-two multiple attached dwellings with minimum average lot area of 200m² per unit.
- n) **FOR LANDS ZONED R7 (o) ON SCHEDULE “A”**

- (i) **Permitted Uses and Regulations**
1. Twenty-three multiple attached dwellings with minimum average lot area of 200m² per unit.
- o) **FOR LANDS ZONED R8 (a) ON SCHEDULE “A”**
- (i) **Permitted Uses**
1. Multiple attached dwellings only subject to the regulations for the R8 Zone.
- p) **FOR LANDS ZONED M6 ON SCHEDULE “A”**
- (i) **Regulations**
1. Lot frontage - minimum - 30m;
 2. Lot area - minimum - 0.30 ha;
 3. Yards - minimum
 - Front - 15m,
 - Flankage - 15m,
 - Side - 5m,
 - Rear - 7.5m;
 4. Landscaped area excluding any required buffer strips - front yard - minimum - 25% of area of required front yard. In addition, 10% of the lot area excluding the area of the front yard must be landscaped;
 5. Building height
 - Maximum - 6 storeys;
 6. Floor area
 - Minimum - 900m²,
 - Maximum - 1 times lot area
- (ii) **Regulations for Part 2 on Schedule “B” to this by-law**
1. The regulations contained in the general provisions of By-law 1984-63 and the regulations of Subsection 89 (274), as amended, which shall prevail in the case of conflict, apply to Part 2 on Schedule “B” to By-law 2000-077 with the exception that the minimum front yard shall be 6 m.
- q) **FOR LANDS ZONED C3A ON SCHEDULE “A”**
- (i) **Permitted Uses**
1. The lands zoned C3A on Schedule “A” to By-Law 1986-180 are restricted to the following uses subject to the general regulations for such uses: banks; trust companies; hotels and motor hotels; restaurants; banquet and convention facilities; and automobile service station and office uses.

- (ii) **Permitted Uses for Parts 1 and 3 on Schedule “B” to By-law 2000-077**
1. All uses permitted for the C3A zoning designation in the general provisions of By-law 1984-63 and the uses specified in Paragraph (i) of this subsection
- (iii) **Regulations for Parts 1 and 3 on Schedule “B” to By-law 2000-077**
1. The regulations contained in the general provisions of By-law 1984-63 for the M6 and C3A zones and the regulations of Subsection 89 (457), as amended, which shall prevail in the case of conflict, apply to Part 1 on Schedule “B” to By-law 2000-077. Hotel and motor hotel uses shall be regulated by the provisions for the C5 zone except where in conflict with the regulations for the C3A zone which shall prevail in the case of conflict.
 2. The regulations contained in the general provisions of By-law 1984-63, as amended, apply to Part 3 on Schedule “B” to By-law 2000-077. Hotel and motor hotel uses shall be regulated by the provisions for the C5 zone except where in conflict with the regulations for the C3A zone which shall prevail in the case of conflict.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------|
| (275) | <u>Brookfield Road to Kerr Street South of Lakeshore Road</u> | (2007-010) (2007-96) |

Deleted by By-law 2007-010

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (276) | <u>Vant Holdings Limited</u> Part Lot 11, Conc. 2, S.D.S. | (1980-55) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------------------------------|
| (277) | <u>Seeton</u> Part Lot 16, Conc. 3, S.D.S. | (1980-61) (2006-002) (2008-051) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-61 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted uses**
- (i) As in Mixed Housing R8 zone only.
- b) **Regulations**
- (i) Yard along John Street - none required.
- (ii) Yard along Wilson Street - minimum - .9 metres;
- (iii) Yard along the westerly limit - minimum - 10 metres;
- (iv) Yard along the southerly lot limit - minimum - 4 metres;
- (v) Lot area per unit - minimum - 90.5 square metres;
- (vi) Notwithstanding Section 15 1) b) i), parking spaces need not be located on the same lot as the unit for which the parking space is required;
- (vii) Notwithstanding the definition of multiple attached dwelling in Section 2 of By-law 1984-63 and the maximum building height contained in Section 39 of that by-law, multiple attached dwellings on the lands to which By-law 1980-61 applies may be of a height not exceeding 3 storeys;
- (viii) Landscaping as a percentage of lot area - minimum - 38%;
- (ix) By-law 1980-61 shall continue to apply to the balance of the land outlined in heavy outline on the plan Schedule "B" to that by-law notwithstanding the conveyance of any part thereof to the Corporation of the Town of Oakville for street widening.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (278) | <u>The Added Touch Limited</u> 136 Trafalgar Road | (1980-73) |

In addition to the regulations contained in the general provisions of By-law 1984-63, the and to which By-law 1980-73 applies is subject to the requirement regardless of the use to which it is

put that a minimum of 21 parking spaces be provided. The land to which By-law 1980-73 applies is in two ownerships and this parking requirement may be satisfied on either or divided between the two. A parking space for the purpose of this subsection means a rectangular area not less than 2.75 metres by not less than 6.1 metres exclusive of driveways and aisles usable for the temporary parking or storage of a motor vehicle.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (279) | <u>River's Bend Lane</u> Part Lot 30 Conc. 3, S.D.S. | (1980-76) |

The general provisions of By-law 1984-63 apply to the land to which By-law 1980-76 applies except that for the purposes of Section 9 (3) of the said By-law 1984-63, the land described as being the whole of Lots 77, 78, 79 and 80 which together are sometimes referred to as River's Bend Lane shall be considered to be a street and Section 14 (3) of the said By-law 1984-63 shall not apply to any lot abutting any of the said Lots 77, 78, 79 and 80.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (280) | <u>Tim Donut Limited</u> 2303 Lakeshore Road West | (1980-85) (2007-96) (2008-051) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-85 applies except where in conflict with the following:

- a) **Permitted Uses**
C3R and in addition thereto one restaurant with take-out facilities with access on to Lakeshore Road West.
- b) **Regulations**
 - (i) Floor area - maximum - 195 square metres;
 - (ii) Number of parking spaces - minimum - 28 with none permitted in the front yard;
 - (iii) A decorative wooden fence together with the landscaping may be constructed.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (281) | <u>Auto Plank Holdings Limited</u> Part Lot 16 Conc. 3, S.D.S. | (1980-86) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-86 applies except where in conflict with the following:

- a) **Permitted uses**
C3 and in addition thereto one restaurant all with access on to Kerr Street.
- b) **Regulations**
 - (i) Floor area - Maximum - restaurant - 235 square metres;
- commercial - 1,850 square metres;
 - (ii) Number of parking spaces - Minimum - 95 which may be located in the front yard or in the flankage.
 - (iii) Front yard Kerr Street - Minimum - 10 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (282) | <u>Bronte Plan - Block bounded by Nelson, Jones and Ontario Streets and Marine Drive</u> Part Lot 29 Conc. 4, S.D.S. | (1980-88)(1986-240) (1989-266)(2002-002) (2002-057)(2005-120) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Laws 1980-88 and 1986-240 apply except where inconsistent with the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) The uses permitted in an R5 Detached Homes Zone;
- (ii) Semi-detached dwellings; and,
- (iii) In addition to the above uses a duplex dwelling is a permitted use for Lot 96, Plan M-8.

b) **Regulations**

- (i) For single family detached dwellings -
 - 1. Front yard - Minimum - 5.5 metres;
 - 2. Side yard - Minimum - 1.2 metres;
 - 3. Rear yard - Minimum 7.6 metres;
 - 4. Lot frontage - Minimum - 9.1 metres;
 - 5. Lot area - Minimum - 273 square metres;
 - 6. Lot coverage - Maximum - 30%;
 - 7. Lot depth - Minimum - 30 metres;
 - 8. A side yard may be reduced to 0.0 metres minimum on one side if a side yard of a minimum of 3 metres is provided on the other side but a space of 3 metres must be maintained between dwellings and no side yard will be reduced to 0.0 metres unless the owner owns the adjoining lot.
- (ii) For Semi-Detached Dwellings and Duplex Dwellings
 - 1. Front yard - Minimum - 5.5 metres;
 - 2. Side yard - Minimum - 1.2 metres;
 - 3. Rear yard - Minimum - 9.1 metres;
 - 4. Lot frontage - Minimum - 12 metres;
 - 5. Lot depth - Minimum - 30 metres;
 - 6. Lot area – Minimum - 360 square metres;
 - 7. Lot coverage - Maximum 30%.

- c) This subsection does not apply to those portions of the lands known as Lots 87, 88, 102, & 103, Part of Lots 89, 90, 91, 92, 93, 100 & 101, Plan M-8 which are regulated by subsection 89(724) and the lands known as Lots 98 & 99 of Plan, M-8 which are regulated by subsection 89(386).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
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| (283) | <u>Genstar Limited (Cantrakon)</u> Part of Lots 18 and 19, Conc. 2 S.D.S. | (1980-91) |
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The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-91 applies except where in conflict with the following:

- a) **Permitted Uses**
03 and in addition thereto one conference centre together with uses accessory thereto.
- b) **Regulations**
- (i) Gross Floor area - Maximum - 18,750 square metres;
 - (ii) Height of building - Maximum - 9 storeys;
 - (iii) Number of parking spaces - Minimum - 212. A parking space for the purpose of this subsection means a rectangular area not less than 3 metres by not less than 6 metres exclusive of driveways and aisles usable for the temporary parking or storage of a motor vehicle.
 - (iv) In lieu of the requirement of street frontage as set out in Section 9 (3), a 7.6 metre paved right-of-way will be required to provide access from a municipal road to the conference centre lands.
 - (v) Required setback from the top of the bank of the Sixteen Mile Creek - Minimum - 15.24 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (285) | <u>Hancock</u> 235 Randall Street | (1980-101) (1981-24) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which this subsection applies and in addition the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) For Parts 1 and 2 as shown on the plan Schedule “B” to By-law 1980-101;
 - 1. The uses permitted in a Central Business District - C3 zone with or without one dwelling unit.
- (ii) For Parts 3, 4, 5 and 6 as shown on the plan Schedule “B” to By-law 1980-101;
 - 1. One semi-detached dwelling.

b) **Regulations**

- (i) For Parts 1 and 2 as shown on the plan Schedule “B” to By-law 1980-101;
 - 1. Front yard (Randall Street) - Minimum 0.9 metres but excluding exterior stairways for which no front yard is required;
 - 2. Westerly side yard - Minimum 1.1 metres;
 - 3. Easterly side yard (Dunn Street) Minimum - 6.4 metres;
 - 4. Parking - Minimum 5 parking spaces;
 - 5. Part 2 as shown on the plan Schedule “B” to By-law 1980-101 may be used for ingress to and from Parts 3, 4, 5 and 6 as shown on that plan.
- (ii) For Parts 3, 4, 5 and 6 as shown on the plan Schedule “B” to By-law 1980-101;
 - 1. Semi-detached dwelling shall be built within building envelope as shown on the plan Schedule “B” to By-law 1980-101;
 - 2. The semi-detached dwelling constructed on Parts 3, 4, 5 and 6 as shown on the plan Schedule “B” to By-law 1980-101 may be severed so as to give separate ownership to the two dwelling units;
 - 3. Parts 4 and 6 as shown on the plan Schedule “B” to By-law 1980-101 may be used for ingress and egress to and from Parts 1 and 2 as shown on the said plan.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (287) | <u>Densbury Investments Limited</u> Part Lot 13 and 14, Conc. 2, S.D.S. | (1980-149) (1989-266) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-149 applies except where in conflict with the following:

a) **FOR LANDS ZONED R5 (a) ON SCHEDULE “A”**

(i) **Permitted Uses**

1. The uses permitted in an R5 Zone.

(ii) **Regulations**

1. Minimum lot frontage - 10.5 metres;
2. Minimum average lot frontage - 12.5 metres;
3. Minimum side yard - 2.0 metres;
4. Minimum side yard along the flankage shall be 3 metres but where a private garage has its vehicle entrance facing or nearly facing a flankage the minimum side yard between the private garage and flankage shall be 5.5 metres;
5. Maximum height - Two storeys;
6. Minimum lot area - 321.6m²;
7. Minimum average lot area - 430.6m²;

b) **FOR LANDS ZONED R5 (b) ON SCHEDULE “A”**(i) **Permitted Uses**

1. The uses permitted in an R5 Zone.

(ii) **Regulations**

1. The regulations set out in Paragraph (a) apply, except where in conflict with the following:
 - a. Minimum front yard - 6.1 metres;
 - b. Minimum rear yard - 9.1 metres;
 - c. Minimum lot area - 338.5 square metres;
 - d. Minimum average lot area - 368.52 square metres.

c) **FOR LANDS ZONED 02 (c) ON SCHEDULE “A”**(i) **Permitted Uses**

1. Churches and other places of worship (with or without church halls) used for functions conducted by church organizations, and not including use as a public hall.

(ii) **Regulations**

As set out in Section 29

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
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| (288) | <u>Genstar Corporation</u> Part Lots 19 to 23, Conc. 2, S.D.S. | (1980-137)(1981-126) (1982-80) (2001-007) (2002-052)(2010-057) |
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The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-137 applies except where in conflict with the following:

- a) **FOR LANDS ZONED C1 (a) ON SCHEDULES “A” AND “B”**
- (i) **Permitted Uses**
1. Those uses permitted in C1 and C6 zones.
- (ii) **Regulations**
1. For C6 uses - Minimum lot frontage on each street of a corner lot - 45 metres.
- b) **FOR LANDS ZONED 02 (b) ON SCHEDULES “A” AND “B”**
- (i) **Permitted Uses**
1. Churches and other places of worship (with or without church halls used for functions conducted by church organizations, and not including use as a public hall);
 2. A centre for the day care of children.
- (ii) **Regulations**
1. As set out in Section 29;
 2. Parking for daycare as set out in Section 30 (1) (h);
 3. Minimum lot area for uses set out in b (i) 1 - 0.6 hectares;
 4. Minimum lot area for uses set out in b (i) 2 - 0.2 hectares.
- c) **FOR LANDS ZONED R7 (c) ON SCHEDULES “A” AND “B”**
- (i) **Permitted Uses**
1. Apartment buildings only.
- (ii) **Regulations**
1. Maximum number of units per hectare of lot area - 100;
 2. Maximum height of buildings - 8 storeys.
- d) **FOR LANDS ZONED R3 (d) ON SCHEDULES “A” AND “B”**
- (i) **Regulations**

1. Where the front yards are shown on a plot plan at the time building permits are applied for, for a group of not fewer than 8 dwellings on contiguous lots or facing one another on opposite sides of the street, the minimum may be reduced by not more than 4.5 metres provided that:
 - a. The average front yard for such dwellings is not less than 6 metres; and
 - b. No front yard differs from that on any lot adjoining the said group by more than 1.5 metres; and
 - c. Where a private garage has a vehicle entrance facing or nearly facing the front lot line, the front yard in front of the garage shall not be less than 5.5 metres;
 2. Minimum side yards - 1.5 metres, but in no case may the distance between buildings including attached garages be less than 3.5 metres;
 3. If the applicable yard and area requirements are met, a detached accessory building having a coverage of not more than 10% of the lot area may be erected in a rear yard with a 0.0 metre setback from an interior lot line;
 4. No person shall, in any block within a housing project, erect dwellings more than 40 per cent of which are alike in external design. External design shall not be deemed to differ by reason of the addition of minor projections, extensions, recesses; type or style of roof; colour, texture or type of material used; or by a reversal of the floor plan. Buildings alike in external design shall not be erected on adjoining lots fronting on the same street unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining lots fronting on the same street.
- e) **FOR LANDS ZONED R4 (e) ON SCHEDULES “A” AND “B”**
- (i) **Regulations**
 1. The regulations set out in paragraph (d) apply.
- f) **FOR LANDS ZONED R5 (f) ON SCHEDULES “A” AND “B”**
- (i) **Regulations**
 1. The regulations set out in paragraph (d) apply.
- g) **FOR LANDS ZONED R5 (g) ON SCHEDULES “A” AND “B”**
- (i) **Regulations**

1. The regulations set out in paragraph (d) apply;
2. Lot frontage - Minimum - 13.5 metres;
3. Lot area - Minimum - 400 square metres.

h) FOR LANDS ZONED R7(h) ON SCHEDULES “A” AND “B”

(i) Permitted Uses

1. A single family detached dwelling;
2. Semi-detached dwellings which shall include a building containing two dwelling units and separated vertically and attached only by a main wall below grade of at least 1.8 metres in length.

(ii) Regulations

1. Regulations 1, 3 and 4 set out in paragraph (d) apply;
2. Side yards as provided in paragraph d (i) 2 except for single family detached dwellings on lots less than 18 metres in which case a side yard may be a minimum of 0 metres but in no case may the distance between buildings including attached garages be less than 3.5 metres;
3. Where a side yard of less than 1.5 metres is provided no access from buildings to the side yard is permitted;
4. Lot frontage (single family detached dwellings) - Minimum - 9.1 metres;
5. Lot frontage (semi-detached dwellings) - Minimum - 18.3 metres;
6. Lot area (single family detached dwellings) - Minimum - 325 square metres;
7. Lot area (semi-detached dwellings) - Minimum - 650 square metres;

i) FOR LANDS ZONED R7 (i) ON SCHEDULES “A” AND “B”

(i) Permitted Uses

1. The permitted uses set out in paragraph (h) apply.

(ii) Regulations

1. Regulations 1, 3 and 4 set out in paragraph (d) apply;
2. Side yards as provided in paragraph d (i) 2 except for single family detached dwellings on lots less than 18 metres in which case a side yard may be a minimum of 0.0 metres but in no case may the distance between buildings including attached garages be less than 3.5 metres;
3. Where a side yard of less than 1.5 metres is provided no access from buildings to the side yard is permitted;

4. Lot frontage (single family detached dwellings) - Minimum - 9 metres;
5. Lot frontage (semi-detached dwellings) - Minimum - 18 metres;
6. Lot area (single family detached dwellings) - Minimum - 300 square metres;
7. Lot area (semi-detached dwellings) - Minimum - 650 square metres.

j) **FOR LANDS ZONED R8 (j) ON SCHEDULES “A” AND “B”**

(i) **Permitted Uses**

1. Multiple attached dwellings only.

(ii) **Regulations**

1. Regulations 1, 3 and 4 set out in paragraph (d) apply;
2. Side yards - Minimum - 0.0 metres, but in no case may the distance between buildings including attached garages be less than 3.5 metres;
3. Lot frontage - Minimum - 6.1 metres per unit;
4. Average lot area - Minimum - 185 square metres per unit.

k) **FOR THE LANDS ZONED R8 (k) ON SCHEDULES “A” AND “B”**

(i) **Permitted Uses**

1. Multiple attached dwellings only.

(ii) **Regulations For Units East of Maidstone Crescent**

1. Front yard set back - minimum for detached garages in the front yard - 0; - minimum for dwelling units - 6 metres;
2. Side yards - North-westerly - minimum 1.5 m, - Southwesterly - minimum 3 metres, but in no case may the distance between buildings be less than 3.5 metres;
3. Rear yard - minimum - 7.6 metres;
4. Maximum number of Units - 35
5. Excused from the requirements of the following sections of By-law 1984-63 - 30 (1) (b) (i), (v), (vi), (viii), (xviii), and (xx), and Section 18;
6. Minimum parking - 70 paved spaces which may be located in the front yard of which at least 35 will be covered and each of which must be a rectangular area, consisting of not less than 2.7 metres in width and with an area not less than 16.7 square metres exclusive

of driveways and aisles usable for temporary parking by a motor vehicle;

(iii) **Regulations For Units West of Maidstone Crescent:**

1. For the purposes of these regulations the lot shall be considered to be a 1.5 hectare parcel north of lots 70 to 74, Plan M243, south and west of Maidstone Crescent and east of Old Abbey Lane.
2. Front yard set back (Old Abbey Lane) - Minimum - 6 metres, but in no case may the distance between buildings be less than 3.5 metres;
3. Side yards - Southeasterly (abutting lots 70 to 74, Plan M-243) - Minimum - 2.5 metres; - northwesterly (abutting Maidstone Crescent) - Minimum - 3.5 metres;
4. Rear yard - Minimum - 6 metres, but in no case may the distance between buildings be less than 3.5 metres;
5. Maximum number of Units - 53
6. Minimum parking - 106 paved spaces which may be located in the rear yard of which at least 53 will be covered and each of which must be a rectangular area, consisting of not less than 2.7 metres in width and with an area of not less than 16.7 square metres exclusive of driveways and aisles usable for temporary parking by a motor vehicle;
7. Excused from the requirements of the following sections of By-law 1984-63 - 30 (1) (b) (i), (viii), and (xviii), and Section 18.

l) **FOR THE LANDS ZONED R7 (1) ON SCHEDULE “A”**

(i) **Permitted Uses**

1. Multiple attached dwellings only.

(ii) **Regulations**

1. Lands zoned R7 (1) are excused from the requirements of Section 18.
2. Lot area minimum - 285 square metres per unit.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (290) | <u>Longo Brothers Fruit Market Limited</u> | (1980-150) |

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| | Part Lot 12, Conc. 1, S.D.S. | |
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“Deleted in its entirety by By-law 2012-094”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (292) | <u>Trans-Canada Life-Ware Limited</u> Part Lot 30, Conc. 1, S.D.S. | (1980-175) (2013-001) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1980-175 applies except where in conflict with the following:

a) **Permitted Uses**

In addition to the uses permitted in an agricultural zone, the following:

- (i) Parking areas incidental to the permitted uses herein;
- (ii) Warehousing and storage within enclosed buildings and the assembly of manufactured products such as textiles, woods, paper, radio and television equipment, kitchen utensils and other similar products as long as such are not obnoxious by reason of erosion or the emission of noise, odour, dust, gas, fumes, smoke, refuse, or water carried waste;
- (iii) Administrative offices related to, and on the same lot with, any use permitted in this subsection;
- (iv) There shall in no circumstances, be any outside storage of goods or materials.

b) **Regulations**

- (i) Set back from Bronte Road - Minimum - 35.3 metres;
- (ii) Side Yard (south-east) - Minimum - 33 metres;
- (iii) Rear Yard - Minimum - 109 metres;
- (iv) Side Yard (north-west) - Minimum - 146 metres;
- (v) Lot area - Minimum - 3.1 hectares;
- (vi) Floor Area - Maximum - 1412m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
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| (293) | <u>Bulut Construction</u> Part Lot 30, Conc. 2, S.D.S. | (1981-12)(1985-228) (2006-002)(2007-96) (2008-051)(2010-057) |
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The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-12 applies and, in addition, the following which shall govern in case of conflict:

- a) **Definitions**
- (i) In this subsection total leaseable area means the aggregate area of the building or buildings contained within the outside walls less the area of malls, stairs, elevators, escalators, ventilating shafts and common areas such as mechanical rooms;
 - (ii) Parking space means a rectangular area not less than 2.7 metres in width and with an area not less than 16.7 square metres exclusive of driveways and aisles usable for the temporary parking or storage of a motor vehicle.
- b) **Permitted Uses**
- (i) One grocery or food store not exceeding 280 square metres total leaseable area;
 - (ii) Any automobile related commercial use other than a car wash, a gasoline service station, an automobile body shop, an automobile wrecker or an automobile salvage yard;
 - (iii) Retail sale of merchandise, other than groceries or food, warehoused or stored on the premises provided that the sales area does not exceed 40% of the total leaseable area not including any basement area;
 - (iv) Service commercial uses including animal clinics, banks, trust companies, credit unions, restaurants, personal service shops such as barbers and hairdressers, service shops, business and professional offices, undertakings established or maintained by governmental authority, athletic facilities excluding amusement and pinball arcades, private and fraternal clubs, athletic clubs, private and commercial schools.
- c) **Site Specifications**
- (i) Lot area - Minimum -1850 square metres;
 - (ii) Lot frontage - Minimum - 30 metres;
 - (iii) Front yard - Minimum - 15 metres;

- (iv) Side yard - Minimum - 4.5 metres from lot line;
- (v) Rear yard - Minimum - 7.5 metres;
- (vi) Landscaped area - Minimum - 10% of lot area;
- (vii) Building height - Maximum - 11 metres;
- (viii) No outside storage other than inventory of new or used cars as part of the operation of a public garage which is an automobile dealer;
- (ix) Parking
 - For a use permitted under clause (b) (i) above - 1 parking space per 28 m² of floor area;
 - For a use permitted under clause (b) (ii) above - 1 parking space for every 18.5m² of the first 93m² of floor area, and one parking space for every subsequent 93m² of floor area, to be used only for parking of employees' and customers' vehicles and vehicles incidental to the use;
 - For a use permitted under clause (b) (iii) above - minimum - 5 parking spaces per 93 square metres devoted to retail sales and 1 parking space per 93 square metres devoted to warehousing;
 - For those uses permitted under clause (b) (iv) above - 1 parking space per 28m² of floor area except for the following which shall be as specified:
 - A restaurant - as per Section 15 and Section 43 (1) (r) of By-law 1984-63;
 - Undertakings established or maintained by governmental authority as per Section 43 of By-law 1984-63 depending upon the particular use;
 - Athletic facilities excluding amusement and pinball arcades - as per Section 43 (1) (n) of By-law 1984-63;
 - Private and fraternal clubs as per Section 43 (1) (o) of By-law 1984-63;
 - Private and commercial schools as per Section 43 (1) (n) of By-Law 1984-63.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|----------------------------------|
| (295) | <u>John van der Hart</u> Part Lot 11, Conc. 1, S.D.S. | (1981-33) OMB Decision |

Deleted in its entirety by By-law 2013-034

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (297) | <u>Peter Culotta</u> Part Lots 8 and 9, Conc. 2, S.D.S. | (1981-40) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-40 applies and, in addition the following which shall govern in case of conflict:

Permitted Uses

The uses permitted in an M2 zone and, in addition retail sale of grapes, grape juice, wine presses and barrels during the months of September, October and November.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (298) | <u>A. Duncan Green Limited</u> Pt Lot 9, Conc. 3, S.D.S. | (1981-50) |

The general provisions of By-law 1984-63 apply to the land to which By-law 1981-50 applies except that:

- a) For the purposes of Section 9 (3) of the said By-law 1984-63 only, Part 6 as shown on the said plan shall be considered to be a street.
- b) Parts 1, 2, 3, 4 and 5 shown on the said plan shall be considered to be lots.
- c) Part 1 shown on the said plan is excused from the minimum lot area requirement.
- d) Parts 2 and 4 are excused from the minimum lot frontage requirement.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------|
| (299) | <u>Press Developments Limited</u> 250 Wycroft Road | (1981-49) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (300) | <p style="text-align: center;"><u>Carma Developers Limited</u> Part Lots 10 and 11, Conc. 1 S.D.S.</p> | <p style="text-align: center;">(1981-85) (1987-85) (2006-002) (2007-96)</p> |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-85 applies except where in conflict with the following:

- a) **Permitted Uses for Lands Zoned R7 and identified by number 300 on Schedule “B” hereto**
- (i) Semi-detached dwellings;
 - (ii) The practice of a domestic art;
 - (iii) The parking, in conjunction with the use of a residence, recreational vehicle and not more than one commercial vehicle not exceeding the manufacturer’s rated capacity GVW of 3,000 kg which is used for the occupant’s transportation to and from his place of business employment.
- b) **Regulations for Lands Zoned R7 and identified by number 300 on Schedule “B” hereto**
- (i) Lot area - minimum - 600 square metres (interior lots) - 670 square metres (corner lots);
 - (ii) Lot frontage - Minimum - 18 metres (interior lot) - 20 metres (corner lot);
 - (iii) Lot depth - Minimum - 32 metres;
 - (iv) Front yard - Minimum - 6 metres;
 - (v) Rear yard - Minimum - 7.5 metres;
 - (vi) Side yard - Minimum - 2 metres provided that all dwelling units on corner lots have a side yard on the flankage of at least 3 metres;
 - (vii) Building height - Maximum - 9 metres;
 - (viii) Floor area
 - Maximum- For dwelling units on lots with frontages less than 19 metres (21 metres on corner lots) - 140 square metres per unit;
 - For dwelling units on lots with frontages not less than 19 metres and not greater than 20.0 metres (not less than 21 metres and not

- greater than 22.0 metres for corner lots) - 150 square metres per unit;
- For dwelling units on lots with frontages greater than 20.0 (22.0 metres for corner lots) - 160 square metres per unit;
 - Minimum - 84 square metres;
- (ix) Where the front yards are shown on a plot plan drawn by a registered architect at the time building permits are applied for, for a group of not fewer than 8 semi-detached dwellings on contiguous lots or facing one another on opposite side of the street, the minimum may be reduced by not more than two metres provided that:
1. The average front yard for such dwellings is not more than 1 metre less than the minimum shown above; and
 2. No front yard differs from that on any lot adjoining the said group by more than 1 metre; and
 3. Not less than 25 per cent of the front yards for dwellings within the said group are located in accordance with the minimum shown in above; and
 4. Where a private garage has a vehicle entrance facing or nearly facing the front lot line, the front yard in front of the garage shall not be less than 6 metres.
- (x) No person shall, in any block within a housing project, erect semi-detached dwellings more than 33.3 per cent of which are alike in external design. External design shall not be deemed to differ by reason of the addition of minor projections, extensions, recesses, type or style of roof; colour, texture or type of material used; or by a reversal of the floor plan. Buildings alike in external design shall not be erected on adjoining lots fronting on the same street unless that floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining lots fronting on the same street;
- (xi) Where all other applicable yard and area requirements are met, detached accessory buildings (including a garage) shall not have a coverage greater than 8% of lot area;
- (xii) Where all other applicable yard and area requirements are met, attached accessory buildings and garages shall not have a coverage greater than 8% of lot area;
- (xiii) Where all other applicable yard and area requirements are met, a garage for a dwelling unit will not have an area exceeding 40 square metres;

- (xiv) Where all other applicable yard and area requirements are met, no detached accessory building (including garage) shall be erected any closer to a dwelling than 4 metres;
- (xv) Where all other applicable yard and area requirements are met, no detached accessory building (including garage) shall be erected in the rear yard closer than 0.6 metres to a rear lot line or interior side lot line except that such detached accessory building (including garage) may be erected on the said lot lines provided it is attached to a detached accessory building (including garage) on an abutting lot and the drainage on both lots is rear to front;
- (xvi) Where all other applicable yard and area requirements are met, no dwelling unit shall have an attached garage the main front wall of which projects further forward than 1.5 metres from the front wall of the dwelling unit closest to the street;
- (xvii) Notwithstanding (xvi) where all other applicable yard and area requirements are met and where the garage and dwelling front walls are shown on a plot plan drawn by a registered architect at the time building permits are applied for, for a group of not fewer than 8 semi-detached dwellings on contiguous lots or facing one another on opposite sides of the street, dwellings may have attached garages the main front walls of which project up to three metres forward from the front walls of the dwellings closest to the street, provided that the average projection for all dwellings is less than 1.5 metres. (For the purposing of calculating the average projection of the attached garage no credit for averaging purposes will be allowed for garages located behind the main front wall of the dwelling.);
- (xviii) For the purposes of this subsection, a “garage” means a building or structure or a portion of a dwelling which is used and intended to be used for the sheltering of vehicles and in which there are no facilities for repairing or servicing of such vehicles for gain or profit, and including a partially enclosed car port and “attached garage” shall have a corresponding meaning;
- (xix) For the purposes of this subsection, “lot depth” means the shortest distance between the front lot line and rear lot line.

c) **Permitted Uses for Lands Zoned R8 and identified by number 300 on Schedule “B” hereto**

- (i) Multiple attached dwellings;
- (ii) The practice of a domestic art;

- (iii) The parking, in conjunction with the use of a residence, recreational vehicle and not more than one commercial vehicle not exceeding manufacturer's rated capacity GVW of 6000 pounds which is used for the occupant's transportation to and from his place of business employment.
- (d) **Regulations for lands known as Block 146 in Plan 20M-351 zoned R8**
- (i) Notwithstanding anything in this By-Law Block 146 of Plan 20M-351 requires no frontage on a public roadway; and
- (ii) Access to required parking will be by means of an easement of at least 7.5 metres minimum width, across the lands immediately to the east known as Block 159, Plan 20M-388 to Glenada Crescent.
- (iii) Minimum yards shall be 7.5m from all the boundaries of Block 146 with the exception of a side yard along the most northerly 33m of the south west boundary where the required yard may be reduced to 3.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (301) | <u>Skyview Estates</u> Pt Lot 35, Conc. 4, S.D.S. | (1981-91) (1989-266) |

- a) The land zoned Single Family Urban R5 zone to which By-law 1981-91 applies is subject to the general provisions of By-law 1984-63 and, in addition, to the following which will govern in case of conflict:
- (i) Lot frontage (except lots fronting on Burloak Drive) - Minimum - 15.3 metres;
- (ii) Lot frontage (lots fronting on Burloak Drive) - Minimum - 18.5 metres;
- (iii) Lot frontage - overall average (excluding the northwesterly corner - 39.62 metres on Burloak Drive by a depth of 108.03 metres) - not less than 16 metres.
- b) The land zoned G Public Use Zone to which By-law 1981-91 applies may, in addition to the uses permitted by the general provisions of By-law 1984-63 for that zone, be used for the uses permitted in a Single Family Urban R5 zone subject to complying with clause (a) above.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------------------------------|
| (302) | <u>Maxlea Construction Limited</u> Pt Lot 16, Conc. 3, S.D.S. | (1981-98) (2006-002)] (2007-96) |

The permitted uses and regulations contained in the general provisions of by-law 1984-63 apply to the land to which by-law 1981-98 applies and, in addition, the following which shall govern in case of conflict:

(a) **Permitted Uses**

- (i) Multiple attached dwellings;
- (ii) The parking, in conjunction with the use of a residence, recreational vehicle and not more than one commercial vehicle not exceeding manufacturer's rated capacity of GVW of 3,000 kg which is used for the occupant's transportation to and from his place of business or employment.

(b) **Regulations**

- (i) Lot frontage - Minimum - 5.49 metres per unit
- (ii) Lot area - Minimum - 122 square metres per unit
- (iii) Front yard - Minimum 4 metres provided that the front yard in front of any garage be a minimum of 6 metres.
- (iv) Side yards - Minimum - 0.0 metres.
- (v) Floor area (notwithstanding the lot coverage provisions found in Section 38) - maximum 125 square metres per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (303) | <u>The Portuguese Canadian Club</u> | (1981-102) |

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| | Pt Lot 24, Conc. 3, S.D.S. | |
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Deleted by By-Law 2008-074

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (304) | <u>Texaco Canada Incorporated</u> Pt Lot 13, Conc. 3, S.D.S. | (1981-107) |

The permitted uses and regulations contained in the general provisions of by-law 1984-63 apply to the land to which by-law 1981-107 applies and, in addition, the following which shall govern in case of conflict:

Regulations

- (i) Minimum yard for buildings: front yard - 6 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (305) | <u>Devon Estates Limited</u> 2390 Lakeshore Road West | (1981-113)(1985-228) (2007-96)(2008-051) (2010-057) |

The land to which By-law 1981-113 applies is subject to the general provisions of By-law 1984-63, and in addition, the following which shall govern in case of conflict:

- a) Notwithstanding Section 43 (1) (d) of By-law 1984-63 direct access may be had to the said land from Lakeshore Road;
- b) No parking shall extend into a front yard by more than 2.5 metres and no parking area shall be located in a side yard along a flankage;
- c) Notwithstanding Section 15) d) iii) of By-law 1984-63 the minimum width for an aisle shall be 5.5 metres;

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (306) | <u>Genstar Co-operative Housing</u> Pt Lot 19, Conc. 2, S.D.S. | (1981-114) |

The land indicated in Section 2 of By-law 1981-114 as the land to which this subsection applies may in the alternative to the uses permitted in the General Provisions of By-law 1984-63 be used for any or all of the following;

- a) A property management office;
- b) A laundry room;
- c) A meeting room;
- d) A kitchen;
- e) A children's playroom;
- f) Inside storage of landscaping and maintenance equipment.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (308) | <u>Maclean - East Street</u> Pt Lot 28, Conc. 4, S.D.S. | (1981-121) |

The permitted uses and regulations contained in the general provisions of by-law 1984-63 apply to the land to which by-law 1981-121 applies and, in addition, the following which shall govern in case of conflict:

- a) **Permitted Uses**
 - (i) One Quadruplex
- b) **Regulations**
 - (i) Lot frontage - 29.5 metres minimum;
 - (ii) Required southeast side yard - Minimum 2.43 metres;
 - (iii) Required paved parking spaces - Minimum - 6 which may be 2.74 metres by 5.48 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (310) | <u>Church of the Nazarene Day Care Centre</u> Part Lot 30 and 31, Conc. 3 S.D.S. | (1981-127) (1982-118) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-127 applies and, in addition, the said land may be used for a centre for the day care of not more than ninety children.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (311) | <u>Peros - County Club</u> 151 Randall Street | (1981-136) (1982-116) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-136 applies and, in addition, the following site specifications which shall govern in case of conflict:

- a) Lot frontage - Minimum - 48 metres;
- b) Building height - Maximum - 4 storeys;
- c) Required parking
 - For the first 980 square metres net leaseable floor area - 31 spaces (which may have direct access onto Randall Street) 12 of which may be provided by the owner of the land off-site but within 150 metres of the land, for the use of the owner, tenants and guests;
 - For any additional net leaseable floor area- parking in accordance with the general C3 provisions except that there may be direct access to Randall Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
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| (312) | <u>United Lands Corporation Limited</u> 1260 Marlborough Court | (1981-154) (1989-266) |
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The general provisions of By-law 1984-63 as well as subsection 126 of Section 89 of the said By-law 1984-63 apply to the land to which By-law 1981-154 applies and in addition the said land may be used for a commercial racquet and fitness club subject to the following regulations;

- a) Floor area for racquet and fitness club-maximum 930 square metres;
- b) Parking spaces for all uses on site-minimum 349.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (313) | <u>Cerka and Wolf</u> 329 and 333 Randall Street | (1982-35) |

Notwithstanding any other provision of By-law 1984-63, the permitted uses, lot areas, lot frontage and yards for the land to which By-Law 1982-35 applies shall be those existing as of the date of the passing of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (314) | <u>Storage Units</u> 1195-1199 North Service Rd. E., 470 Woody Road, 2885 Sherwood Heights Drive | (1981-160) (1986-131) (2001-007) |

The lands identified on Maps 91 (16) 91 (7) and 91 (17) with the number 314 may be used for the uses permitted in the general provisions of By-law 1984-65 and, in addition, may have one dwelling unit to be occupied only by the caretaker of the premises, and those living with him/her as part of a single non-profit housekeeping unit. There shall be no outside storage or maintenance and repair of motor vehicles, except within buildings. The required number of parking spaces shall be a minimum of six (6).

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (315) | <u>Angel Farms Incorporated</u> | (1981-171) |

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| | Pt Lot 21, Conc. 3, S.D.S. | |
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The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-171 applies and in addition the following which shall govern in case of conflict.

a) **Permitted Uses**

- (i) In addition to the uses permitted in a C3A zone, one bulk food store with floor area not exceeding 760 square metres including retail sale of merchandise warehoused and stored on the premises providing that the sales area is clearly separate from the area in which the merchandise is warehoused or stored and does not exceed 50 per cent of the total leaseable area not including any basement area.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (316) | <u>The Bun Bin Bakery</u> Pt Lot 21, Conc. 3, S.D.S. | (1981-171) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-171 applies and in addition the following which shall govern in case of conflict:

a) **Permitted Uses**

- (i) In addition to the uses permitted in a C3A zone, one bakery with floor area not exceeding 760 square metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
| (317) | <u>Locke</u> | (1986-41) |

| | | |
|--|----------------------|--|
| | 2322 Bennington Gate | |
|--|----------------------|--|

The land to which By-Law 1986-41 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
- (i) The land described in Schedule “B” to By-Law 1986-41 is excused from the requirement that it must abut a street by reason of the fact that it has access to Bennington Gate by a private right-of-way.
- (ii) Yards – minimum
- Front (Block ‘A’) - 7.5m;
 - Rear - 7.5m;
 - Side (north) - 2.4m;
 - Side (southwest) - 4.2m from north limit of lane.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (318) | <u>Anprop Incorporated</u> Pt Lot 16 and 17, Conc. 1, S.D.S. | (1981-168) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1981-168 applies except where in conflict with the following:

- a) **FOR THE LANDS ZONED R6 (a) ON SCHEDULE “A”**
- (i) **Regulations**
1. Minimum lot depth - 28 metres;
 2. Lot area
 - Minimum for single family detached – 370m²;
 - Minimum for semi-detached - 600m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

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|-------|---|---|
| (323) | <p><u>Kerr and others - North side of Randall Street</u> 209, 213, 217 221 and 227 Randall Street</p> | <p>(1982-43) (2006-002) (2007-96) (2008-051)</p> |
|-------|---|---|

The general provisions of By-Law 1984-63 apply to the land to which;

By-law 1982-43 applies and in addition the following which govern in case of conflict:

a) **Permitted Uses**

- (i) Commercial uses such as antique display and sales salons, weaving shops, pottery shops, jewellery display and sales salons, fine arts display and sales salons, professional offices excluding offices of doctors, dentists, chiropractors, veterinarians and the like, research offices and mail order offices. All commercial uses are to be of the kind which are not major attractors of automobile traffic, to which clients or persons wishing to do business normally come by appointment and in which not more than two persons work at any one time;
- (ii) A dwelling comprised of one dwelling unit either by itself or in conjunction with a commercial use.

b) **Regulations**

- (i) Driveway access is permitted to Randall Street but driveways are limited to those existing as of the date of the passing of this by-law;
- (ii) Floor area limited to floor area existing as of the date of the passing of this by-law;
- (iii) No more than one commercial use on any lot whether by itself or in conjunction with a dwelling;
- (iv) No advertising or business sign permitted except one fascia sign with dimensions not exceeding 0.6 metres by 1.2 metres;
- (v) Parking -
 - For dwellings - two parking spaces per dwelling unit;
 - For a commercial use if used in conjunction with a dwelling – no parking required;
 - If used where there is no dwelling on the lot - one parking space;
 - Maximum number of parking spaces on any lot - two.

- The term “parking space” in this by-law means a parking space as defined in Section 2 of By-law 1984-63 but the minimum width is reduced to 2.66 metres and Section 15 1) b) ii), 1) d) i)-iii) and 3) e) of By-Law 1984-63 do not apply, but no charge shall be made for parking and every parking space shall have access by a driveway having a minimum width of 2.66 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|------------------|
| (324) | <u>United Ukrainian Canadian</u> 1357 Dundas Street | (1982-47) |

The general provisions of By-law 1984-63 apply on land to which By-law 1982-47 applies and in addition, the following which govern in case of conflict;

- a) **Permitted Uses**
Any or all of -
 - (i) The uses permitted in a service station - C6 Zone;
 - (ii) A dwelling comprising one dwelling unit and a restaurant in a single building.

- b) **Regulations**
 - (i) Maximum floor area of restaurant - 106.7 square metres;
 - (ii) Required parking -
 - For restaurant - Minimum 3 parking spaces;
 - For dwelling - Minimum 2 parking spaces;
 - (iii) Minimum front yard for building - 14.7 metres;
 - (iv) Maximum floor area of all buildings - 153 square metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

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| (325) | <u>McDonald's</u> 375 Iroquois Shore Road | (1983-95) (2001-007) |
|--------------|---|---------------------------------------|

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (326) | <u>Central Park Lodge formerly 580004 Ontario</u> <u>Incorporated</u> 145 Trafalgar Rd & 289 Randall St | (1984-222) (2002-102) (2002-165) (2006-002) (2007-96)(2008-051) |

The land to which By-law 1984-63 as amended by 1984-222 and further amended by 2002-102 applies, may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore except as amended by the following:

- a) **Permitted Use**
 - i) Special care/special need dwellings – defined as a building containing more than 4 dwelling units without kitchen facilities; which units have a common entrance from street level; where occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery and drug shopping, laundry, beauty and barber, housekeeping, nursing, medical, respite care and attendant services are provided at various levels; and includes retirement houses, lodges and nursing homes with more than 10 individuals exclusive of staff.
- b) **Regulations**
 - i) Maximum number of dwelling units with or without kitchen facilities – 99;
 - ii) Minimum floor area for each special care/special needs dwelling unit – 22m²;
 - iii) Minimum paved parking spaces – 28 spaces;
 - iv) The lands to which By-law 1984-63 as amended by Bylaw 1984-222 and further amended by By-law 2002-102 applies are relieved from the requirements of Section 43 (2) (b) (vi);

PART VI SPECIAL PROVISIONS

- v) For the purposes of this by-law, the amenity space per unit can be provided in two central locations and individual access from each unit need not be provided;
- vi) Minimum aisle width – 5.4m;
- vii) Front Yard Setback (Trafalgar Road): 2.03m
- viii) Side Yard Setback (Randall Street): 0.00m
- ix) The lands to which By-law 2002-102 applies are relieved from the requirement of Section 15 1) b) i).
- x) Maximum Building Height: 10m exclusive of roof and mechanical equipment.

Permitted uses and Regulations for the land described in Schedule “B2” attached to By-law 1984-222 still applies:

- i) Notwithstanding any other provision of By-law 1984-63 the permitted uses, lot area, lot frontage and yards shall be those existing at the date of the passing of this by-law. (June 10, 2002)

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (327) | <u>R4 and R3 Standards - Old Oakville south of Lakeshore Road</u> Pt Lot 13 and 14, Conc. 4 S.D.S. | (1983-29) (1985-244) (1989-266) |

The general provisions of By-Law 1984-63 apply to the land zoned R4 and R3 in the area lying south of Lakeshore Road between the Sixteen Mile Creek and Second Street and, in addition, the following which shall govern in case of conflict:

- a) Maximum lot coverage - all buildings, including accessory buildings - 25% of lot area;
- b) Floor area of all accessory buildings, including an attached garage - Maximum - 8% of lot area;
- c) Floor area of dwelling:
 - (i) 1 storey - Maximum - 22% of lot area,
 - (ii) 1 ½ storey - Maximum - 26% of lot area,
 - (iii) 2 storeys or higher - Maximum - 30% of lot area.
- d) Yards:

- (i) front yard - Minimum - the lesser of 6 metres or the average of the front yards on the lots abutting the property, but a minimum of 6 metres between the vehicle entrance of a garage facing, or nearly facing, the front lot line;
- (ii) side yard - Minimum 2.4 metres except along a flankage in which case - minimum - 3.6 metres, but a minimum of 6 metres between the vehicle entrance of a garage facing, or nearly facing, the side lot line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (328) | <u>Real Mar Holdings Limited</u> Pt Lot 22, Conc. 4, S.D.S. | (1982-71) (1982-103) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1982-71 applies and, in addition, the following which shall govern in case of conflict:

- a) **Regulations**
 - (i) Floor area - lots 34, 51, 52, 53, and 62 - Maximum - 110m²;
 - (ii) Lot Depth - lots 34, 51, 52, 53 - Minimum 26m;
 - (iii) Lot Depth - lots 1, 35, 42, 43, 54, 60, 62, 63, 69, 70 and 71 - Minimum - 27.5 m;
 - (iv) Lot area - lots 34, 51, 52, 53 and 62 - Minimum - 370m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (330) | <u>Susan Jane Smith</u> Pt Lot 13, Conc. 3, S.D.S. | (1982-112) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 1982-112 applies except where contrary to the following:

- a) **Permitted Uses** - all or any of the following:
 - (i) One semi-detached dwelling within the figure bearing the word “semi-detached dwelling”;
 - (ii) One duplex dwelling within the figure bearing the words “duplex dwelling”;

- (iii) One accessory building which is a double private garage within the figure marked “private garage”.

b) **Regulations**

- (i) Yards - Minimum - as required to give effect to the requirements that every building be located within one of the figures to which reference is made in clause (a) above;
- (ii) Floor area - Maximum - 163 square metres per dwelling unit;
- (iii) Height - Maximum - 2 storeys for semi-detached;
- (iv) Landscaped buffer area along the northwesterly limit of Parcel 1 as shown on plan Schedule “B” to By-Law 1982-112 - minimum - 1.5 metres;
- (v) The semi-detached dwelling and the duplex dwelling may be maintained on one lot or they may be separated to give distinct ownerships to the parcels marked Parcel 1 and Parcel 2 and Parcel 2 may be separated along the party wall of the semi-detached dwelling to give distinct ownerships to the two dwelling units so long as both separated parcels enjoy driveway access to Reynolds Street and satisfy the parking requirements of By-Law 1984-63;
- (vi) The party wall of the semi-detached dwelling to be roughly perpendicular to Reynolds Street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (331) | <u>Andrew Yager Holdings Limited</u> Pt Lot 16, Conc. 3, S.D.S. | (1982-115) (2007-96) (2008-051) (2008-122) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-law 1982-115 applies except where in conflict with the following:

a) **Permitted Uses**

- (i) One combined residential-commercial building not greater than two storeys in height with the commercial component located on the ground floor not exceeding 324 square metres gross floor area and the residential component located on the second floor not exceeding 348 square metres gross floor area, including balconies;
- (ii) The uses permitted in the commercial component area only as follows:

a convenience store, beauty and barber shops, jewelry stores, artists' and decorators' studios, florists, art galleries, libraries, craft shops, fur shops and museums;

- (iii) The uses permitted in the residential component area only as follows: a maximum of 4 residential units each with a balcony no less than 11 square metres.

b) **Regulations**

- (i) A minimum of 15 paved parking spaces with direct access to Kerr Street;
(ii) Minimum yards - front, rear, south side - 0 metres; north side - 12 metres;
(iii) A 5 foot solid board fence must be placed between the parking area and the rear lot line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (332) | <u>263618 Developments Limited</u> Pt Lot 15, Conc. 1, S.D.S. | (1982-120) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-law 1982-120 applies except where in conflict with the following:

FOR LAND ZONED R7 (a) in Schedule "B"

a) **Permitted Uses**

- (i) One co-operative housing administration office which may include the following facilities: - a property management office, a laundry room, a kitchen, a meeting room, a children's playroom, inside storage of landscaping and maintenance equipment;
(ii) 85 multiple-attached dwellings.

b) **Regulations**

- (i) Minimum front yard from Sixth Line Road (after widening) - 7.5 metres;
(ii) Minimum side yard from Upper Middle Road (after widening) - 10 metres;
(iii) Minimum rear yard - 12 metres except that the aforementioned administrative office may have a minimum rear yard of 9 metres;
(iv) Minimum side yard (northerly) - 4 metres;
(v) Maximum coverage - 30%;

- (vi) Minimum landscaped area - 40%;
- (vii) 191 parking spaces will be provided - 2 per unit and 21 spaces for visitor parking.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--------------------------------------|--|
| (333) | Crocitto 70 Stewart Street | (1982-121) (2008-051) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1982-121 applies except where in conflict with the following:

- a) **Permitted Uses**
One residential building containing a maximum of 16 dwelling units.

- b) **Regulations**
 - (i) Maximum height - 4 storeys;
 - (ii) Minimum parking - 23 paved spaces including 4 visitor parking spaces which may be located in the front yard;
 - (iii) Minimum yards
 - Front - 15 metres;
 - Rear - 1.5 metres;
 - Westerly side - 0.0 metres;
 - Easterly side - 0.0 metres;
 - (iv) Minimum personal recreation space, courtyards, outdoor space including balconies
 - For bachelor and one bedroom dwelling units - 3.5 square metres per unit;
 - For dwelling units containing more than one bedroom - 6 square metres per unit;
 - (v) Minimum floor area
 - For bachelor dwelling units - 39 square metres per unit;
 - For one bedroom dwelling units - 55 square metres per unit;
 - For two bedroom dwelling units - 63 square metres per unit;
 - For all other residential dwelling units - 83.5 square metres per unit;
 - (vi) Notwithstanding the provisions of Section 15 1) d) i) of By-Law 1984-63, a combined exit-entrance to above ground visitor parking may be 4.4 metres in width.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (334) | <u>Estate of Babbie Murray Wilson</u> Pt Lot 12 Conc. 4, S.D.S. | (1982-141) (1989-266) |

The general provisions of By-Law 1984-63 apply to the land to which By-Law 1982-141 applies and in addition the following which shall govern in case of conflict:

a) **Regulations**

- (i) Minimum frontage on First Street for Part 4, 20R-5948 - 6.1 metres;
- (ii) For the purpose of the calculation of yards for the buildings to be erected on Part 4 and Part 9, Plan 20R-5948, these lots shall be deemed to front on Part 5 and Part 8, Plan 20R-5948 as if they were a public highway.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (335) | <u>Far North Investors Corporation Limited and Altobello Limited</u> Pt Lot 32, Conc. 1, N.D.S. | (1982-171) (1985-228) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1982-171 applies except where in conflict with the following:

a) **Permitted Uses**

In addition to the uses permitted in an agricultural zone, the following:

- (i) Warehousing and storage within enclosed buildings and the assembly of manufactured products such as textiles, woods, paper, light metal sections, radio and television equipment and other similar products;
- (ii) The manufacture within enclosed buildings of radio and television equipment, drugs, cosmetics, jewellery and watches, toys, office equipment, sanitation products and any other light manufacturing operations which are not obnoxious by reason of erosion or the emission of noise, odour, dust, gas, fumes, smoke, refuse or water carried waste;
- (iii) Administrative offices related to, and on the same lot as, any use permitted in this subsection;
- (iv) The outdoor testing of electronic equipment.

b) **Regulations**

For the uses permitted in paragraphs (a) (i), (ii), (iii) the following regulations apply:

- (i) Lot area - Minimum - 1 hectare;
- (ii) Lot frontage - Minimum - 60 metres;
- (iii) Front yard - Minimum - 27 metres;
- (iv) Side yard - Minimum - 6 metres except along a flankage in which case - 15 metres;
- (v) Rear yard - Minimum - 7.5 metres;
- (vi) Landscaped area excluding buffer strip:
 - Front yard - Minimum - 45% of area of required front yard
 - Other yards - Minimum - 10% of area of lot excluding area of front yard;
- (vii) Floor area - Minimum - 1300 square metres;
- (viii) Floor area - Maximum - 3716 square metres;
- (ix) Parking as required for Section 67 (2) (a) (i) except that 5 parking spaces shall be provided per 93 square metres of space devoted to retail sales and 5 parking spaces shall be provided for the first 93 square metres and 1 parking space for each additional 93 square metres of space devoted to manufacture or assembly of merchandise.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (336) | <u>Lee</u> 1376 Lakeshore Road West | (1983-13) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 and the particular uses and regulations contained in subsection 17 of Section 89 thereof apply to those lands referred to in By-Law 1983-13 unless otherwise indicated in this subsection and, in addition, the following which shall govern in case of conflict:

a) **Permitted Uses**

The proviso

- (a) The buildings thereon existing at the date of the passing of By-Law 1961-172 are used for the purpose of summer cottages which shall not be

occupied for more than 3 consecutive days during the months of January, February, March, April, November and December of any year.

- “(b) The said buildings are not enlarged or renovated so that any yard is reduced below the minimum required by this by-law.” of subsection 17 of Section 89 does not apply.

b) **Regulations**

- (i) Lot frontage - Minimum - 23.75 metres;
(ii) Lot area - Minimum - 810 square metres;
(iii) In lieu of the minimum rear yard requirement in Section 35, no building shall be located on the lot further from Lakeshore Road than 22 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (337) | <u>Morgan Firestone</u> Pt Lot 19 and 20 Conc. 1, N.D.S. | (1983-14) (2006-002) |

The land to which By-Law 1983-14 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations provided for such uses except where in conflict with the following:

Regulations

- (i) Notwithstanding Sections 9 (4) and 85 (1) (b) - one additional single family detached dwelling.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (338) | <u>F. Bulow Garden Centre</u> 370 South Service Road West | (1983-18) |

The land to which By-Law 1983-18 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following use subject to the regulations set out in the general provisions for such use except where in conflict with the following:

a) **Permitted Use**

- (i) Retail sale of nursery stock and equipment.

- b) **Regulations**
 (i) Minimum paved parking - 42 spaces.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------------------|
| (340) | <u>Prombank Investment Limited</u> Pt Lot 16, Conc. 2, S.D.S. | (1983-68) (1984-26) |

The land to which By-Law 1984-26 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **Permitted Use**
Single family detached dwellings only.
- b) **Regulations**
 (i) Maximum number of dwellings - 18;
 (ii) Minimum yards - front - 6m;
 (iii) Minimum lot depth - 30m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (341) | <u>Anprop Investments Inc.</u> Pt Lot 16, Conc. 1, S.D.S. | (1983-71)(1985-228) (1992-53)(2007-96) (2008-051) |

The land to which By-Law 1983-71 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **For land zoned R7 (a) in Schedule "A"**
 (i) **Permitted Uses**
 1. One co-operative housing administration office which may include the following facilities: a property management office, a laundry room, a kitchen, a meeting room, a children's playroom, storage

room for the storage of landscaping and maintenance equipment;
and

2. 85 multiple attached dwellings, 4 of which may be single storey attached dwellings designed for handicapped persons.

(ii) **Regulations**

1. Minimum landscaping - 52% of lot area;
2. Maximum units per hectare of lot area - 34;
3. No parking requirement for co-operative housing office;
4. Minimum setback from Trans Canada Pipeline Easement
 - For dwellings - 10m,
 - For accessory buildings - 3m

b) **For land zoned R7 (b) in Schedule "A"**

(i) **Permitted Uses**

1. R7 uses except that the only form of apartment will be senior citizen apartments and that maisonettes will not be permitted.
2. C1 uses.

(ii) **Regulations for Senior Citizen Apartments and Multiple Attached Dwelling Units**

1. Lot coverage - Maximum - 35% of the lot devoted to senior citizens apartments;
2. Building height - Maximum
 - For all senior citizens apartments - 4 storeys for all buildings,
 - For multiple attached dwelling units - 3 storeys for all buildings;
3. Minimum landscaping for senior citizens apartments - 30% of the lot area;
4. Maximum units per hectare of lot area devoted to senior citizen apartment uses - 116, however under no circumstances shall the maximum number of units exceed 156 units;
5. Minimum paved parking for senior citizens apartments - 0.70 spaces per unit;
6. Notwithstanding Section 15 2) a) front yard parking is permitted for a senior citizen apartment building on the most easterly portion of the site;
7. Notwithstanding Section 15 1) d) i) access to required parking may be gained over private lands by means of a mutual agreement;

8. Notwithstanding Section 37., the minimum frontage on the Sixth Line for a senior citizen apartment building having a frontage on the former Sixth Line is 7.5m.

(iii) **Regulations**

a) For C1 Uses

1. Lot area devoted to C1 uses - minimum - 0.8 hectares which for the purpose of this by-law may consist of separate ownerships;
 2. Minimum front yard for medical offices - Sixth Line - 9 metres;
 3. Minimum side yard for medical offices adjacent to retail commercial use - 0.0 metres;
 4. Minimum rear yard for retail commercial use adjacent to medical offices - 0.0 metres;
 5. Maximum floor area for the retail commercial use - 985 square metres;
 6. Maximum floor area for the medical offices and associated pharmacy - 600 square metres but in no circumstances may the associated pharmacy exceed 100 square metres;
 7. Minimum landscaping - 47% of lot area devoted to C1 uses;
 8. Minimum paved parking for retail commercial uses - as per the C1 requirements in By-Law 1984-63;
 9. Minimum paved parking for building containing medical and pharmaceutical uses - 1 space per 23.2m² of floor area excluding any basement storage area;
 10. Access will be permitted only to the Sixth Line Road existing on the south and west boundaries of the property;
 11. Combined entrance and exit width for the medical centre - 7.5 metres;
 12. Minimum easterly side yard for retail commercial use adjacent to the former Sixth Line road allowance - 3m.
- b) Access to required parking for the medical office may be gained over private lands by means of a mutual agreement.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (342) | <u>Q and G Masonry</u> 635 Fourth Line | (1983-103)(1985-228) (2007-96) |

The land to which By-Law 1983-103 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the regulations set out in the general provisions for such uses except where in conflict with the following:

a) **Permitted Uses**

Fitness centres not including private and fraternal clubs or organizations; printing, publishing and book binding; radio and television broadcasting studios; a medical dispensary.

b) **Regulations**

- (i) For the medical dispensary - maximum floor space - 139.4m²;
- (ii) All additional uses specified in this by-law are to be separated from the C3A uses by a masonry wall not less than 2.4 metres in height;
- (iii) Minimum paved parking
 - For fitness club and medical dispensary 1 space per 28m² of floor area;
 - For printing, publishing and book binding, radio and television broadcasting studios as per Section 67 (2) (a) (i).
- (iv) Minimum front yard - 7.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (343) | <u>Marck, Smith and Crossen</u> Pt Lot 31, Conc. 4, S.D.S. | (1983-196) |

The land to which By-Law 1983-196 applies may be used for the following use only and such use is subject to the general regulations for such use except where in conflict with the following:

a) **Permitted Use**

34 single family detached dwellings

b) **Regulations**

PART VI SPECIAL PROVISIONS

Minimum lot depth - 29.8 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (344) | <u>Shepherd Road Area</u> Part Lots 15 and 16, Conc. 3 SDS | (1983-181) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (345) | <u>Marcantonio and Savaglio</u> 310 Kerr Street | (1983-113) |

The land to which By-Law 1983-113 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided except where in conflict with the following:

Regulations

- (i) Building height - Maximum - 1 storey;
- (ii) Maximum floor area - 278.7 square metres;
- (iii) Minimum paved parking - 0 spaces;
- (iv) Parking spaces located upon the land to which this subsection applies may have a minimum width of 2.74 metres and a minimum length of 4.57 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

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|--------------|--|---|
| (346) | <u>Theis</u> 2313 - 2317 Lakeshore Road West | (1983-115) (2006-002) (2007-96) (2008-051) |
|--------------|--|---|

The land to which By-Law 1983-115 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided except where in conflict with the following:

Regulations

- (i) Minimum paved parking - 22 spaces which may have direct access from Lakeshore Road and may measure 2.7m in width and 5.5m in length and which are to be clearly marked and maintained;
- (ii) Parking areas may be located in front of the building;
- (iii) Minimum aisle width for any parking lot behind any building - 5.8m;
- (iv) Minimum combined exit and entrance lane width - 3m;
- (v) A 1.5 m solid board fence must be placed between the parking area and the residential zone abutting;
- (vi) Personal recreation space, courtyards and outdoor space requirements does not apply to the lands affected by this subsection;
- (vii) Maximum floor area for restaurant uses - 46.4m² devoted to public use.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (347) | <u>Marc Pettigrew</u> Pt Lot 12, Conc. 1, N.D.S. | (1983-116) |

The land to which By-Law 1983-116 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following use subject to the regulations set out in the general provisions for such use except where in conflict with the following:

- a) **Permitted Use**
 - (i) The storage and retail sale of bulk firewood.
- b) **Regulations**
 - (i) Lot area - Minimum - 1 hectare;

- (ii) Lot area - Maximum - 1.5 hectares;
- (iii) Maximum lot coverage - 1% of lot area;
- (iv) Maximum building height - 1 storey;
- (v) Parking - Minimum - 15 spaces in accordance with standards outlined in Section 67 (1) (j) for all parking and traveled areas.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (348) | <u>Bond, Wilson, Forsythe, Rebecca Rezoning</u> Pt Lot 16, Conc. 3, S.D.S. | (1983-117) |

The land to which By-Law 1983-117 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided for such uses except where in conflict with the following:

- a) **Regulations**
 - (i) Lot area - Minimum - 350m²;
 - (ii) Lot frontage - Minimum - 12m;
 - (iii) Lot depth - Minimum - 29m;
 - (iv) Minimum yards
 - (1) For existing dwellings
 - Front - as existing at the time of passing the by-law;
 - Side - 1.75m;
 - (2) For new construction
 - Side - 1.75m;
 - (v) Minimum floor area - 1, 1½, 2 storey dwelling units - 84m²;
 - (vi) Maximum floor area - 180m²;
 - (vii) Maximum coverage for attached and detached accessory buildings - 8% of lot area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

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|--------------|--|---|
| (349) | <u>Green Cross Farms</u> 466 Speers Road | (1984-186) (1985-89) (2007-96) |
|--------------|--|---|

The land to which By-Law 1984-186 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 and the additional uses specified herein, all subject to the general regulations therefore except where in conflict with the regulations specified herein in which case the regulations herein shall apply:

a) **Permitted Uses**

- (i) Auto inspection and insurance appraisal;
- (ii) Auto glass service;
- (iii) Radio and stereo sales and installation for automobiles;
- (iv) Automobile diagnostic service inspections;
- (v) New and used car specialized cleaning services excluding self service, mechanical or wand operated car washes;
- (vi) Sales of new or rebuilt auto parts excluding the removal of parts or installation of parts to or from vehicles on the site or outside storage of auto parts;
- (vii) Printing shops;
- (viii) Book binding and repair;
- (ix) Repair and cleaning of upholstery;
- (x) Bakeries up to a maximum of 929m²;
- (xi) Fitness centres not including private and fraternal clubs or organizations.

b) **Regulations**

- (i) Minimum side yards - West side - 3.29m,
- East side - 3.87m;
- (ii) For all uses including those set out in the general provisions and Clause 1A: 1. Minimum paved parking - 2 spaces per 93m² of floor area.
- (iii) Minimum front yard – 7.5m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

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|--------------|--|--|
| (351) | <u>Auto Related Uses</u> 1361, 1313 and 1091 Speers Road, 410 South Service Road West, 547 Trafalgar Rd., 142 Cross Ave., 2388, 2357, 2402 Royal Windsor Dr. | (1983-203) (2001-007) |
|--------------|--|--|

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (352) | <u>Elder/Boismier</u> Pt Lot 31, Conc. 3, S.D.S. | (1986-257) |

The land to which By-Law 1986-257 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the regulations set out in Section 70 (2) of By-Law 1984-63 except where in conflict with the following:

- a) **Permitted Uses**
 - (i) Car compound;
 - (ii) Auto salvage yard.

- b) **Regulations**
 - (i) No building, outside storage, or structure including a fence as required under Section 70 (2) of this by-law may be located within 15 m of the top-of-bank of The Twelve Mile Creek as defined by the Halton Region Conservation Authority.
 - (ii) If the lands are used for an auto salvage yard vehicles need not be stored in orderly rows as specified in Section 70 (2) of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

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|--------------|--|-------------------|
| (353) | <u>Hogeveen</u> Pt Lot 30, Conc. 1, S.D.S. | (1983-124) |
|--------------|--|-------------------|

The land to which By-Law 1983-124 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the regulations set out in the general provisions for such uses except where in conflict with the following:

- a) **Permitted Uses**
 - (i) Light industrial carpentry and the manufacture of wood products;
 - (ii) One duplex dwelling.

- b) **Regulations**
The orderly outside storage of raw materials and finished products is permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (355) | <u>Gagnon</u> Pt Lot 1, Conc. 3, S.D.S. | (1983-171) |

The land to which By-Law 1983-171 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except where conflict with the following:

- a) **Regulations**
 - (i) Minimum distance of the dwelling from the centre line of Winston Churchill Boulevard - 24 metres;
 - (ii) Minimum side yards - 4 metres;
 - (iii) Minimum rear yard - 5.49 metres;
 - (iv) Maximum height of dwelling - 7.6 metres;
 - (v) Maximum lot coverage of dwelling - 15 per cent.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (356) | <u>Esposito</u> Pt Lot 31, Conc. 2, S.D.S. | (1983-170) |

The land to which By-Law 1983-170 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except where in conflict with the following:

- a) **Regulations**
- (i) Minimum frontage - 17.95m;
 - (ii) Minimum side yard - 1.22m.

| 357 | 260 Bronte Road | Parent Zone: RL5-0 |
|----------------------------------|---|--------------------|
| Map 91(2) | (Part of Lot 59, Registered Plan M-9) | (2014-075) |
| 15.357.1 Zone Regulations | | |
| The following regulations apply: | | |
| a) | Maximum number of detached dwellings | 5 |
| b) | Minimum flankage yard (Bronte Road) | 7.0 m |
| c) | Minimum front yard for dwelling only on the western-most lot only (the lot line abutting the common element condominium roadway) | 4.0 m |
| d) | Minimum front yard for a private garage on the western-most lot only (the lot line abutting the common element condominium roadway) | 6.0 m |
| e) | Minimum front yard on all other lots (the lot line abutting the common element condominium roadway) | 6.0 m |
| f) | Porches and uncovered platforms shall be permitted to encroach a maximum of 1.0 m into the minimum front yard. | |
| g) | Maximum lot coverage | 40% |
| h) | Maximum residential floor area | 330.0 sq.m.” |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

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|--------------|--|-------------------|
| (358) | <u>Ontario Realty Corporation</u> South-east corner of Upper Middle Road and Joshua's Creek Drive Concession 2, Part of Lot 6, S.D.S. | (2009-083) |
|--------------|--|-------------------|

For Lands Zoned E1-358:

- a) **Permitted Uses:**
- i) Except as provided in paragraph (b) below, the uses permitted in a Light Employment (E1) Zone.
- b) **Prohibited Uses:**
- ii) Drive-through facility
- iii) Vehicle dealership
- iv) Vehicle repair facility

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (359) | <u>Van Beek</u> Pt Lot 5, Conc. 1, S.D.S. | (1983-177) (1985-102) |

The land to which By-Law 1985-102 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the regulations set out herein:

- a) **Permitted Uses**
- (i) One single family detached dwelling; and,
- (ii) The retail sale of nursery stock and garden supplies and equipment and the erection and use, as building accessory to the sale use, of a pay booth and a building for the storage of nursery stock and garden supplies and equipment and a greenhouse having a maximum floor area of 298 m² and permanently attached to the east wall of the pay booth.
- b) **Regulations**

- (i) Minimum distance between single family dwelling and Ninth Line - 15 metres;
- (ii) Minimum distance between single family dwelling and Dundas Street - 125 metres;
- (iii) Minimum distance between single family dwelling and the south lot line - 7 metres;
- (iv) Maximum height of single family dwelling - 2 storeys;
- (v) Minimum distance between the storage building and Ninth Line - 130 metres;
- (vi) Minimum distance between the storage building and Dundas Street - 90 metres;
- (vii) Minimum distance between the storage building and the south lot line - 20 metres;
- (viii) Minimum distance between the pay booth and Ninth Line - 36 metres;
- (ix) Minimum distance between the pay booth and Dundas Street - 75 metres;
- (x) Minimum distance between the pay booth and the south lot line - 70 metres;
- (xi) Minimum distance between the greenhouse and the Ninth Line - 48 metres;
- (xii) Minimum distance between the greenhouse and Dundas Street - 75 metres;
- (xiii) Minimum distance between the greenhouse and the south lot line - 70 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (360) | <u>UIF North Service Limited Partnership</u> Concession 2, Part of Lots 6 & 7, S.D.S. | (2010-144) |

The lands subject to Special Provision 360 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) **Regulations**
 - 1. Minimum front yard setback: 14 metres

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (361) | <u>Memorial Gardens (Ontario) Ltd.</u> Pt Lots 6 and 7, Conc. 1 N.D.S. | (1983-180)(1984-159) (1985-34) (1987-65) (1996-170)(1996-256) (2001- 205) |

The land to which By-Law 1996-170, 1987-65, 1985-34, 1984-159, and 1983-180 apply may be used for the uses permitted in the PBA Zone subject to the applicable regulations therefore and, in addition, the following use subject to the regulations for the PBA Zone except where in conflict with the following:

- a) **Permitted Use**
 - (i) Cemetery, mausoleum, columbarium or crematorium and accessory buildings and structures including an administrative office/reception building.

- b) **Regulations applicable to administrative office/reception building**
 - (i) Maximum floor area - 2057m²;
 - (ii) Building Height - 10.5m measured from the average grade around building foundation
 - (iii) Parking required - Minimum 212 spaces for staff and visitors,
 - (iv) Building setbacks - Minimum from Ninth Line 27m, from Dundas Street 18m, westerly lot line 100m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (365) | <u>Mymryk</u> Pt Lot 11, Conc. 2, S.D.S. | (1986-34) |

The land to which By-Law 1986-34 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**

- In lieu of the normal front yard requirement in an M2 Zone (and frontage is deemed to be the North Service Road) all buildings shall be located within 38 metres of the rear lotline.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (366) | <u>Genstar Church Site</u> Pt Lot 21, Conc. 2, S.D.S. | (1983-216) |

The land to which By-Law 1983-216 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **Permitted Uses**
 - (i) A church with church hall;
 - (ii) One accessory residential dwelling;
 - (iii) A day nursery located in the church hall.

- b) **Regulations**
 - (i) Yards for the church
 - Front (Nottingham Gate)
 - 12 metres;-side - 4.5 metres;
 - Rear - 12 metres;
 - (ii) Yards for a detached accessory residential use
 - Front (Nottingham Gate)- 7.5 metres;
 - Sides - 2.4 and 1.2 metres (1.2 and 1.2 with attached garage);
 - Rear - 7.5 metres;
 - (iii) Yards for a combined residential and church building - as per subsection b (i).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (368) | <u>Auto Relates Uses</u> 1421 and 559 Speers Road | (1984-15) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (370) | <u>A. and F. Building</u> 2440 Beryl Road | (1984-139) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------|
| (372) | <u>Propane Retailing</u> 2210 Speers Rd., 625 Third Line, 1194 Dundas Street East, 1429 Speers Rd., 1020 South Service Road East, 595 Speers Rd., 1055 North Service Road East | (1984-52) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (373) | <u>Iroquois Shoreline Woods</u> Pt Lot 7, Conc. 2, S.D.S. | (1984-55) |

The land to which By-Law 1985-55 applies may be used for the following uses only and such uses are subject to the general provisions for such uses:

- a) **Permitted Uses**
- (i) Public park for passive recreational purposes only;
 - (ii) Conservation uses.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

| | | |
|--------------|--|------------------|
| (374) | <u>Anprop - Margot Street</u> Part Lots 16 and 17, Conc. 1, S.D.S. | (1984-56) |
|--------------|--|------------------|

The land to which By-Law 1984-56 applies maybe used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided for such uses except where a particular permitted use is set out herein, the specific regulations noted shall apply in case of conflict:

- a) **Permitted Use**
Multiple attached dwellings only.
- b) **Regulations**
- (i) Maximum number of units on the north side of Margot Street - 30;
 - (ii) Maximum number of units on the south side of Margot Street - 21;
 - (iii) Side Yards
 - Flankage along Sixth Line - 3.5m;
 - Adjacent to Block 203, Plan M-292 - 3.5m;
 - Adjacent to Lots 70, 71, 72 and 73, Plan M-292 - 3.5m;
 - In lieu of side yards within the blocks - in no case may the separation distance between buildings be less than 3.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (375) | <u>Anprop Rimmington Drive</u> Pt Lot 17, Conc. 1, S.D.S. | (1984-62) |

The land to which By-Law 1984-62 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **Permitted Uses for the lands zoned R8**
- (i) Multiple attached dwellings - 46 units;
 - (ii) Semi-detached dwellings - 4 units.
- b) **Regulations for the lands zoned R8**

Regulations for semi-detached dwellings in the R7 zone apply to the semi-detached units.

c) **Permitted Uses for the lands zoned R6**

Semi-detached dwellings only.

d) **Regulations for the lands zoned R6**

Minimum lot depth - 30 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------------------|
| (376) | <u>Anprop - Munn Avenue, River Oaks Boulevard</u> <u>Convenience Centre</u> Pt Lot 17, Conc. 1, S.D.S. | (1984-84) (2007-96) (2008-051) |

The land to which By-Law 1984-84 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided except where in conflict with the specific regulations herein:

a) **Regulations**

- (i) Lot area - minimum - 0.2 hectares;
- (ii) Minimum yards
 - Front (Munn Avenue) - 2 metres;
 - Side (River Oaks Blvd.) - 2 metres;
 - Side (adjacent to school site) - 9 metres;
- (iii) Building height - Maximum -1 storey;
- (iv) the buffer strip adjacent to the residential zone shall be a minimum of 2.5 metres in width and the south and east property lines shall be screened by a masonry wall of 1.8 metres in height;
- (v) In lieu of Section 15 1) d) i) access from both Munn Avenue and River Oaks Boulevard shall be a minimum of 5.5 metres in width.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (377) | <u>Genstar - Nottingham Gate</u> Part Lots 21, 22 and 23, Conc. 2, S.D.S. | (1984-111) (2010-057) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1984-111 applies except where in conflict with the following:

a) **For lands zoned C1 (a) on Schedule “A”**

(i) **Permitted Uses**

Those uses permitted in C1 and C6 zones except car wash facilities.

(ii) **Regulations**

1. For C6 uses -

(a) Lot frontage - Minimum - 30.4m for all lots;

(b) Lot depth - Minimum - 30.4m for all lots;

(c) The minimum yard between a fuel pump and the limit of any street shall be 2m;

(d) On corner lots the minimum distance between the nearest fuel pump to a line between a point on the side lot line, each point being 15m from the intersection, shall be 3m;

(e) The angle of a ramp to a street line shall be 30 degrees;

(f) Minimum yards for buildings:

Front - 15m,

Side - for lots abutting residential zones- 7.5m,

Side - for lots abutting industrial and commercial zones - 3.04m,

Rear - 7.5m;

(g) Minimum paved parking where service bays exist - 3 spaces per service bay; - where no service bays exist - 2 spaces;

(h) Outside storage is permitted subject to the following:

- Of motor vehicles providing the storage is of a temporary nature and is not storage of impounded, wrecked or dismantled vehicles;

- Of other merchandise provided that no merchandise display exceeds 3.05m in height; no merchandise is displayed closer than 3.05m to any lot line or street line; no merchandise is displayed within the daylight area described in Section 42 (5) (a) ii) and no merchandise displayed adjacent to a building projects further than 4.57m from the face of the building.

2. For C1 uses - minimum lot area - 0.45 hectares.

b) **For lands zoned R7 (b) on Schedule “B”**

(i) **Permitted Use**

Apartment buildings only

(ii) **Regulations**

1. Maximum number of units - 197
2. Maximum height of buildings - 8 storeys.

(c) **For lands zoned R7 (c) on Schedule “A”**

(i) **Permitted Use**

Apartment buildings only

(ii) **Regulations**

1. Maximum number of units - 57
2. Maximum height of buildings - 8 storeys.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (378) | <u>J. Brommit</u> 1321 Sixth Line | (1985-282) (1989-266) |

The land to which By-Law 1985-282 applies may be used for the uses permitted in the general provision of By-law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the regulations set out in the general provisions for such use except where in conflict with the following:

a) **Permitted Use**

- (i) Semi-detached dwelling which for the purposes of this by-law shall include a building containing two dwelling units separated vertically and attached only by a wall below grade of at least 1.8 metres in length.

b) **Regulations**

- (i) The regulations pertaining to the semi-detached dwelling in an R7 Zone shall apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---------------------------|---------------|
| (379) | <u>Sutter Hill</u> | (1984-180) |

| | | |
|--|-----------------------------|--|
| | 166 South Service Road East | |
|--|-----------------------------|--|

The land to which By-Law 1984-180 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except where in conflict with the following, in which case the following shall apply:

- a) **Regulation**
Minimum yards - front (South Service Road East) - 6m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (380) | <u>Da Rosa - Nelhams</u> Pt Lot 5, Conc. 2, S.D.S. | (1984-156) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (381) | <u>Civiero</u> Pt Lot 6, Conc. 1, N.D.S. | (1984-157) |

The land to which By-Law 1984-157 applies may be used for the uses set out in the PBA Zone subject to the regulations for that zone except where in conflict with the following:

- a) **Regulations**
(i) Minimum lot depth - 0.0 metres at the southeast extremity of the lot.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

| | | |
|-------|--|--------------------------|
| (382) | <u>McManus</u> Pt Lot 5, Conc. 1, S.D.S. | (1984-158) (2001-007) |
|-------|--|--------------------------|

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (383) | <u>Jain</u> Pt Lot 5, Conc. 2, S.D.S. | (1984-181) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (384) | <u>Karlovic</u> Pt Lot 5, Conc. 1, S.D.S. | (1984-188) |

The land to which By-Law 1984-188 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 and the additional uses specified herein all subject to the general regulations therefore except where in conflict with the regulations specified herein in which case the regulations herein shall apply:

- a) **Permitted Use**
 - (i) A single family residential dwelling;
- b) **Regulation**
 - (i) Minimum frontage - 20.7 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (385) | <u>471530 Ontario Limited</u> Pt Lot 15, Conc. 4, S.D.S. | (1984-39) (1984-195) |

The land to which By-Law 1984-195 applies may be used for the following uses only and subject to the following regulations only:

a) **Permitted Use**

- (i) 14 single family multiple attached dwelling units contained in 4 buildings and developed generally in accordance with Schedules “C”, “D”, and “E” hereto.

b) **Regulations**

- (i) Building height - Maximum - 3 storeys and 10.6 metres;
(ii) Lot frontage - Minimum- 110 metres, - 5.9 metres per unit;
(iii) Yards - Minimum - Front - 6.8 metres
- Side - 2.5 metres where any dwelling unit is not attached to another dwelling unit,
- Rear - 7.5 metres;
(iv) Paved parking - Minimum - 2 spaces per unit.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (386) | <u>Gitto and Carter</u> Lots 98 & 99 Plan M-8 | (1985-60) (1989-266) (2002-002) |

Deleted by By-Law 2005-120

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---------------------------------------|--------------------------|
| (387) | <u>Zita</u> 2243 Ninth Line | (1984-200) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (388) | <u>Ridout - Ministry of Government Services</u> 1179 Bronte Road | (1984-203) |

The land to which By-Law 1984-203 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the regulations set out herein:

- a) **Permitted Use**
 - (i) A commercial riding school and the boarding of horses;
 - (ii) A barn with a maximum floor area of 668.88 m².

- b) **Regulations**
 - (i) The regulations of Section 78 (2) of By-Law 1984-63 shall apply;
 - (ii) The parking standards in Section 77 (3) (d) shall apply.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (389) | <u>Exemptions to Condominium Roadway Requirements</u> | (1977-54) (2010-057) |

By-Law 1977-54 exempts the following parcels of land previously approved for condominium accommodation from the provisions of the amended regulations of By-Law 1984-63 pertaining to Section 30 (1) clauses (d), (e) and (f) and Section 24:

- a) Those parts of Lots 10, in the Second Concession, South of Dundas Street, formerly in the Township of Trafalgar now in the Town of Oakville, in the Regional Municipality of Halton shown as Parts 7 and 14 on a plan of Survey of Record in the Land Registry Office for the Land Registry Division of Halton as No. 20R-2001;

- b) Block A according to plan registered in the Land Registry Office for the Land Registry Division of Halton as No. 1315;
- c) Blocks B and E according to plan registered in the Land Registry Office for the Land Registry Division of Halton as No. 1523;
- d) Blocks C, D and E according to plan registered in the Land Registry Office for the Land Registry Division of Halton as No. M-69;
- e) Those parts of Lots 26 and 27, in the Fourth Concession, South of Dundas Street, formerly in the Township of Trafalgar now in the Town of Oakville in the Regional Municipality of Halton shown as Parts 1 and 5 on a plan of Survey of Record in the Land Registry Office for the Land Titles Division of Halton as No.20R-2688;
- f) That part of Lot 27, in the Fourth Concession, South of Dundas Street, formerly in the Township of Trafalgar now in the Town of Oakville, in the Regional Municipality of Halton shown as Parts 2 and 4 on a plan of Survey of Record in the Land Registry Office for the Land Registry Division of Halton as No. 20R-1394;
- g) Lots 125, 126, 126A, 127, 128, 129 and 130 all according to plan registered in the Land Registry Office for the Land Titles Division of Halton as No. M-8;
- h) Blocks C and D according to plan registered in the Land Registry Office for the Land Registry Division of Halton as No. 1090;
- i) Lots 70, 71, 72, 73, 74 and 75 all according to plan registered in the Land Registry Office for the Land Titles Division of Halton as No. M-8.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (390) | <u>Switzer Corporation</u> Blocks 1 and 2 Plan 20M-266 | (1984-221) |

The land to which By-Law 1984-221 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
- (i) Maximum number of office buildings
Block 1, Plan 20M-266 - 18,
Block 2, Plan 20M-266 - 17;
 - (ii) Minimum front yard landscaping for
Block 1, Plan 20M-266 - 28%;
 - (iii) Maximum building height - 2 storeys;
 - (iv) Maximum building coverage -
Block 1, Plan 20M-266 - 19%,
Block 2, Plan 20M-266 - 20%;
 - (v) The lands to which this by-law applies are relieved from the requirements of Section 67 (1) (a) of By-Law 1984-63;
 - (vi) Notwithstanding the requirements of the M6 Zone, the lands to which this by-law applies may be divided to create individual lots for the office buildings providing that Blocks 1 and 2, Plan 20M-266, shown on Schedule “B” to this by-law each comply as individual lots with the requirements of the M6 Zone as modified by this by-law;
 - (vii) Minimum setback from westerly top-of-bank of creek abutting east limit of Block 2, Plan 20M-266
 - 7.5 m for all buildings,
 - 3.0 m for all paved surfaces.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (391) | <u>Gutwein et al: As further amended by the Board</u> 754 Bronte Rd | (1984-239) |

The land to which By-Law 1984-239 as amended by the Board applies may be used for the uses permitted in the general provision of By-Law 1984-63 subject to the regulations herein and in the M5 Zone, the regulations herein governing in case of conflict and, in addition, the following uses set out in the general provisions for such uses and the specific regulations noted herein provided that in the event of conflict the specific regulations noted herein shall govern:

- a) **Permitted Uses**

- (i) Hotels;
- (ii) Motels;
- (iii) Restaurants.

b) **Site Specifications**

- (i) In addition, for the uses permitted in paragraphs (a) (i) and (a) (ii)
 - 1. Lot area minimum - 186 m² for each bedroom;
 - 2. Floor area
 - Rental units - Minimum - 23 m² per unit;
 - Dwelling unit of owner or operator, minimum of 60 m²;
 - 3. Tenancy - no person shall occupy any rental unit or succession of rental units in any motel or motor hotel in the Town of Oakville for a period exceeding 60 days in any 12 month period;
 - 4. Minimum paved parking - as per the requirements for hotels and motor hotels;
- (ii) In addition, for the uses specified in paragraph (a) (iii)
 - 1. Minimum paved parking - as per Section 67 (2) (m);
- (iii) Notwithstanding any of the foregoing, the following regulations will apply to any use made of the subject property;
 - 1. Setback for building or structure from top-of-bank - minimum 8 m however, in the southerly rear yard setback parking will be permitted provided it is not within 3 m of the top-of-bank and occupies no more than 50% of the minimum setback;
 - 2. Minimum landscaping - 10% of lot area including required yard and setbacks however, the westerly side yard must be fully landscaped by planting trees;
 - 3. The maximum height of any building or structure shall be limited by the following special provisions:
 - The maximum permitted building height shall increase in a step wise fashion commencing at the minimum setback from the westerly side lot line where the building height may not exceed 6 m for a distance of 15 m from the said westerly side lot line;
 - Commencing at the 15 m setback from the westerly side lot line, the building height may not exceed 9 m for a distance of 40 m from the said westerly side lot line;
 - Commencing at the 40 m setback from the westerly side lot line the building height may not exceed 12 m for a distance of 50 m from the said westerly side lot line;

- Under no circumstances will the floor area for any building exceed 1 times lot area.
- 4. Subject to Subsection 1, the minimum sideyard shall be 3 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (392) | <u>Fogolars Country Club</u> Pt Lots 24, 25 and 26, Conc. 2, N.D.S. (Lower Base Line) | (1985-137) |

The land to which By-Law 1985-137 applies may be used for the uses permitted in the general provision of By-law 1984-63 subject to the regulations provided for such uses and in addition, the following use subject to the regulations set out herein.

- a) **Permitted Uses**
 - (i) A private club
- b) **Regulations**
 - (i) Building height - maximum - 1 storey
 - (ii) Minimum yards
 - Front (Lower Base Line)- 12 metres
 - Side - 12 metres
 - Rear - in lieu of a rear yard setback all buildings must be setback a minimum of 4.5 metres from top-of-bank as established by the Halton Region Conservation Authority.
 - (iii) Maximum floor area - 250 square metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (393) | <u>Enns</u> 1300 Bronte Rd Part Lot 31, Conc.2,S.D.S., | (1984-250) |

The land to which By-Law 1984-250 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided for such uses and, in addition, the following uses and where a particular permitted use is set out herein, the specific regulations noted shall apply in case of conflict:

- a) **Permitted Uses**

- (i) A single family detached dwelling.
- b) **Regulations**
- (i) The regulations contained in Section 86. (2) (a) shall apply to the single family dwelling permitted under Section 4 (a) (i) above.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (394) | <u>Martin</u> 260 Bronte Rd Part Lot 30, Conc. IV, S.D.S. | (1985-27) (1989-266) |

The R2 land to which By-Law 1985-27 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

Regulations

- a) (i) Minimum frontage - 8 metres;
(ii) Minimum rear yard - 0 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (395) | <u>Texaco Canada</u> 305 Dundas Street East Part Lot 13, Conc. 1, N.D.S. | (1985-14) (2005-22)(2010-057) |

1. The land to which Section 89, Subsection (395) applies may be used for the C6 uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

Regulations

1. Setbacks - any building, structure or canopy erected on this part of the site must be located entirely within the building envelope as shown in hatchmarks on Schedule 'B'.
2. No part of any building or structure or canopy shall exceed an overall building height of 7.5 metres from established grade.
3. Notwithstanding Section 42 (2)(5)(c), the total gross floor area for a building or portion thereof containing the display and retail sale of food or sundry or take-out restaurant will not exceed 170m², of which:
 - maximum gross floor area for take-out restaurant – 35m².
4. Where there is a split zoning on the property, the requirements of the zone shall be met entirely within the boundaries of that zone.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (399) | <u>Emily Farr</u> 67 Lakeshore Road West | (1985-59) (2010-057) |

The land to which By-law 1985-59 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
 - (i) Notwithstanding Sections Sections 43 (1)(d)(i) and 43 (1)(d)(ii) access to parking may be gained from Lakeshore Road West by means of a single driveway having a maximum width of 6 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------|
| (400) | <u>379467 Ontario Limited</u> 1011 Upper Middle Road East Part Lot 10, Conc. 1, S.D.S. | (1985-62) (2007-96) |

The land to which By-Law 1985-62 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations for those lands zoned C6**
 - (i) Lot area - minimum - 1,814 square metres;

- (ii) Lot frontage on Eighth Line - minimum - 21 metres;
 - (iii) Lot depth (along the northwesterly lot line)- minimum - 54 metres;
 - (iv) The angle of a ramp to the Eighth Line may be increased to 90.
- (b) **Regulations for those lands zoned C2**
- (i) Minimum yard for a building abutting a C6 Zone - 0 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (401) | <u>Mr. E. Kotulac</u> Part Lot 311, Plan 113 | (1985-90) |

Notwithstanding the provisions of By-Law 1984-63, the provisions of By-Law 1965-136 and its amendments thereto continue to apply to the lands described in Schedule “B” to By-Law 1985-90.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (402) | <u>Baif Developments Ltd.</u> 1534 Queensbury Drive, Block 153, Plan M-325 | (1985-92) |

The land to which By-law 1985-92 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
 - (i) Lot area minimum - 0.24 ha.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (404) | <u>Benton</u> 1285 Trafalgar Road | (1985-98) |

The land to which bylaw 1985-98 applies may be used for the following use only and such use is subject to the general regulations of By-Law 1984-63 for such use except where in conflict with the following:

- a) **Permitted Use**
 - (i) Single family detached dwelling.

- b) **Regulations**
 - (i) Minimum lot frontage - 15 metres;
 - (ii) The minimum side yard for the south side of the existing dwelling shall be 0.62 metres;
 - (iii) The lands described in Schedule B are subject to site plan control pursuant to Section 40 of the Planning Act R.S.O. 1980, c. 379.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------------------------------|
| (405) | <u>Inducon</u> Pt Lot 6, Conc. 2, S.D.S. | (1986-89) (1991-225) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (406) | <u>Hubbard</u> Anderson Street and Chisholm St., Part Block 103, Plan 1 | (1986-29) |

The land to which By-law 1986-29 applies may be used for the following use only and such use is subject to the general regulations for such use except where in conflict with the following:

- a) For the lands identified as Block A on the Plan Schedule “C” to By-law 1986-29 and fronting onto Chisholm Street.

(i) **Permitted Uses**

1. Multiple attached dwellings only provided that this use is subject to the requirement that water and sanitary sewers including the pumping station are available (to current municipal standards) to service the lands.

(ii) **Regulations**

1. Lot area minimum - 150m² per unit;
2. Maximum number of units - 5;
3. Frontage minimum - 7.8m per unit;
4. Minimum yards
 - Front (Chisholm Street) - 3m
 - Side (Walker Street) - 1m;
 - Side (Anderson St.) - 16m;
 - Rear -17 m exclusive of decks on one level and garages which may have a rear yard of 0 m.
5. Minimum paved parking - 2.5 spaces per unit;
6. For the purposes of By-law 1984-63 the lands described in Schedule “B” to By-law 1986-29 are excused from the requirement to provide direct access to the parking from the street and from the requirement to provide visitor’s parking;
7. Lot coverage - Maximum - 50%;

- b) For the land identified as Block B on the Plan Schedule “C” to By-law 1986-29 and fronting onto Anderson Street.

(i) **Permitted Uses**

1. Multiple attached dwellings only provided that this use is subject to the requirement that water and sanitary sewers including the pumping station are available (to current municipal standards) to service the lands.

(ii) **Regulations**

1. Lot area minimum - 148 m² per unit;

2. Maximum number of units - 5;
 3. Lot frontage - Minimum - 7.8 m per unit;
 4. Yards - Minimum
 - Front (Anderson St.) - 3m
 - Side - 1 m;
 - Side (Chisholm St.) - 28m
 - Rear - 6.5m, exclusive of decks on one level and garages which may have a rear yard of 0 m;
 5. Minimum paved parking - 2.5 spaces per unit;
 6. For the purpose of By-law 1984-63 the lands described in Schedule "B" to By-law 1986-29 are excused from the requirement to provide direct access to the parking from the street and from the requirement to provide visitor's parking;
 7. Lot coverage - Maximum - 65%.
- c) For the entire land to which By-Law 1986-29 applies;
- (i) **Regulations**
 1. One access to required parking will be provided by means of a common driveway from Anderson Street;
 2. Minimum separation between buildings, exclusive of decks and garages - 11m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (407) | <u>Petro-Canada Products Inc.</u> Pt Lot 12, Conc. 2, S.D.S. | (1985-152) |

The land to which By-law 1985-152 applies may be used for the following use only and such use is subject to the general regulations for such use:

a) **Permitted Use**

- (i) Sale of automotive fuels and related products without the provision of repair services and maintenance to motor vehicles, without the provision of car washing facilities and excluding motor vehicle dealerships, sales lots, public garages and automotive body repair shops.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------------------|
| (409) | <u>Chrysalis Restaurant Enterprises Inc. (Riverside Inn)</u> Forsythe St | (OMB Order) R850185 |

Notwithstanding the provisions of By-Law 1984-63, the provisions of By-law 1965-136 and its amendments thereto save and except By-law 1983-117 continue to apply to the lands shown in hatchmarks in the sketch to this Order as Schedule "C".

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (410) | <u>Forsythe Street</u> 149, 155, 171 and 177 Forsythe Street | (1985-108) |

The land to which By-law 1985-108 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided for such uses except where in conflict with the following:

a) **Regulations**

- (i) Lot area - Minimum - as existing on July 25, 1985;
- (ii) Minimum yards for dwellings;
- Front (Forsythe Street) - 0 m;
 - Rear - in lieu of a rear yard the minimum setback from the top-of-bank is 1m.
- (iii) Minimum yards for detached accessory buildings;
- Front - as existing on July 25, 1985;
 - Rear - in lieu of a rear yard the minimum setback from the top-of-bank is 0m;
- (iv) Minimum floor area - as existing on July 25, 1985.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (411) | <u>Kenview Developments</u> 380 Sherin Drive | (1985-190) (1989-266) |

The land to which By-law 1985-190 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and, in addition, the following uses subject to the general regulations for the R3 Zone except where in conflict with the following:

- a) **Permitted Use**
- (i) A maximum of 11 detached dwellings;
 - (ii) A residence for senior citizens containing 100 dwelling units each consisting of a kitchenette, bathroom and bed/sitting room, and central dining, kitchen, laundry and recreational facilities.
- b) **Regulations for the Senior Citizens Building**
- (i) Maximum number of units - 100;
 - (ii) Minimum floor area per unit - 27.8m²;
 - (iii) Minimum paved parking - 37 spaces which may be uncovered and which may be located in the flankage;
 - (iv) Minimum yards
 - Front (Sherin Drive)-10 m,
 - Flankage (Tansley Drive) - 15 m,
 - Rear - 7.5 m,
 - Side - 6.0 m;
 - (v) Maximum height - 2 storeys.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (412) | <u>Camagio Investments</u> 407 Speers Rd Units 4 and 5 | (1985-198) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (413) | Smits 3259 Highway Number 25 | (1985-202) |

The land to which By-law 1985-202 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and, in addition, the following use subject to the regulations set out in the sub-section:

(a) **Permitted Use**

- (i) The retail sale of plants, trees and shrubs.

(b) **Regulations**

- (i) Maximum floor area of retail sales building - 278.7 m²;
- (ii) Minimum yards
- Front (Highway No. 25) - 25 m
 - Side (southwest) - 23 m
 - Side (north) - 30 m
 - Rear - 37 m;
- (iii) Building height maximum - 10.5 m;
- (iv) Minimum parking - 10 spaces to be provided on a stable dust free surface.
- (v) Minimum width of treed or fenced buffer strip between parking areas and an abutting residential use to the south 7.5m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (414) | <u>Metrontario-Bayshire</u> Glenashton Dr Part Lots 8 and 9, Concession 1, S.D.S. | (1985-211) |

The land identified by the number 414 may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore except as amended by the following:

a) **Regulations**

- (i) Minimum lot area for C1 uses - 0.45 hectares.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (420) | <u>Texaco Canada Ltd.</u> 2347 Lakeshore Road West Lot 173, Plan M-7 | (1986-16) |

The land to which By-Law 1986-16 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

a) **Regulations**

- (i) Access may be provided to Lakeshore Road West by means of one driveway not exceeding 3.7 m in width and not nearer to the westerly limit of Nelson Street than 20 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (422) | <u>971563 Ontario Limited</u> 345 and 351 Church Street Lot B, Part of Lots A,C,E, Block 31, Registered Plan 1 | (1986-20) (1994-135) (2007-96) (2008-051) |

- (A) These lands may be used only for the following uses and such uses are subject to the general regulations for residential uses in the C3R Zone except where in conflict with the following:

a) **Permitted Use**

- (i) A senior citizens' retirement home containing private and semi-private residential units and having central kitchen and dining facilities.

b) **Regulations**

- (i) Maximum number of residential units - 77;
- (ii) Minimum floor area for all residential units - 32.0m²;
- (iii) Minimum front yard (Church Street) - 1.7m;
- (iv) Minimum rear yard (Randall Street) - 0.3m;
- (v) Minimum paved parking - 26 spaces;
 - (a) 6 of the required 26 spaces may be located at grade in a flankage and must be reserved and clearly marked for visitors and service vehicles; and
 - (b) 6 of the required 26 spaces may be located underground at 334 Randall Street being Lot B, and Part of Lots A, C and E, Block 31, Registered Plan 1.
- (vi) In lieu of personal amenity space 460m² of common recreational space consisting of an exterior courtyard with a minimum area of 265m² and interior activity/crafts and exercise rooms shall be provided;
- (vii) Access to Randall Street is permitted.

(B) 334 Randall Street

Lot B, and Part of Lots A, C & E, Block 31, Registered Plan 1.

These land maybe used only for the following uses in the C3R Zone except where in conflict with the following:

a) **Permitted Uses**

- (i) A senior citizen's retirement home having central kitchen and dining facilities, which must be used as an extension to and in conjunction with the existing senior citizen retirement home on 345 Church Street;
- (ii) A grade level parking area with public access.

b) **Regulations**

- (i) For the purpose of this by-law, an established grade having a geodetic elevation of 87.27m shall be used in the calculation of building height and roof height;
- (ii) Minimum building and roof setback from Randall Street:
 - (a) From the floor of the underground parking garage to a point of 2.7m above established grade - 0m;

PART VI

SPECIAL PROVISIONS

- (b) To all ornamental walls at grade - 0m;
- (c) From a point 2.7m to a point - 11m above established grade - 2m;
- (d) From a point 11m to a point 13.5m above established grade - 5m.
- (iii) Maximum number of residential units - 42;
- (iv) Minimum size of residential unit including a 3 piece bathroom - 35m² except on the fourth residential floor where the minimum average size of a residential unit including a 3 piece washroom shall be at least 35m²;
- (v) Maximum floor area excluding parking areas and roof top mechanical rooms - 3000m²;
- (vi) In lieu of personal recreation amenity space - 300m² of common recreational space consisting of an adjoining indoor and outdoor amenity area located completely on this site;
- (vii) Required Parking:
 - (a) 6 parking spaces underground reserved for the exclusive use of the senior citizens' retirement home at 345 Church Street;
 - (b) 13 parking spaces for the exclusive use of the senior citizens' retirement home at 334 Randall Street;
- (viii) Maximum building height - 13.5m above established grade excluding sloped roofs, stairwells, roof top mechanical equipment and mechanical rooms with one floor of parking at grade and four floors of residential units above the parking at grade;
- (ix) Maximum height of all sloped roofs - 17.5m above established grade;
- (x) There shall be no floor area above a point 13.5m above established grade;
- (xi) Maximum height of roof top mechanical rooms and roof top equipment measured from roof deck - 5m;
- (xii) Maximum total area of stairwells, roof top mechanical equipment and roof top mechanical rooms - 20% of the building coverage on this site with a minimum setback of 9m from the front lot line on Randall Street;
- (xiii) Minimum clear height of the grade level municipal parking area to the underside of all columns, beams and mechanical appurtenances - 2.4m;
- (xiv) Vehicular access to Randall Street is permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (423) | Genstar Pt Lot 21 Conc. 2, S.D.S. | (1986-15) |

The land zoned 02 to which By-law 1986-15 applies may be used for the following use only and such use is subject to the general 02 regulations:

- a) **Permitted Uses**
 (i) Privately owned or operated parks.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (424) | <u>The Gwendolyn Shop et al.</u> 94 - 98 George Street | (1986-26) |

The lands to which By-Law 1986-26 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
 (i) For the purposes of By-Law 1984-63 no frontage is required on a public road.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (425) | <u>Arkendo</u> 2142 Lakeshore Road W., Part Lot 27, Conc. 4, S.D.S. | (1986-36) |

The land to which By-Law 1986-36 applies may be used for the following use only and such use is subject to the general regulations for such use except where in conflict with the following:

- a) **Permitted Use**
 (i) Multiple attached dwellings only.
- b) **Regulations**

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- (i) Minimum front yard - 5.0m;
- (ii) Minimum rear yard - 7.5m exclusive of decks on one level and garages which may have a rear yard of 5m;
- (iii) Notwithstanding subsection (ii) above the minimum required rear yard setback of any building or structure from Lakeshore Road shall be 11.0m;
- (iv) Minimum width of public culs-de-sac - 15.2m;
- (v) Access to required parking may be by means of private rights-of-way;
- (vi) Minimum paved parking - 2 spaces per dwelling unit;
- (vii) Maximum number of units - 49 units per site hectare;
- (viii) Lot area minimum - 206m² per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (426) | <u>Genstar - Third Line South</u> Pt Lot 25, Conc. 2, S.D.S. | (1986-50) |

Except where modified below, the land designated by the number 426 on Schedule "A" to By-Law 1986-50 may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations for the permitted uses:

- a) **Permitted Use for Lands Zoned R6**
 - (i) Detached dwellings only.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (427) | <u>Genstar - Third Line Woodlot</u> Pt Lot 25, Conc. 2, S.D.S. | (1986-51) |

Except where modified below, the land which is designated by the number 427 on Schedule "A" to By-Law 1986-51 may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the general regulations for the permitted uses:

- a) **Permitted Use for Lands Zoned R8**
 - (i) Maximum number of dwelling units - 122,
 - (ii) The uses permitted in the R8 Zone except that detached dwellings and duplex dwellings are not permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (429) | <u>Kerr Street to Forsythe Street South of Lakeshore Road</u> 79, 85 Kerr St., 79, 82, 83, 86 Wilson, 80, 81, 85, 86 Chisholm, 82, 86 Forsythe St. | (2007-010) (2007-96) |

Deleted by By-law 2007-010

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (430) | <u>Lamon/Macko</u> 2385 Lakeshore Road West Lot 181, Plan M-7 | (1986-95) |

The land to which By-Law 1986-95 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
- (i) Ingress and egress may be provided to Lakeshore Road West by means of one driveway not exceeding 5.5m in width and which must be entirely located within 5.5m of the northeast lot line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (431) | <u>Cafuta</u> 2069 Ninth Line Part Lot 5, Conc. 1, S.D.S. | (1986-97) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|-------------------------|
| (432) | <u>Trofina</u> Pt Lot 24, Conc. 2, S.D.S. | (1986-94) (1986-175) |

The lands designated by the number 432 on the map Schedule “A” to By-Law 1986-94 may be used for the following uses only subject to the general regulations for the permitted uses except where in conflict with the following:

For the lands zoned R8

- a) **Permitted Use**
 - (i) Apartments only

- b) **Regulations**
 - (i) Maximum number of units - 100 units per site hectare;
 - (ii) Building height maximum - 6 storeys;
 - (iii) The aggregate of all dwelling unit floor areas in an apartment building shall not exceed the maximum permitted number of dwelling units multiplied by 120m².

For the lands zoned C1

- a) **Permitted Use**
 - (i) C1 uses plus a gas bar.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (433) | <u>Anprop Investments</u> Pt of Lots 17 and 18, Conc. 1, S.D.S. | (1986-117) (1987-53) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1986-117 and 1987-53 apply except where in conflict with the following:

- a) **Permitted Uses and Regulations** for parcels zoned R8(a) on Schedule “A” and identified by the Number 433
 - (i) A maximum of 76 multiple attached dwellings only subject to the general regulations for the R8 Zone for multiple attached dwellings.

- b) **Permitted Uses and Regulations** for lands zoned R7 on Schedule “A” and identified by the Number 433

- (i) All those uses permitted in the R7 Zone excluding the following:
1. Detached dwellings;
 2. Multiple attached dwellings;
 3. Maisonettes; and
 4. Apartment buildings.
- (ii) The regulations for an R7 Zone shall apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (434) | <u>Winston Park Industrial District</u> Part Lots 1- 4 Conc. 1, S.D.S. | (1986-118) (2001-007) (2002-052) |

Regulations

- a) For lands zoned E1, E2, and T1, the regulations in the general provisions of By-law 1984-63 apply subject to the following modifications:
1. Front yards – Minimum – 15m except that the front yard may be reduced to 6m, where no parking is provided between a street and the front wall of the building, except on the North Service Road East which must maintain a 15m front or flankage yard;
 2. Lots will not be permitted to access Dundas Street but access will be permitted to interior roads created through the subdivision of lands;
 3. Minimum landscaped area adjacent to Dundas Street and Winston Churchill Blvd – 15m;
 4. Notwithstanding the requirements for a landscaped area in section 59 of By-law 1984-63, the landscaped area including any required buffer strips – front yard – Minimum – 25% of the area of the required front yard – flankage – minimum – 25% of required yard.
 5. For lands abutting Dundas Street and Winston Churchill Blvd the rear yard shall be considered to be the yard against those streets.
- b) For those lands zoned C3A the regulations in the general provisions of By-law 1984-63 apply subject to the following modifications:
1. Lot area – Minimum – 0.3 ha;
 2. Landscaped area excluding any required buffer strips – front yard – minimum – 25% of area of required front yard – rear yard – 7.5m

landscaped buffer strip with no parking permitted within the buffer strip area – flankage – minimum – 25% of required yard;

3. Yards – Minimum – Rear – 7.5m
Front – 15m
Side – 4.5m
Flankage – 7.5m
4. For the purposes of this by-law the rear yard is considered to be the yard abutting Dundas

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (435) | <u>Landmark Realty</u> 2318 Lakeshore Road West | (1986-123) |

The land to which By-Law 1986-123 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except where as amended by the following:

- a) **Regulations**
 - (i) Ingress and egress may be provided to Lakeshore Road West by means of a single driveway not exceeding 6.1m in width which driveway must be located entirely within 6.1m of the northeast property line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (436) | <u>Century 21 Campbell Munro Ltd.</u> 2297-2321 Marine Drive | (1986-133) |

The lands to which By-Law 1986-133 applies may be used for the following use only subject to the general regulations for such use except where in conflict with the following:

For development of the lands as 1 lot

- a) **Permitted Use**
 - (i) Multiple attached dwellings only
- b) **Regulations**
 - (i) Maximum number of units - 22;

- (ii) Minimum paved parking - 2 spaces per unit and in addition 7 uncovered spaces shall be reserved and signed for visitor parking;
- (iii) Minimum yards
 - Front (Marine Drive) - 7.5m
 - Rear - 7.5m
 - Side - 3.5m;
- (iv) Minimum distance between buildings located on 1 lot - 21.9m;
- (v) Access to required parking and parkland must be by means of paved lanes having a minimum width of 6.7m.

For development of the lands as more than 1 lot

a) **Permitted Use**

- (i) Multiple attached dwellings only.

b) **Regulations**

- (i) For the purposes of this by-law the internal road is deemed to be a public street and the lots fronting onto the internal road shall be deemed to have frontage on a public street;
- (ii) Minimum yards for lots fronting onto Marine Drive
 - Front (Marine Drive) - 7.5m;
 - Rear - 7.5m from internal road;
 - Side - 0m;
- (iii) Minimum yards for two lots fronting onto the internal road and opposite the park
 - Rear (internal road) - 6m;
 - Front (Marine Drive) - 7.5m;
 - Side - 0m;
- (iv) Minimum yards for lots on internal roads facing Lots 62 and 56 of Plan M-8
 - Front - 7.5m;
 - Side - 0m but no building may be closer to the internal road or Marine Drive than 6 m;
 - Rear - 0m;
- (v) Minimum yards for all other lots
 - Front - 7.5m;
 - Rear - 7.5m;
 - Side - for lots abutting Lots 56 and 62, Plan M-8 3.5m;
 - Side - for lots abutting the park - 1.2m;

- Side - for all others - 0 m;

- (vi) Minimum lot area per unit for all lots - 163m²;
- (vii) Lot coverage maximum for 22 units on 22 lots - 43%;
- (viii) Minimum paved parking - 2 spaces per unit and in addition 7 uncovered spaces shall be provided as visitor parking for the total development;
- (ix) Access to required parking and parkland must be by means of paved lanes having a minimum width of 6.7m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (437) | <u>Spendex Developments Inc.</u> 2221 Lakeshore Road West Part Lot 28, Conc. 4,S.D.S. | (1986-137) (2010-057) |

Lands to which By-Law 1986-137 applies may be used for the purposes permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Site Specifications**
 - (i) Notwithstanding Section 43 (d) (ii) of By-Law 1984-63, direct access is permitted to Lakeshore Road.
 - (ii) In lieu of any other provision of By-Law 1984-63 relating to screening and buffering the commercial parking lot must be screened from adjacent residential uses by a fence or wall, which is opaque to view to a height of 1.8 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (438) | <u>Von Cube</u> 1518 Briarwood Crescent | (1986-138) |

The land to which By-Law 1986-138 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
 - (i) Minimum front yard

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- For Parcel 1 as shown on Schedule “B” to By-Law 1986-138 - 14m;
- For Parcel 2 as shown on Schedule “B” to By-Law 1986-138 - 24m;
- (ii) Minimum lot frontage - 11.5m for each lot;
- (iii) Maximum building height - 1 storey;
- (iv) Maximum projection of garage beyond the front wall of the dwelling - 3m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (440) | <u>Paltin Inv.</u> Pt Lot 12, Conc. 2, S.D.S. | (1987-59) (1989-266) |

The land to which By-Law 1987-59 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 as modified by this by-law subject to the regulations provided for such uses except as modified herein which shall apply in case of conflict:

- a) **Permitted Use for the lands zoned R8**
 - (i) R8 uses except for the following which shall not be permitted:
 1. Detached dwellings and semi-detached dwellings,
 2. Maisonettes,
 3. Apartment buildings.
- b) **Regulations for the lands zoned R8**
For Residential Uses:
 - (i) Building height - maximum - 9.14m,
 - (ii) Maximum number of dwelling units - 64.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (442) | <u>Ginfil Construction</u> Pt Lot 7, Conc. 3, S.D.S. | (1986-199) |

The lands to which By-Law 1986-199 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations for such uses except where amended by the following:

- a) **Regulations**
- (i) Minimum lot frontage - 28m;
 - (ii) Minimum lot area - 1070m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (443) | <u>JNS Development Limited 547495 Ontario Limited</u> Pt Lots 18 and 19, Conc. 2, S.D.S. | (1989-121)(2000-241) (2006-002)(2007-96) (2010-057) |

The lands to which By-Law 1989-121 applies may be used for the following uses only subject to the general regulations of the C2 Zone except where in conflict with the following:

- a) **Permitted Use**
- (i) Uses permitted within the C2 zone;
 - (ii) A hotel.
- b) **Regulations**
- (i) Building Height – maximum – two storeys for retail buildings, six storeys for hotel buildings;
 - (ii) Minimum paved parking:
 - For retail uses - For every 18m² of ground floor leasable area, one parking space shall be provided,
 - For every 28m² of leasable floor area above or below the ground floor, one parking space shall be provided,
 - For office uses - 1 space per 3m² of leasable floor area,
 - For hotel uses - 1 space per bedroom in addition to parking required in Sections 43 (1)(n) and 43 (1)(r)
 - (iii) Maximum leaseable floor area for retail – 24,830m²;
 - (iv) Notwithstanding Section 8 of By-law 1984-63, the boundary of the C2 zone shall be the north and west limits of the North Service Road.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (445) | <u>Campbell/Munro Century 21 Realty</u> | (1986-216) |

| | | |
|--|----------------------------------|--|
| | Lots 110 – 113 and 124, Plan M-8 | |
|--|----------------------------------|--|

The lands to which By-Law 1986-216 apply may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **Permitted Use for west half of Lot 124, Plan M-8, fronting onto Nelson Street**
 - (i) 4 multiple attached dwellings in freehold tenure.

- b) **Regulations for the use Permitted in (i)**
 - (i) Front Yard - Minimum - 7.5m;
 - (ii) Side Yard - Minimum - 2.8m;
 - (iii) Rear Yard - Minimum - 10m;
 - (iv) Maximum lot coverage - 35%;
 - (v) Minimum lot frontage - 28m (Nelson Street);
 - (vi) Minimum lot area per unit - 260m².

- c) **Permitted Use for Lots 110 - 13 and east half of Lot 124, Plan M-8**
 - (i) 18 multiple attached dwellings.

- d) **Regulations for Lots 110 - 113 and east half of Lot 124**
 - (i) Front Yard - Minimum - 3.5m (Marine Drive);
 - (ii) Side Yard - Minimum - 6.75m for a distance of 40m from Marine Drive;
 - (iii) Rear Yard - Minimum - 6.75m;
 - (iv) Lot Frontage - Minimum - 68m (Marine Drive);
 - (v) Lot Area - Minimum - 0.5 ha;
 - (vi) Lot Coverage - Maximum - 30%;
 - (vii) Width of Private Road - Minimum - 7m;
 - (viii) Minimum Paved Parking for Visitors (whether rental or condominium) - 7 spaces;
 - (ix) Minimum Distance between buildings subject to this regulation - 19m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

| | | |
|-------|--|--|
| (446) | <u>Millwood Community Dev. Inc.</u> Pt Lot 30, Conc. 4, S.D.S. | (1986-222) (1987-305) (1989-266) |
|-------|--|--|

The lands to which By-Law 1986-222 applies may be used for the following uses only subject to the general regulations for apartment uses in the R8 Zone except where in conflict with the following:

a) **Permitted Uses**

- (i) A senior citizens' apartment house containing 208 dwelling units.

b) **Regulations**

- (i) Lot Area - minimum - 1.09ha;
- (ii) Lot Frontage (Lakeshore Road West) - Minimum - 47m;
- (iii) Building Height - maximum - 8 storeys (24.5m above grade) exclusive of mechanical penthouse;
- (iv) The maximum height of any building or structure shall be limited by the following special provisions:
- The maximum permitted building height shall increase in a step wise fashion commencing at the minimum setback from the front lot line (Lakeshore Road West) where the building height may not exceed 4 storeys for a distance of 12.7m from the said front lot line,
 - Commencing at the 12.7m setback from the front lot line, the building height may not exceed 5 storeys for a distance of 21.0m from the said front lot line,
 - Commencing at the 21.0 m setback from the front lot line, the building height may not exceed 6 storeys for a distance of 31.0m from the said front lot line,
 - Commencing at the 31.0m setback from the front lot line, the building height may not exceed 7 storeys for a distance of 41.0m from the said front lot line,
 - The maximum permitted building height shall likewise increase in a step wise fashion commencing at the minimum setback from the rear lot line (opposite Lakeshore Road West) where the building height may not exceed 4 storeys for a distance of 36.0m from the said rear lot line,

- Commencing at the 36.0m setback from the rear lot line, the building height may not exceed 5 storeys for a distance of 46.0m from the said rear lot line,
 - Commencing at the 46.0m setback from the rear lot line, the building height may not exceed 6 storeys for a distance of 56.0m from the said rear lot line,
 - Commencing at the 56.0m setback from the rear lot line, the building height may not exceed 7 storeys for a distance of 66.0m from the said rear lot line;
- (v) Minimum yards
- Front (Lakeshore Road West) - 7.9m;
 - Side (east) - 15m except within 35.05m of the northeast property corner where the setback may be reduced to 9m;
 - Side (west) - 7.5m above the top-of-bank of the Twelve Mile Creek as determined on August 8, 1986, by the Halton Region Conservation Authority;
 - Rear - 29 m;
- (vi) Maximum number of dwelling units 208 (190 units per site ha);
- (vii) Minimum common recreational space - 464.5m² which shall consist of the following as minimums:
1. Nursing station - 23.22m²,
 2. Games/hobby room - 83.6m²,
 3. Dining room - 232.5m²,
 4. Kitchen - 46.45m²,
 5. Miscellaneous (exercise facilities, library/lounge) - 78.97m²;
- (viii) Minimum width of hallways - 1.83m;
- (ix) Minimum paved parking to be reserved for visitors - 30 spaces on the surface;
- (x) Minimum paved parking for residents and staff - 282 spaces below grade;
- (xi) Minimum width of driveway - 5.5m unless used in conjunction with a driveway on abutting lands in which case the width may be reduced to 3.0m.
- (xii) Tandem parking shall be permitted below grade only for a unit having two parking spaces provided that the two spaces are assigned to one unit, and provided that the maximum permitted number of tandem parking spaces shall be restricted to 50.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (447) | <u>Geofcott Construction</u> 470 Woody Rd | (1986-243) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (448) | <u>Genstar Corporation</u> Pt Lot 24, Conc. 1, S.D.S. | (1986-242) |

The lands zoned R6 and identified by the number 448 may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
- (i) For those interior lots having a lot area 30% in excess of the minimum requirement the dwelling maximum floor area may be increased by 20m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (450) | <u>Lamon/Macko Ltd.</u> 246 Kerr St. | (1986-256) |

The land to which By-Law 1986-256 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**

- (i) Access and egress shall be provided to Kerr Street by means of a single driveway located entirely within 5.5m of the northwest lot line of 246 Kerr Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (451) | <u>Lamon/Macko</u> 218 – 226 Cross Avenue | (1986-267) |

The land to which By-Law 1986-267 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**
- (i) Frontage - Minimum - 33.5m,
 - (ii) Front yard - Minimum - 4.57m,
 - (iii) The driveway for access to required parking must be entirely located within 6m of the northeast lot line and no parking shall be permitted in the required front yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (452) | <u>Angelini</u> 74 Rebecca Street | (1986-268) |

The land to which By-Law 1986-268 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except as amended by the following:

- a) **Regulations**

- (i) Access to required parking may be provided from Rebecca Street within 7.0m of the northeast limit of the property.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------------------|
| (453) | <u>John Matas</u> 2351 Marine Dr | (1987-5) (1987-199) |

The land to which By-Law 1987-5 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations for such uses except where amended by the following:

- a) **Regulations**
- (i) Lot frontage (Marine Drive) - minimum - 23m;
 - (ii) Yards - Minimum
 - Front (Marine Drive) - 11.6m,
 - Side (east) - 3.0m,
 - Side (west) - 7.5m,
 - Rear - 4.8m.
 - (iii) For the purpose of frontage requirements the private lane is considered to be a public roadway;
 - (iv) Frontage of each unit on the private lane is to be considered frontage on a public roadway;
 - (v) Minimum frontage of each unit on the private roadway - 6m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (454) | <u>Bun King</u> 1173 North Service Road East | (1987-7) |

The lands to which By-law 1987-7 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and, in addition, the following use subject to the regulations set out in the general provisions for such use except where in conflict with the following:

- a) **Permitted Use**
- (i) Public hall

b) **Regulations**

- (i) Minimum paved parking - 1 space per each 3 persons to be accommodated in the design capacity of the building.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------------|----------------------|
| (455) | Ali 1021 Industry Street | (1987-34) |

The land to which By-Law 1987-34 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and in addition the following use subject to the general regulations for such uses except where in conflict with the following:

a) **Permitted Use**

- (i) Auto body shop;

b) **Regulations**

- (i) Outside storage of vehicles must be located in a side yard or a rear yard and must be screened from public view by an opaque fence or wall at least 1.8m in height.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (456) | <u>Jaydale Consultants</u> 359 Davis Road | (1987-41) |

The land to which By-Law 1987-41 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations for such uses and, in addition, the following use subject to the regulations for such uses except where in conflict with the following:

a) **Permitted Use**

- (i) Auto body shop;

b) **Regulations**

- (i) Outside storage of vehicles must be located in a side yard or rear yard and must be screened from public view by an opaque fence or wall at least 1.8m in height.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------------|
| (457) | <u>United Urban Lands Development Inc.</u> Pt Lot 1, Conc. 1, S.D.S. | (1987-43) (2000-077) |

The lands to which By-law 1987-43 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended by Section 89 (274) subject to the applicable regulations therefore as amended by Section 89 (274) of By-law 1984-63 except where in conflict with the following:

a) **Regulations for the Total Site**

- (i) Minimum yards - Front (South Sheridan Way) - 6 m
- Rear - 6m
- (ii) Minimum landscaped area - 23% of lot area
- (iii) Minimum Lot area - 1.48 ha.
- (iv) Minimum Lot frontage - 150m
- (v) Maximum leaseable floor area - 8600m²
- (vi) For the purposes of the development of the lands subject to this subsection leaseable area means the aggregate area of the building or buildings contained within the outside walls less the area of malls, stairs, elevators, escalators, ventilating shafts and common areas such as mechanical rooms, utility room areas, foyers, lobbies, electrical rooms, washrooms and 5% of the building area which is specifically reserved for storage.
- (vii) Notwithstanding the requirements of the C3A and M6 zones, the lands to which this by-law applies may be divided to create lots for the office buildings providing that the entire site complies with the requirements of By-law 1984-63 as amended by this subsection.
- (viii) Notwithstanding anything in this by-law the lane to the required parking on the portion of the lands zoned C3A may have a minimum width of 3.5m rather than the standard requirement of 5.5m.

b) **Regulations for Individual Ownership of Buildings**

- (i) Minimum yards - 0m except that no building shall be setback from the limits of the total site as identified by the number 457 on maps 91 (17) by less than 6m.
- (ii) Individual lots within the total site need not provide frontage on a public road.
- (iii) The minimum lot areas specified in By-law 1984-63 as amended are not required provided that the aggregate lot area complies with By-Law 1984-63 as amended herein.
- (iv) The lands to which By-law 1987-43 applies are relieved from the requirements to provide parking on the individual lots provided that the aggregate parking on the total site complies with by-law 1984-63 as amended herein.
- (v) Minimum distance between buildings - 4.0m.
- (vi) The minimum lot frontage specified in By-law 1984-63 as amended is not required for individual lots provided that the aggregate lot frontage complies with by-law 1984-63 as amended herein.
- (vii) The minimum floor area specified in By-law 1984-63 as amended need not be met provided that the aggregate floor area complies with the by-law.
- (viii) The minimum landscaped area specified in By-law 1984-63 as amended need not be provided on individual lots provided that the aggregate landscaped area on the total site complies with by-law 1984-63 as amended herein.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------------|----------------------|
| (458) | <u>Keil</u> 49 Cox Drive | (1987-47) |

The land to which By-Law 1987-47 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore except where in conflict with the following:

- a) **Regulations**
 - (i) Minimum setback from the top-of-bank of Lake Ontario as determined by the Halton Region Conservation Authority - 30m;

- (ii) The lands to which By-Law 1987-47 applies are excused from the requirement to have frontage on a public street and for the purposes of this by-law the required frontage is deemed to be the common lot line with Lot 6, Plan 1111;
- (iii) Minimum side yard for swimming pool - 4.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (459) | <u>Genstar</u> Part of Lot 28 Conc. 2, S.D.S. | (1987-51) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the land to which By-Law 1980-137 applies except where in conflict with the following:

- a) For Lands Zoned R8 (a) on Schedule “A”
 - (i) **Permitted Uses**
 - 1. A maximum of 70 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- b) For Lands Zoned R8 (b) on Schedule “A”
 - (i) **Permitted Uses**
 - 1. A maximum of 13 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- c) For Lands Zoned R8 (c) on Schedule “A”
 - (i) **Permitted Uses**
 - 1. A maximum of 9 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- d) For Lands Zoned R8 (d) on Schedule “A”
 - (i) **Permitted Uses**
 - 1. A maximum of 5 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- e) For Lands Zoned C1 on Schedule “A”
 - (i) **Permitted Uses**

1. Those uses permitted in the C1 Zone;

(ii) **Regulations**

1. Lot Area - minimum - 3000m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (460) | <p style="text-align: center;"><u>The Abbey Plaza formerly Genstar</u> Part Lots 24 and 25, Conc. 2, S.D.S. Block 2, Plan 20M-477</p> | <p style="text-align: center;">(1987-54) 1994-83) (1997-146) (1999-051) (2002-186)</p> |

The land to which this By-law 1997-146 applies may be used for the uses permitted in the general provisions of By-law 1984-63 except where amended by this subsection subject to the applicable regulations therefore except as amended as follows:

a) For the Land zoned C2

(i) **Permitted Uses**

- (1) Shopping Centre Building “A” and Building “C” as shown on Schedule “B” - all C2 uses;
- (2) Freestanding Building “B” as shown on Schedule “B” - restaurant uses only.

(ii) **Regulations for the Lands Zoned C2**

- (1) Maximum Lot Area - 4 ha;
- (2) Maximum Gross Leaseable Floor Area for Shopping Centre Building “A” as shown on Schedule “A” to By-law 1999-51 - 8825m²;
- (3) Maximum gross leaseable floor area for freestanding building “B” as shown on Schedule “A” to By-law 1999-51 - 550m²;
- (4) Setbacks for freestanding building “B” as shown on Schedule “A” to By-law 1999-51:
 - Front yard setback from Upper Middle Road - 23m minimum;
 - Side yard setback from Third Line - 30m minimum;

- (5) Minimum paved parking for all uses in buildings “A” and “B” – 444 spaces minimum;
 - (6) Regulations for building “C” as shown on Schedule “A”:
 - Maximum gross leaseable floor area - 670m²;
 - Setbacks - easterly side yard - 7.6m minimum,
 - Rear yard - 10.6m minimum;
 - Block 3, Plan 20M-477 is exempted from the requirement to provide frontage on a public street;
 - For the purposes of calculating required yards, the frontage shall be considered to be the common lot line with the lands of Ontario Hydro running parallel to Upper Middle Road;
 - A 4m landscape strip along the rear lot line (excluding driveway) shall be required abutting Glen Abbey Park;
 - Notwithstanding the general provisions of By-law 1984-63, as amended, driveway access may be shared with the abutting land to the west (Abbey Plaza).
 - (7) Side yard setback from Upper Middle Road for Shopping Centre Building “A” as shown on Schedule “A” to By-law 1991-51 – 3 metres
- b) **Permitted Uses for Lands zoned R8(a)**
- (i) The uses permitted in an R8 Zone except for the following which shall not be permitted:
 - (1) Detached dwellings;
 - (2) Duplex dwellings;
 - (3) Multiple-attached dwellings; and
 - (4) Maisonettes.
- c) **Regulations for Lands zoned R8(a)**
- (i) The regulations for an R8 Zone apply except as noted below:
 - (1) Maximum number of apartment units - 351;
 - (2) Maximum height of apartment building - 6 storeys; and
 - (3) The aggregate of all dwelling unit floor areas in an apartment building shall not exceed the maximum permitted number of dwelling units multiplied by 120m².
- d) **Permitted Uses for Lands Zoned R8 (b)**

- (i) The uses permitted in an R8 Zone except for the following which shall not be permitted:
1. Detached dwellings;
 2. Duplex dwellings;
 3. Apartment buildings; and
 4. Maisonettes,
- e) **Regulations for Lands Zoned R8 (b)**
- (i) The regulations for an R8 Zone apply except as noted below:
1. Maximum number of multiple attached units- 35 units per site hectare.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (461) | <u>783680 Ontario Ltd.</u> S/E Corner George St. and Lakeshore East Road Part or all of Lots A, D, E and F, Block 11, Plan 1, and Part of George Street | (1987-56) (1989-166) |

The lands to which By-Law 1989-166 applies may be used for the following uses only subject to the C3R regulations set out in By-law 1984-63 except where in conflict with the following regulations:

- a) **Uses**
- (i) One mixed use commercial-residential building with a maximum leaseable floor area of 10,500.0m².
 - (ii) A minimum of 1,390m² and a maximum of 1,475m² leaseable floor area shall be permitted for commercial uses in conjunction with 52 residential dwelling units;
 - (iii) A minimum of 1,390 m² of ground floor leaseable area facing Lakeshore Road East and facing George Street (closed) shall be provided for commercial uses only.
 - (iv) A parking garage providing a minimum of 270 spaces for the lands described in Schedule "A".
- b) **Regulations**
- (i) Residential uses shall be permitted to be located below, on the same level as, and above commercial uses.

- (ii) Where personal recreation spaces is required for residential uses, such space shall be permitted to be located within the residential unit in the form of an enclosed balcony.
- (iii) No building will be permitted on or above grade on George Street (closed) except for two commercial kiosks of a total of 80m² abutting the main building.
- (iv) The maximum permitted height from Robinson Street shall be four-storeys and shall be no greater than 100.6m as measured in a geodetic elevation above sea level inclusive of the roof.
- (v) The maximum permitted height from Lakeshore Road East shall be four storeys and shall be no greater than 13.5m as measured in a geodetic elevation above sea level exclusive of the roof and mechanical equipment above Lakeshore Road East which is at an elevation of 85.89m geodetic elevation and that no leaseable floor area shall exist above the parapet.
- (vi) The property may be divided into condominiums without contravening this by-law.
- (vii) No direct access to commercial uses shall be provided from Robinson Street excluding service entrances which shall be through the garage entrance.
- (viii) (A) A minimum number of parking spaces for residential and commercial uses in the lands described in Schedule "A" shall be determined and provided in accordance with the following:
 - 86 parking spaces open to the general public;
 - 80 parking spaces for commercial uses;
 - 104 parking spaces for residential uses of which 25 may be in tandem;
 - 13 of the required residential parking spaces must be designated as visitor parking and may not be in tandem.
- (B) Where parking facilities are required or permitted for commercial uses the lands are excused from the following regulations in this by-law:
 1. Parking areas must be located on the same lot as the main use,
 2. No charge may be made for parking;
- (C) Where parking facilities are required or permitted for residential uses other than detached dwellings, semi-detached dwellings, duplexes or dwellings which contain not more than 4 dwelling units the lands are excused from the following regulations:

1. Parking reserved for visitors and service vehicles must be in an open area except where clearances within structures used for visitor and service vehicle parking are at least 4.2m in height or where such clearances are 2.5m in height and a paved open loading area is provided;
2. Parking facilities shall be located on the same lot as the main use.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (462) | <u>Budd's Imported Cars</u> 513 Speers Road | (1987-64) |

The land to which By-Law 1987-64 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following use subject to the regulations as set out in the general provisions for such a use except where in conflict with the following:

- a) **Permitted Use**
 - (i) New or used automobile dealership and maintenance department.
- b) **Regulations**
 - (i) Minimum front yard setback -14.17m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (464) | <u>Auto Lynn Exotic Cars</u> 191 Wyecroft Road | (1987-78) |

The lands to which By-Law 1987-78 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following use subject to the regulations set out in the general provisions for such use except where in conflict with the following:

- a) **Permitted Use**
 - (i) A restaurant in conjunction with an automobile dealership.

b) **Regulations**

- (i) Floor area of restaurant - maximum 102m² including kitchen facilities.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (465) | <p align="center"><u>Canadian Tire Real Estate Limited</u> <u>Ministry of Transportation and Town of Oakville</u> Part of Lot 16 & 17, Conc. 2, S.D.S.</p> | (2007-086) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 2007-086 applies except where in conflict with the following:

a) **Permitted Uses**

- i) All C3A uses
 ii) Large scale retail sale of merchandise
 iii) An indoor/outdoor garden centre
 iv) A single food and beverage cart
 v) A retail propane dispensing facility

b) **Regulations**

- i) Lot area – minimum – 30,000 square metres.
 ii) Front yard - for the purpose of this by-law, the front yard shall be deemed to be the lot line adjacent to the North Service Road west of Kerr Street.
 iii) Rear yard – for the purpose of this by-law, the rear yard shall be deemed to be the lot line adjacent to the QEW.
 iv) West side yard – for the purpose of this by-law, the west side yard shall be deemed to be the lot line adjacent to the QEW off ramp.
 v) East side yard – for the purpose of this by-law, the east side yard shall be deemed to be the most easterly point of the property.

c) **Regulations for a large scale retail sale of merchandise and garden centre use**

- i) Building floor area – maximum - 10,464 m²
 ii) Front yard setback – minimum 2.5 metres – from North Service Road
 iii) West side yard setback – minimum 13.716 metres – from QEW ramp
 iv) One parking shall be provided for every 28 m² of leaseable floor area including garden centre use
 v) Minimum landscape area – 20% of lot area

- vi) Building height – maximum – 7.5 metres from the finished floor of the building to the highest point of the flat roof
 - vii) Maximum height of all rooftop mechanical rooms and equipment, parapets and design features – 5 metres above the roof upon which they are located
 - viii) All rooftop mechanical rooms and equipment must be setback 5 metres from all edges of the roof upon which they are located
 - ix) All areas for loading in conjunction with loading docks must be screened by an opaque wall of at least 4 metres in height.
 - x) All garbage and recycling facilities shall be located within the commercial building on site
- d) **Regulations for a single food and beverage cart**
- i) Maximum area – 15 m²
 - ii) Must be located outside within 5 metres of the eastern edge of the building
- e) **Regulations for a propane transfer facility**
- i) To be located in the rear yard (south side)
 - ii) Minimum setback to a propane transfer facility – 7.5 metres from rear and side yard”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (467) | <u>Boxley</u> Pt of Lots 27 and 28, Conc. 2. S.D.S. | (1987-90) (2001-091) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-90 applies except where in conflict with the following:

- a) *Deleted by By-law 2001-091*
- b) For Lands Zoned R7 (a) on Schedule “A”
 - (i) **Permitted Uses**
 1. A maximum of 45 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R7 Zone.

- c) For Lands Zoned R7 (b) on Schedule “A”
- (i) **Permitted Uses**
1. A maximum of 14 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R7 Zone.
- d) For Lands Zoned R7 (c) on Schedule “A”
- (i) **Permitted Uses**
1. A maximum of 21 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R7 Zone.
- e) For Lands Zoned C1 on Schedule “A”
- (i) **Permitted Uses**
1. Those uses permitted in the C1 Zone.
- (ii) **Regulations**
1. Lot area - Minimum - 1,000m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (468) | <u>Jen Pet</u> Part of Lot 26 Conc. 2, S.D.S. | (1987-99) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-99 applies except where in conflict with the following:

- a) For Lands Zoned R7 (a) on Schedule “A”
- (i) **Permitted Uses**
1. A maximum of 7 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R7 Zone.
- b) For Lands Zoned R7 (b) on Schedule “A”
- (i) **Permitted Uses**

1. A maximum of 7 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R7 Zone.
- c) For Lands Zone R7 (c) on Schedule “A”
- (i) **Permitted Uses**
 1. A maximum of 11 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R7 Zone.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (469) | <p style="text-align: center;"><u>The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario</u> 2423 Rebecca Street</p> | (1987-104) |

The land to which By-Law 1987-104 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations provided for such uses except where a particular permitted use is set out herein, the specific regulations noted shall apply, in case of conflict:

- a) **Permitted Uses**
 - (i) Church, rectory, and Church Hall used for functions conducted by church organizations only.
- b) **Regulations**
 - (i) A minimum of 53 parking spaces are to be provided on site being Part of Lot 29, concession 3, S.D.S., with an additional 119 parking spaces being provided on an abutting parking lot owned by the Roman Catholic Separate School Board municipally known as 2405 Rebecca Street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (470) | <p style="text-align: center;"><u>George Hatzinicolaou</u> Part of Lot 29 Conc. 1, N.D.S.</p> | (1987-109) |

The land to which By-Law 1987-109 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations therefore and, in addition, the following use:

- a) **Permitted Use**
- (i) Parking facilities incidental to the permitted uses on the abutting parcel of land zoned C7, municipally known as 2284 Dundas Street West.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (471) | <u>Tanana</u> Part Lot 27, Conc. 2, S.D.S. | (1987-138) (1999-104) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-138 applies except where in conflict with the following:

- a) For the Lands Zoned R9 on Schedule “A”
- (i) **Permitted Uses**
1. A maximum of 147 units.
- (ii) **Regulations**
1. Maximum height - six storeys,
 2. The aggregate of all dwelling unit floor areas in an apartment building shall not exceed the maximum permitted number of dwelling units multiplied by 120m².
- b) For Lands Zoned R8 (a) on Schedule “A”
- (i) **Permitted Uses**
1. A maximum of 11 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- c) For Lands Zoned R8 (b) on Schedule “A”
- (i) **Permitted Uses**
1. A maximum of 21 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- d) For Lands Zoned R8 (c) on Schedule “A”
- (i) **Permitted Uses**

1. A maximum of 12 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- e) For Lands Zoned R8 (d) on Schedule “A”
- (i) **Permitted Uses**
 1. A maximum of 14 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- f) For Lands Zoned R8 (e) on Schedule “A”
- (i) **Permitted Uses**
 1. A maximum of 6 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- g) For Lands Zoned R8 (f) on Schedule “A”
- (i) **Permitted Uses**
 1. A maximum of 33 multiple attached dwelling units subject to the general regulations for multiple attached dwellings in the R8 Zone.
- h) For Lands Zoned R11 on Schedule “A”
- (i) **Permitted Uses**
 - (1) All uses permitted in the R11 zone except semi-detached dwellings.
 - (ii) **Regulations**
 - (1) Maximum number of units -13;
 - (2) Minimum rear yard for detached garage for Lots 2 through 13 - 6.m;
 - (3) Minimum rear yard for detached dwelling for Lots 2 through 13- 13.5m;
 - (4) Minimum rear yard for detached dwelling on Lot 1 - 7.5m;
 - (5) Minimum rear yard for attached garage on Lot 1 - 6m;
 - (6) Minimum separation distance between detached garage and dwelling - 7.5m;
 - (7) Maximum size of garage - 45m²;
 - (8) All detached dwellings shall have vehicular access to detached garages only from a common driveway having access from Merchants Gate;

- (9) Notwithstanding the 0.3m reserve on Merchant's Gate and the 9m buffer strip block along the Third Line road allowance, the detached dwellings are deemed to have frontage on a public road;
- (10) The regulations contained in Section 40, Subsections 30 and 31 do not apply to these lands.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (472) | <p style="text-align: center;"><u>Queen's Avenue Rezoning</u> Lots 3, 7, 8, and 9, and 32 to 36, Plan 418</p> | <p style="text-align: center;">(1987-180) (1989-266)</p> |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-180 applies except where in conflict with the following:

- a) For the Lands Zoned R7 (a) on Schedule "A"
- (i) **Permitted Uses**
1. A maximum of 36 dwelling units.
- (ii) **Regulations**
1. Maximum height of 19 metres for apartment buildings or alternatively a maximum height for apartment buildings of 13 metres where the aggregate of all dwelling unit floor areas in an apartment building does not exceed the maximum permitted number of dwelling units multiplied by 120m².
- b) For the Lands Zoned R7 (b) on Schedule "A"
- (i) **Permitted Uses**
1. A maximum of 24 multiple attached dwelling units subject to the general regulations for the R7 Zone.
- c) For the Lands Zoned R7 (c) on Schedule "A"
- (i) **Permitted Uses**
1. Those uses permitted in the R7 Zone subject to the general regulations for the R7 Zone excluding apartment buildings and maisonettes.
- (ii) **Regulations**

1. A maximum of 5 dwelling units.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (473) | <u>Queen's Avenue Rezoning</u> Lots 2, 4, 5 and 6 in Registered Plan 418 | (1987-176) (1989-266) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 for the R7 Zone apply to the lands to which By-Law 1987-176 applies except where in conflict with the following:

- a) **Regulations for Lands Zoned R7(a) on Schedule "A"**
 - (i) A maximum of 26 dwelling units;
 - (ii) No portion of any building shall exceed 13m in height measured from the grade elevation at Queens Avenue;
 - (iii) The aggregate of all dwelling unit floor areas in an apartment building shall not exceed the maximum permitted number of dwelling units multiplied by 120m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (474) | <u>Cochren/Burkholder</u> 90 Allan Street & 349 Robinson St | (1987-265) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-265 applies except where in conflict with the following:

- a) **Regulations**
 - (i) Maximum height of three storeys above grade including all mechanical equipment, however, under no circumstances shall any building including mechanical equipment exceed a height of 10.5m above grade.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (475) | <u>St. Volodymyr's Cultural Centre</u> 1280 Dundas Street West | (1987-271) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-271 applies, and in addition, the following uses subject to the regulations set out in the general provisions for such uses.

a) **Permitted Uses**

- (i) Private and recreational clubs open for use by non-profit organizations and non-profit community and cultural groups.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (476) | <u>Elizabeth Paterson</u> Pt Lot 14, Conc. 3, S.D.S. | (1987-280) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 apply to the lands to which By-Law 1987-280 applies except where in conflict with the following:

(a) **Regulations**

- (i) Lot area - Minimum - 1,155m²;
(ii) Front yard - Minimum - 3m;
(iii) Side yard - Minimum - 3m;
(iv) Rear yard - Minimum 10m;
(v) Minimum parking spaces - 15.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (477) | <u>United Urban Land Dev. Inc.</u> Block 1, Plan 20M-367 | (1987-313) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (478) | <u>South Winston Properties Inc.</u> Part of Lots 2, 3, Conc. 1, S.D.S. | (1987-318) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (479) | <u>Tanenbaum</u> Pt of Lots 18 and 19 Conc. 2, S.D.S. | (1987-322) (1991-108) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the lands to which By-law 1987-322 applies except wherein conflict with the following:

- (a) For the Lands zoned R9 on Schedule "A"
 - (i) **Regulations**
 1. A maximum of 316 dwelling units.
 2. Minimum Lot Area - 1.7 ha.

- (b) For the Lands zoned R8 on Schedule "A"
 - (i) **Regulations**
 1. Minimum frontyard setback of 6m. provided that an average front yard setback of 7.5m is maintained and no front yard shall differ from that on any adjoining unit by more than 1.5m.
 2. Minimum Lot Area - 220m² per unit.
 3. Minimum side yards per block - 5.25m in total for both side yards in a block provided that no side yard individually may be less than 1.75m.
 4. Minimum separation distance between buildings on abutting blocks - 3.5m and 7m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

| | | |
|-------|---|---|
| (480) | <u>JNS Development Ltd.</u> Pt of Lots 17 and 18, Conc. 2, S.D.S. | (1989-117)(1991-141) (1996-178)(2006-002) (2007-96) |
|-------|---|---|

The land to which By-Law 1989-117 applies may be used for the following uses only subject to the general regulations for the C3A Zone except where in conflict with the following:

a) **Permitted Uses**

- (i) Uses permitted within the C2 zone except a hotel;
- (ii) Large scale retail sale of merchandise uses for the storage and sale of specialty retail commodities but not including any of the following:
 - 1. A food supermarket,
 - 2. A grocery store,
 - 3. A department store;
- (iii) Restaurants and take-out eating establishments, provided that such uses are not established in freestanding buildings;
- (iv) Drug stores, subject to regulations set out in Section 3 of this by-law pertaining to large scale retail sale of merchandise uses.

b) **Regulations**

- (i) Lot area - Minimum - 64,750m²;
- (ii) Lot frontage - Minimum - 100m;
- (iii) Front yard - Minimum - 15m;
- (iv) Side yard - Minimum - 7.5m except along Dorval Drive where the minimum side yard shall be 15m;
- (v) Rear yard - Minimum - 15m;
- (vi) The regulations set out in the C6 zone apply to an automobile service station if mechanical car washing facilities are provided;
- (vii) Floor area for a building containing business and professional offices excluding area of basement - Maximum - 1 times lot area;
- (viii) Minimum landscaped open space - 20% of lot area;
- (ix) One parking space shall be required for every 25m² of floor area with the exception of take-out and drive-in restaurants, car washing establishments, cinemas, theatres and public halls, auditoria, stadia, private and commercial schools and other uses involving the assembly of persons, where the C3A parking requirements shall apply.
- (x) One parking space shall be provided for every 35m² of leaseable floor area of office space;

PART VI

SPECIAL PROVISIONS

- (xi) Building height - maximum - six storeys for office buildings, two-storeys for all other buildings;
 - (xii) Gross leaseable office floor area - in any one building - maximum - 6,967.5m²;
 - (xiii) One office building only will be permitted.
- c) Additional Regulations for Large Scale Retail Sale of Merchandise Uses
- i) Minimum floor area for each building - 1,800m².
 - ii) Minimum floor area for each individual user shall be 275m² except in the case of drug and cosmetic uses which shall have a minimum floor area size of 900m² per user.
 - iii) Large Scale Retail Sale of Merchandise Uses need not comply with the regulations set out in the C3A zone

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (481) | <p style="text-align: center;"><u>Melrose Realty Developments Ltd.</u> Part of Lot 17 Conc, 3, SDS and Part of Lots 4 - 11 inc. Registered Plan 377</p> | <p style="text-align: center;">(1987-63)(1987-328) (1996-160)(1998-004)</p> |

- a) The lands shown on Schedule “B” may be used only for those uses as set out below subject to the regulations therefore in By-law 1984-63, except where in conflict with the following regulations in which case the following regulations shall prevail.
- b) **Permitted Uses**
- i) Semi-detached dwellings
 - ii) Multiple attached dwellings
- c) **Regulations**
- 1) Maximum Number of Units
 - a) Plan of Condominium:
 - Semi-detached dwellings – 18
 - Multiple attached dwellings - 30
 - b) Freehold Units:
 - Multiple attached dwellings - 17
 - 2) Minimum dwelling setbacks to conform to those identified on attached Schedule “C”.

- 3) Minimum setback for private garage within the condominium from the driving pavement, sidewalk or curb, whichever is greater - 6.0 metres.
- 4) Maximum Floor Area
 - a) Semi-detached dwellings (one storey with optional loft)- 1270ft. ² (118 m²) main floor, 38% of main floor area may be used for a loft. Total floor area - 1760ft² (164m²).
 - b) Multiple attached dwellings (one storey with optional loft) - 1039ft.2 (97 m²) main floor, 53% of main floor area may be used for a loft. Total floor area - 1590ft² (148m²).
 - c) Multiple attached dwellings (two-storey) - 1550ft.2 (144m²).
- 5) Lot Coverage - Freehold Blocks - 42% (max.) per block.
- 6) Minimum Separation Distance between property limit and northerly visitors parking - 1.5 metres.
- 7) Notwithstanding Section 39 B(iii) of By-law 1984-63, the maximum building height of the following dwelling types is as follows:
 - i) Semi-detached dwellings with optional loft - 7.5 metres (mid-point), 9.0 metres overall;
 - ii) Multiple attached dwellings with optional loft - 7.5 metres (mid-point), 9.0 metres overall;
 - iii) Multiple attached dwellings (2 storeys) - 8.5 metres (mid-point), 10.5 metres overall.
- 8) For the purposes of this by-law, any property line created as a result of phasing shall not impact the provisions of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (482) | <u>Winston Park Industrial District</u> Part of Lots 1, 2 and 3 Conc. 1, S.D.S. | (1987-339)(1991-19) (1996-178)(2006-002) (2007-096) |

The permitted uses and regulations contained in the general provisions of By-Law 1984-63 including amendments of Special Provision (434) apply to the lands to which By-law 1987-339 applies except where in conflict with the following regulations:

1. **Regulations for the C3A zone**

- a) Large scale retail sale of merchandise uses for the storage and sale of specialty retail commodities but not including any of the following:
- (i) A food supermarket;
 - (ii) A grocery store;
 - (iii) A department store.
2. **Regulations for all C3A uses including large scale retail sale of merchandise uses:**
- a) Lot area - Minimum - 0.5 ha
3. Additional Regulations for large scale retail sale of merchandise uses:
- a) Minimum floor area for each building - 1,800m².
 - b) Minimum floor area for each individual user shall not apply except in the case of apparel uses which shall have a minimum user size of 275m² per user.
 - c) Parking - 3.2 parking spaces for each 100m² of gross floor area with the exception of home improvement and automotive or hardware stores which shall require 5.5 parking spaces for each 100m² of gross floor area.
 - d) Screened outside storage is permitted for home improvement uses only, and is not permitted in front yards or in yards fronting onto Dundas Street.
 - e) Large scale retail sale of merchandise uses need not comply with the regulations set out in the C3A zone

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|------------------------|
| (484) | <u>Trans Northern</u> Part of Lot 34 Conc. 3, S.D.S. | (1988-3) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|-------------------------------------|
| (485) | <u>Stan Vine Construction</u> Part of Lot 13 Conc. 1, S.D.S. | (1988-4) (2007-96) (2009-111) |

The lands subject to Special Provision 485 may be used for the following uses only subject to the general regulations for such uses except where in conflict with the following regulations:

- a) For the lands zoned C6 on Schedule “A”
- i) **Permitted Uses**
1. Automobile service stations.
 2. A retail propane transfer facility for the sale of propane to the general public for automotive and recreational purposes.
- ii) **Regulations**
1. A buffer strip, at least 6m wide shall be provided in each yard adjoining a residential use.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---------------------------------------|
| (486) | <u>Max Tanenbaum Investments</u> Part of Lot 19 Conc. 2, S.D.S. | (1988-17) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---------------------------------------|
| (487) | <u>Stornelli/Morrison</u> Lots 122 and 123 on Plan 20M-8 2333 Ontario Street | (1988-37) (1989-266) |

The land to which by-law 1988-37 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **Permitted Use**
- Three dwelling units which may consist of detached or semi-detached dwellings.
- b) **Regulations**
- i) For existing detached dwelling fronting on Ontario Street:
1. Minimum front yard - 0.12m (Ontario Street);
 2. Minimum flankage - 2.0m (Nelson Street);
 3. Minimum rear yard - 6.1m;

4. Minimum side yard - 1.2m;
 5. Minimum setback in front of garage - 2.0m;
 6. Minimum lot frontage - 12m (Ontario St.);
 7. Minimum lot area - 250m²;
- ii) For detached dwelling fronting on Ontario Street:
1. Minimum front yard - 5.0m;
 2. Minimum side yard - 1.2m;
 3. Minimum rear yard - 6.1m;
 4. Minimum setback in front of garage - 5.0m;
 5. Minimum lot frontage - 9.0m;
 6. Minimum lot area - 200m²;
 7. Maximum lot coverage - 35%;
 8. Minimum lot depth - 20m.
- iii) For semi-detached dwelling fronting on Nelson Street:
1. Minimum front yard - 7.5m (Nelson Street);
 2. Minimum side yard - 1.2m;
 3. Minimum rear yard - 6.1m;
 4. Minimum lot frontage 13m (Nelson Street);
 5. Minimum lot depth - 21m;
 6. Minimum lot area - 290m²;
 7. Minimum lot coverage - 30%.
- iv) For detached dwelling fronting on Nelson Street:
1. Minimum front yard - 7.5m (Nelson Street);
 2. Minimum side yard - 1.2m;
 3. Minimum rear yard - 6.1m;
 4. Minimum lot frontage - 9.0m;
 5. Minimum lot area - 200m²;
 6. Maximum lot coverage - 35%;
 7. Minimum lot depth - 20m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------------------------------|
| (488) | <u>Villa Capri Limited</u> Part of Lot 3 Conc. 2, S.D.S. | (1988-60) (2007-096) (2008-051) |

The permitted uses and regulations contained in the general provisions of by-law 1984-63 apply to the lands to which by-law 1988-60 applies except where in conflict with the following regulations:

- a) **Regulations**
- (i) Notwithstanding Section 15 1) b) i) of by-law 1984-63 parking is permitted on a lot other than that on which the main use is located provided that the said parking area is located not further than 150m in a southerly direction from the lot on which the main use is located and is between Royal Windsor Drive and Lower Middle Road.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (490) | <u>The Samuel Curtis House</u> Block 227, Plan 20M-316 (3536 Wass Crescent) | (1988-62) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the lands to which By-law 1988-62 applies except where in conflict with the following:

- a) **Uses**
- i) One detached dwelling.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (491) | <u>Max Tanenbaum Inv.</u> Part of Lot 17 Conc. 2, S.D.S. | (1988-87) |

The land to which By-law 1988-87 applies may be used for the following uses only subject to the general regulations for such uses and in addition the following regulations:

- a) **Permitted Uses**
- i) Automobile service stations;
- ii) A retail propane transfer facility for the sale of propane to the general public for automotive and recreational purposes.
- b) **Regulation**
- i) A landscaped buffer strip at least 9m wide shall be provided in the yard abutting Dorval Drive with the exception of those areas in the yard where vehicular entrances and exits are provided.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (492) | <p style="text-align: center;"><u>Stornelli</u> Lots 62, 63, 64 and 65 on Plan 20M-8</p> | (1988-99) |

The land to which By-Law 1988-99 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following:

- a) **Permitted Uses**
Nine multiple attached dwelling units.
- b) **Regulations**
 - i) For dwelling units fronting on Nelson Street:
 1. Minimum front yard - 7.5m (Nelson Street);
 2. Minimum flankage - 3.5m (Marine Drive),
 3. Minimum side yard - 1.2m;
 - ii) For dwelling units fronting on Marine Drive:
 1. Minimum front yard - 7.5m (Marine Drive);
 2. Minimum rear yard - 7.5m;
 3. Minimum side yard - 1.2m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (493) | <p style="text-align: center;"><u>Matas</u> Part Lot 15, Concession 3, S.D.S.</p> | (1988-109) |

The land to which By-Law 1988-109 applies may be used for the following uses only and such uses are subject to the applicable regulations for such uses except where in conflict with the following:

- a) **Permitted Use**
 - i) Thirty nine multiple attached dwelling units for those lands zoned R7;
 - ii) The uses permitted in the 04 zone for those lands zoned 04;
 - iii) The uses permitted in the R3 zone for those lands zoned R3.
- b) **Regulations**
 - i) For multiple attached dwelling units.
 1. Maximum building height - 2 storeys or 8.5 metres, whichever is the lesser.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (495) | <u>Ertsinian</u> 131 Kerr Street | (1989-22) |

The lands to which By-law 1989-22 applies may be used for the uses permitted in the general provisions of By-law 1984-63 and are subject to the regulations for the C3R zone except where in conflict with the following:

- a) **Regulations**
- (i) Maximum number of apartment units - 3;
 - (ii) Personal recreation space for the purposes of the lands described in Schedule “B” to this by-law means a common recreation space on the roof of the building of not less than 37m² which is provided for the exclusive use of the occupants of the dwelling units and includes a patio;
 - (iii) Minimum aisle width - 5.5m;
 - (iv) Minimum area of parking space - 16m²;
 - (v) 1 paved parking space per apartment dwelling unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (497) | <u>657380 Ontario Limited/Kaneff Group of Companies</u> 2680 Sheridan Garden Drive (Part of Lot 1, Concession 2, SDS) | (1988-238) (2011-104) |

The lands subject to Special Provision 497 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

For lands zoned C1,

a) Permitted Uses

Notwithstanding the permitted uses in a Local Shopping Centre (C1) Zone, only the following uses shall be permitted:

- i) bank and/or financial institution
- ii) office

iii) accessory drive-through facilities

b) Regulations

- xi) Lot Area – 0.3 ha (min)
- xii) Front Yard – 13.5 m (min)
- xiii) Allow a canopy setback of 7.7 m from the daylight triangle
- xiv) Maximum Building Height – 7.1 m
- xv) Floor Area - % of Building Floor Area Occupied by a Single Commercial Operation – 100% max.
- xvi) A landscaped buffer area of not less than 9.0 m in width shall be provided, exclusive of access points, for all areas of the site directly adjacent to Winston Churchill Boulevard and Sheridan Garden Drive;

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (498) | <u>Low Estate</u> 4th Line Lot 25, Block A Plan M-75 | (1988-261) (1989-192) (1990-70) (1999-128) (2000-135) |

Deleted by By-law 2000-135

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (499) | <u>Winston Park Day Nursery</u> | (1988-274) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (500) | <u>Neuben</u> Part of Lot 16 Conc. 3, S.D.S. | (1989-030) |

The land to which By-Law 1989-30 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations permitted for such uses except where in conflict with the following regulations:

Regulations

- i) One access to the site shall be permitted on Randall Street no closer to the westerly property boundary (Trafalgar Road) than 29m;
- ii) Minimum aisle width shall be 5.5m;
- iii) Minimum size of parking space shall be 5.5m²;
- iv) Minimum width of parking space shall be 2.5m;
- v) Minimum number of parking spaces - 29, all of which shall be contained within the building and below grade level;
- vi) Minimum yards:
 - a) Southerly (Randall Street) - 0m;
 - b) Westerly (Trafalgar Road) - 3.9m except that 0m shall be permitted within 6.2m of the southerly property boundary;
 - c) Easterly - 5.5m;
 - d) Northerly - 5.5m except that 0m shall be permitted at a distance of 3.9m from the westerly property boundary to a distance of 11m from the westerly property boundary;
- vii) Maximum height:
 - a) Maximum height above grade to top of parapet - 11.75m;
 - b) Maximum height above grade to top of clock tower - 15.25m;
 - c) Maximum height above grade to mid-point between parapet and clock tower - 13.30m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (500) | <u>Neuben</u> Part of Lot 16 Conc. 3, S.D.S. | (1989-030) |

The land to which By-Law 1989-30 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations permitted for such uses except where in conflict with the following regulations:

Regulations

- i) One access to the site shall be permitted on Randall Street no closer to the westerly property boundary (Trafalgar Road) than 29m;

- ii) Minimum aisle width shall be 5.5m;
- iii) Minimum size of parking space shall be 5.5m²;
- iv) Minimum width of parking space shall be 2.5m;
- v) Minimum number of parking spaces - 29, all of which shall be contained within the building and below grade level;
- vi) Minimum yards:
 - a) Southerly (Randall Street) - 0m;
 - b) Westerly (Trafalgar Road) - 3.9m except that 0m shall be permitted within 6.2m of the southerly property boundary;
 - c) Easterly - 5.5m;
 - d) Northerly - 5.5m except that 0m shall be permitted at a distance of 3.9m from the westerly property boundary to a distance of 11m from the westerly property boundary;
- vii) Maximum height:
 - a) Maximum height above grade to top of parapet - 11.75m;
 - b) Maximum height above grade to top of clock tower - 15.25m;
 - c) Maximum height above grade to mid-point between parapet and clock tower - 13.30m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (501) | <u>Odenbach</u> 2527 Dundas St. West Part of Lot 30, Conc. 1, N.D.S. | (1989-023) |

The land to which By-Law 1989-23 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the applicable regulations, and in addition, the following use subject to the regulations of the Agricultural ‘A’ zone and the following regulations:

- a) **Permitted Uses**
 - i) A bed and breakfast establishment. For the purposes of By-Law 1989-23, a bed and breakfast establishment shall be defined as “the provision of lodging with or without meals for the traveling public within a detached dwelling”.

b) **Regulations**

- i) A maximum of two rooms used for the purposes of lodging for the traveling public;
- ii) The bed and breakfast establishment is operated by a person or persons whose principal residence is the said detached dwelling;
- iii) Parking - 1 additional off-street parking space for each room used for the purposes of lodging for the traveling public.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (502) | <u>Hallford</u> Part of Lot 19 Conc. 4, S.D.S., | (1989-061) |

The land to which By-Law 1989-61 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations permitted for such uses except where in conflict with the following regulations:

Regulations

- i) The land to which By-Law 1989-61 applies are exempted from requirements for frontage on a street and for the purposes of this by-law the front lot line shall be the southerly lot line abutting the existing right-of-way.
- ii) Minimum lot area - 3 344.5m²;
- iii) Minimum front yard for buildings and structures existing on the date of passing of this by-law, shown on Schedule "B" to this by-law - 3.0m and for all other buildings and structures - 10.5m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (503) | <u>Soanes</u> Part of Lot 1 Conc. 3, S.D.S | (1989-062) |

The land to which By-Law 1989-62 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 subject to the regulations permitted for such uses except where in conflict with the following regulations:

Permitted Use

- i) One detached dwelling per lot.

Regulations

- i) Minimum lot area - 1,350m²;
 ii) Minimum lot frontage - 18.5m;
 iii) Minimum front yard setback - 25m from the centre line of Winston Churchill Boulevard;
 iv) Minimum side yards - 4.2m;
 v) Minimum rear yard - 7.6m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (504) | <u>Cheun Fook</u> Part of Lot 3 Conc. 3, S.D.S. | (1989-071) |

The land to which By-law 1989-71 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the general regulations for such uses except where in conflict with the following regulations:

Regulations

- i) Provided a plan of subdivision is registered for the land described in Section 2 of the By-law, the minimum frontage may be reduced by 4 metres providing that the average frontage throughout the plan of subdivision is not less than 17.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (505) | <u>Beziec Developments Ltd.</u> Part of Lot 1 and 2, Conc.4 S.D.S. | (1989-100) |

The land to which By-Law 1989-100 applies may be used for uses permitted in the general provisions of By-Law 1984-63 for the R1 Zone subject to the applicable regulations therefor except where in conflict with the following:

- a) For the lands zoned R1 (a) on Schedule "A"

- i) **Regulations**
1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
 2. Minimum side yards - 4.2 metres on one side and 2.4 metres on the other;
 3. Maximum building height - 10.5 metres;
 4. Maximum number of storeys - 2;
 5. Maximum building length - 25.0 metres;
 6. Maximum garage entrance width - 7.5 metres provided the garage entrances face side lot lines only.
- b) For the lands zoned R1 (b) on Schedule “A”
- i) **Regulations**
1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
 2. Minimum side yards - 4.2 metres on one side and 2.4 metres on the other;
 3. Maximum building height - 10.5 metres;
 4. Maximum number of storeys - 2;
 5. Maximum garage entrance width - 7.5 metres provided garage entrances face the easterly side lot line only.
- c) For the lands zoned R1 (c) on Schedule “A”
- i) **Regulations**
1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
 2. Minimum side yards - 4.2 metres on one side and 2.4 metres on the other;
 3. Maximum building height - 10.5 metres;
 4. Maximum number of storeys - 2;
 5. Maximum building length - 25.0 metres;
 6. Maximum garage entrance width - 7.5 metres provided the garage entrances faces the side lot line only;
 7. No part of the private garage is permitted to project more than 8.2 metres in front of the wall adjacent to the portion of the floor area of the dwelling closest to the street and the garage shall not be located within 15.0 m of the westerly lot line, and further, the garage entrances shall face the side lot line only.
- d) For the lands zoned R1 (d) on Schedule “A”
- i) **Regulations**
1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
 2. Minimum side yards - 4.2 metres on one side and 2.4 metres on the other;
 3. Maximum building height - 10.5 metres;
 4. Maximum number of storeys - 2;

5. Maximum building length - 25.0 metres;
6. Maximum garage entrance width - 7.5 metres.

e) For the lands zoned R1 (e) on Schedule “A”

i) **Regulations**

1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
2. Minimum side yards - 7.0 metres on the southerly side and 3.3 metres on the northerly side;
3. Maximum building height - 9.5 metres;
4. Maximum number of storeys - 2;
5. Maximum building length - 25.0 metres;
6. Maximum garage entrance width - 7.5 metres provided the garage entrances face side lot lines only.

f) For the lands zoned R1 (f) on Schedule “A”

i) **Regulations**

1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
2. Minimum side yards - 6.0 metres on the southerly side and 4.5 metres on the northerly side;
3. Maximum building height - 9.5 metres;
4. Maximum number of storeys - 2;
5. Maximum building length - 25.0 metres;
6. Maximum garage entrance width - 7.5 metres provided the garage entrances face side lot lines only.

g) For the lands zoned R1 (g) on Schedule “A”

i) **Regulations**

1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
2. Minimum side yards - 2.4 metres on the southerly side and 6.0 metres on the northerly side;
3. Maximum building height - 9.5 metres;
4. Maximum number of storeys - 2;
5. Maximum building length - 25.0 metres;
6. Maximum garage entrance width - 7.5 metres provided the garage entrances face side lot lines only.

h) For the lands zoned R1 (h) on Schedule “A”

i) **Regulations**

1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;

2. Minimum side yards - 4.2 metres on one side and 2.4 metres on the other;
3. Maximum building height - 10.5 metres;
4. Maximum number of storeys - 2;
5. Maximum building length - 25.0 metres;
6. Maximum garage entrance width - 7.5 metres provided the garage entrances face side lot lines only;
7. No part of the private garage is permitted to project more than 8.2 metres in front of the wall adjacent to the portion of the floor area of the dwelling closest to the street provided that the garage entrances face the side lot line only.

i) For the lands zoned R1 (i) on Schedule “A”

i) **Regulations**

1. Front yard - a minimum of 10.5 metres and a maximum of 12.5 metres;
2. Minimum side yards - 4.2 metres on one side and 2.4 metres on the other;
3. Maximum building height - 9.5 metres;
4. Maximum number of storeys - 2;
5. Maximum building length - 25.0 metres;
6. Maximum garage entrance width - 7.5 metres provided the garage entrances face side lot lines only.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (506) | <u>Ebau</u> Part of Lot 9 Conc. 4, S.D.S. | (1989-119) |

The lands to which By-Law 1989-119 applies may be used for the uses permitted in the general provisions of By-Law 1984-63 for the R1 Zone subject to the applicable regulations therefore except where in conflict with the following:

a) For the lands zoned R1 (a) on Schedule “A”

i) **Regulations**

1. Minimum front yard - 10.5m;
2. Minimum rear yard - 7.5m;
3. Maximum garage area - 65m²;
4. Maximum garage entrance width - 7.5m provided the garage entrance faces a side lot line;

5. No part of the private garage is permitted to project more than 2.0m in front of the wall adjacent to the portion of the floor area of the dwelling closest to the street.
- b) For the lands zoned R1 (b) on Schedule “A”
- i) **Regulations**
1. Minimum front yard - 10.5m;
 2. Minimum side yards - 4.2m on one side and 2.4m on the other provided that the minimum separation distance between structures on adjacent lots is 6m;
 3. Minimum rear yard - 7.5m;
 4. Maximum garage area - 65m²;
 5. No part of the private garage is permitted to project more than 10.0m in front of the wall adjacent to the portion of the floor area of the dwelling closest to the street;
 6. Maximum garage entrance width - 7.5m provided the garage entrance faces a side lot line.
- c) For the lands zoned R1 (c) on Schedule “A”
- i) **Regulations**
1. Minimum front yard - 10.5m;
 2. Minimum side yards - 4.2 m on one side and 2.4m on the other provided that the minimum separation distance between structures on adjacent lots is 6m;
 3. Maximum garage area - 65m²;
 4. Maximum garage entrance width - 7.5m provided the garage entrance faces a side lot line;
 5. No part of the private garage is permitted to project more than 2.0m in front of the wall adjacent to the portion of the floor area of the dwelling closest to the street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (507) | <u>Reimer Car Wash</u> Forsythe Street | (1989-173) (1989-274) |

The lands to which By-law 1989-173 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations provided for such uses except where in conflict with the following:

- a) **Regulations**
- i) Lot Area - minimum - 314.5 square metres;
 - ii) Building Height - maximum - 9 metres;
 - iii) Minimum Yards
 - Front (Forsythe Street) - 2 metres
 - Northerly side - 3 metres
 - Southerly side - 1.2 metres
 - Flankage - 3.5 metres
 - Rear - 3.5 metres
 - iv) Maximum Number of Storeys - 2
 - v) Notwithstanding Section 28 of By-law 1984-63, the front yard of a key lot between a private garage which has its vehicle access facing or nearly facing the front lot line shall not be less than 3.5m.
 - vi) Notwithstanding Section 28 of By-law 1984-63 the side yard flankage of a corner lot between a private garage and the flankage shall not be less than 3.5m where the private garage has its vehicle entrance facing or nearly facing the flankage.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------------|--|
| (508) | <u>Roty</u> Weller Court | (1990-040) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (509) | <u>Long Manufacturing</u> 700 Kerr St | (1989-253) (1999-151) |

Deleted by By-law 1999-151

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (510) | <u>Appleby College</u> 540 Lakeshore Road West | (1989-282) |

The land to which By-law 1989-282 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations provided for such uses except where a particular permitted use is set out herein, the specific noted regulations shall apply in case of conflict.

- a) **Permitted Use**
 - i) Private School

- b) **Regulations**
 - i) Minimum Front Yard - 12m
 - ii) Minimum Side Yard - 10.5m
 - iii) Minimum Rear Yard - 12m
 - iv) Maximum Height - 18m, however in no case shall the minimum side yard be less than 50% of the building height

- c) Notwithstanding the above, single family residential dwelling units associated with the private school use shall be permitted subject to the applicable regulations for residential uses.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (512) | <u>748430 Ontario Inc.</u> 261 Wyecroft Road | (1990-038) |

The land to which By-law 1990-38 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore except where in conflict with the following and, in addition, the following use subject to the regulations set out in the M5 Zone except where in conflict with the following:

- a) **Permitted Use**
 - i) Body repair shop as an accessory use to a car dealership

b) **Regulations**

- i) Minimum side yard adjacent to South Service Road - 7.5m except that the existing building may continue to have a setback of 3.95m
- ii) No outside repairs or storage related to the body repair shop
- iii) Provision of a maximum of 15 screened parking spaces for parking related to the body repair shop located no closer than 38m from the property line abutting the South Service Road and 79m from the property line abutting Wyecroft Road
- iv) A maximum time limit of 14 days shall be permitted for automobiles parking in conjunction with the body repair shop
- v) A 3m buffer strip along the entire property line abutting South Service Road and Wyecroft Road excluding vehicle access and the parts driveway.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (513) | <p style="text-align: center;"><u>810630 Ontario Limited (Lockwood - Chrysler)</u> (formerly Fourth Line Limited) Part of Lot 16 Conc. 3, SDS</p> | <p style="text-align: center;">(1990-075) (1997-148)</p> |

Subject to the applicable regulations and the following additional regulations, the lands to which By-law 1997-148 applies may be used for the uses permitted in the general provisions for the M5 zone of By-law 1984-63 and those uses included by this subsection.

a) **Permitted Uses**

- (i) Body repair shop as an accessory use to a car dealership

b) **Regulations**

- (i) Minimum setback from Queen Elizabeth Way - 14m;
- (ii) No access shall be permitted via Kerr Street

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------------|
| (514) | Ministry of Government Services Part of Lot 27, Conc. 2, S.D.S. | (1990-77) (1991-065) |

The lands to which By-law 1991-65 applies and zoned R8 (a) and R8 (b) may be used for those uses permitted in an R8 zone by the General Provisions of By-law 1984-63 except for those uses excluded by clause 3 (b) (i) below, subject to the applicable regulations of By-law 1984-63, as modified by clauses 3 (a) (i) and 3 (b) (ii) below.

- a) For Lands Zoned R8 (a)
- i) **Regulations**
1. Maximum building height - 3 storeys or 10.5 metres, whichever is the lesser;
 2. Maximum density:
 - Block 18, Plan 20M-493 - Nil units per site hectare
 - Remainder of the land zoned R8 (a) - 54 units per site hectare or 86 dwelling units, whichever is the lesser
- b) For Lands Zoned R8 (b)
- i) **Permitted Uses**
- The uses permitted in an R8 Zone except for the following which shall not be permitted:
1. Detached dwellings;
 2. Duplex dwellings;
 3. Maisonette;
 4. Apartment house
- ii) **Regulations**
1. Maximum building height - 2 storeys or 7.5 metres, whichever is the lesser;
 2. Maximum number of dwelling units on all of the land zoned R8 (b) including Block 16, Plan 20M-493 – 56
- c) For Lands Zoned R5 and R6
- The permitted uses and regulations set out in the general provisions and regulations in By-law 1984-63 for R5 and R6 Zones apply to the lands zoned R5 and R6 respectively by this by-law.

- d) For Lands Zoned 01
The permitted uses and regulations set out in the general provisions and regulations in By-law 1984-63 for 01 zones apply to the lands zoned 01 by this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (515) | <u>Olive Developments Ltd.</u> Lot 1, Block 61, Plan 1 | (1990-103) |

The lands to which By-Law 1990-103 applies may be used for the following use only subject to the general regulations for such use except where in conflict with the following:

- a) **Permitted Use**
- i) Maximum 4 multiple attached dwellings.
- b) **Regulations**
- i) Front yard (Brant Street) setback - Minimum - 3.0 metres;
- ii) Flanking yard setback - Minimum - 0.73 metres;
- iii) Side yard setback - Minimum - 1.2 metres;
- iv) Rear yard setback - Minimum - 10 metres; and
- v) Driveway access will be provided from John Street only. The required driveway for exit and entrance shall be shared by all multiple attached dwellings. The driveway access shall be a minimum of 13 metres from the intersection of John Street and Brant Street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (516) | <u>Ivy Ridge Developments Inc</u> Part of Lot 3, Conc. 3, S.D.S | (1990-104)(1990-219) (2006-002)(2007-096) |

The land to which By-law 1990-104 applies may be used for the following uses only and such uses are subject to the general regulations for the C3A zone except where in conflict with the following:

a) **Permitted Uses**

- i) Retail sale of merchandise warehoused or stored on the premises provided that:
 - (1) The sales area is clearly separate from the warehousing or storage area except where the permitted use is a carpet warehouse in which case the warehousing or storage area and the sales area need not be separated;
 - (2) There is no display of goods or retail sales within the warehousing or storage area except where the permitted use is a carpet warehouse in which case the display of goods or retail sales are permitted in the warehousing or storage area;
 - (3) The warehousing or storage area does not comprise less than 60% of the total floor area of the building or portion thereof occupied by the business; and
 - (4) The warehousing or storage area for the purposes of this section shall exclude the area of malls, stairs, elevators, escalators, ventilating shafts, common areas such as mechanical rooms, all basement areas, washrooms, fitting rooms and offices.
- ii) Service commercial uses including animal clinics, banks, trust companies, credit unions, personal services shops such as barbers and hairdressers but not including drive-in eating establishments, or restaurants;
- iii) Business and professional offices including veterinary clinics;
- iv) Undertakings established or maintained by governmental authority and similar non-governmental undertakings such as a work shop for the cognitively impaired;
- v) Private and commercial schools;
- vi) Day nursery;
- vii) Recreational or educational use carried on entirely indoors but excluding a place of amusement - commercial, pool halls, arcades and bowling alleys.

b) **Regulations**

- i) Maximum floor area - 1,000m²
- ii) Westerly (rear) yard setback - Minimum 15 metres;
- iii) Maximum building height - 2 storeys and not more than 8m above established grade;
- iv) Landscaping - minimum 50% of lot area;
- v) A 3m wide landscaped area shall be provided along all road frontages excepting driveway entrances;

- vi) Chain link fencing shall be provided along the westerly (rear) property line to a minimum height of 1.8m;
- vii) A safety berm of a minimum 2.0m in height shall be provided along the westerly (rear) property line adjacent to the C.N.R. spur line;
- viii) No building, amenity area associated with the building, driveway or parking area may be located more than 80 metres from the most easterly corner of the daylight triangle at Ford Drive and Cornwall Road.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (517) | <u>Ivy Ridge Developments Inc</u> Part of Lot 3, Conc. 3, S.D.S | (1990-105) |

The land to which By-law 1990-105 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for a C3A zone subject to the applicable regulations therefore except where in conflict with the following:

- a) **Regulations**
 - i) Outside storage of new and used cars for sale shall be permitted;
 - ii) A 3 metre wide landscaped area shall be provided along all road frontages excepting driveway entrances;
 - iii) Maximum building height - two storeys and not more than 8m above established grade;
 - iv) Maximum floor area - 5,000m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (518) | <u>Ivy Ridge Developments Inc</u> Part of Lot 3, Conc. 3, S.D.S | (1990-106) (1990-219) |

The land to which by-law 1990-106 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for a C3A zone subject to the applicable regulations therefore except where in conflict with the following:

- a) **Regulations**
 - i) Maximum floor area - 2,000m²;
 - ii) Minimum westerly (rear) yard setback - 15 metres;

- iii) Minimum setback from Cornwall Road for auto related uses - 100m;
- iv) Maximum building height - two storeys and not more than 8m above established grade;
- v) Outside storage of new and used cars for sale shall be permitted;
- vi) Minimum landscaped area - 37% of lot area;
- vii) Chain link fencing to a minimum height of 1.8m shall be provided along the westerly (rear) property line;
- viii) A 3m wide landscaped area shall be provided along all road frontages excepting driveway entrances;
- ix) A safety berm of a minimum 2.0 metres in height shall be provided along the westerly (rear) property line adjacent to the C.N.R. spur line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (520) | <p style="text-align: center;"><u>Giffels Enterprises Inc. formerly Cornwall Road</u> Part Lots 3, 4, 5, Conc.3, S.D.S.</p> | <p style="text-align: center;">(1990-136) (2000-099) (2007-096)</p> |

The land to which By-law 2000-099 applies may be used for the following uses only subject to the general regulations for an M6 zone except where in conflict with the following in which case the following shall prevail:

- a) **Permitted Uses – For Land Zoned M6 and M6(a)**
 - i) Business and professional offices;
 - ii) Undertakings established or maintained by governmental authority and similar non-governmental undertakings such as a work shop for the cognitively impaired;
 - iii) Institutional and educational uses;
 - iv) Printing shops;
 - v) Publishing and bookbinding;

- vi) Warehousing and storage and the assembly of manufactured products such as textiles, woods, paper, radio and television equipment and the like;
- vii) The manufacture within enclosed buildings of radio and television equipment, drugs, cosmetics, jewelry and watches, toys, office equipment, sanitation products and any other light manufacturing operations which are not obnoxious by reason of erosion or the emission of noise, odour, dust, gas, fumes, smoke, refuse or water-carried waste;
- viii) Administrative offices in connection with and on the same lot with any use permitted in this subsection;
 - ix) A propane transfer facility as an accessory use to a permitted use and for the exclusive use of the tenant or owner of the lands.

b) **Regulations**

(i) **For Land Zoned M6**

- (1) Lot area - Minimum – 8.5 hectares;
- (2) Lot frontage - Minimum - 350 metres;
- (3) Front yard setback - Minimum - 27 metres;
- (4) Side yard setback - Minimum - 6 metres;
- (5) For the purpose of calculating a yard adjacent to Joshua's Creek, the lot line abutting Joshua's Creek shall be deemed to be 7.5m east of the top of bank as determined by the Halton Region Conservation Authority;
- (6) Landscaped buffer strip – adjacent to Cornwall Road - minimum depth – 27 metres and containing a berm with a minimum height of 3.5 metres;
- (7) Minimum landscaped open space – 10%;
- (8) Maximum gross floor area of all buildings – 36,380m²;
- (9) Maximum lot coverage – 42%;
- (10) Building Height - maximum 1 storey and 11 metres above established grade;
- (11) No loading dock or parking space for unloading in connection with any building or structure may be located in the front, or side yard.

(ii) **For Lands Zoned M6(a)**

- (1) Lot area – Minimum – 3.0 hectares;
- (2) Lot frontage – Minimum – 150 metres;
- (3) Front yard setback – Minimum – 27 metres;
- (4) Side yard setback – Minimum – 6 metres;

- (5) Setback from CNR line – Minimum – 45 metres;
- (6) No buildings or structures permitted within the Enbridge Pipeline easement;
- (7) Landscaped buffer strip – adjacent to Cornwall Road – Minimum depth – 27 metres and containing a berm with a minimum height of 0.5 metres;
- (8) Parking areas are permitted to encroach within the landscaped buffer strip noted in subsection (7) provided there is no parking area within 15 metres of Cornwall Road;
- (9) Minimum landscaped open space – 6%;
- (10) Maximum gross floor area of all buildings – 8,000m²;
- (11) Maximum lot coverage – 27%
- (12) Maximum gross floor area of all business and professional office buildings – 4,500m²;
- (13) Building height – maximum – 2 storeys and 11 metres above established grade;
- (14) No loading dock or parking space for unloading in connection with any building or structure may be located in the front or side yard.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (521) | <p style="text-align: center;"><u>Queenline Developments Incorporated formerly</u> (Roe-Way Investments Ltd.) Part Lot 25 Conc. 2, S.D.S.</p> | <p style="text-align: center;">(1990-138) (1999-088) (2006-002) (2007-096)</p> |

The land to which By-law 1999-088 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, for the C3A zone, subject to the applicable regulations for such uses in By-law 1984-63, except where in conflict with the following regulations, which shall govern in case of conflict:

- a) **Regulations** - For Lands Zoned C3A
 - (i) The regulations for the C3A zone as they apply specifically to automobile service stations and car wash facilities operated in conjunction with service stations shall not apply;

- (ii) Setbacks:
 - (1) From the North Service Road - minimum - 15 metres;
 - (2) From Third Line (front yard) - Minimum - 15 metres, except the setback to an automobile service station fuel pump - Minimum - 9 metres;
 - (3) From the south property line - Minimum - 15 metres;
- (iii) Total Gross Floor Area of all Buildings - Maximum - 2,150m²;
- (iv) Total Gross Floor Area of Service Station Kiosk which may contain an area for the display and retail sale of food and sundry use - Maximum - 90m²;
- (v) Retail uses for the Service Station Kiosk need not comply with the regulations set out in for retail sales warehouses;
- (vi) Building and Structure Height - Maximum - 11 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (523) | <u>Rotary Club</u> 1298 Rebecca St. Lot 1, Plan 1118 | (1990-221) (2000-129) |

The land to which By-law 2000-129 applies may be used for the uses permitted in the general provisions of by-law 1984-63, as amended, subject to the applicable regulations therefore except where as amended by the following, and in addition, a senior citizens' housing project with the following uses subject to the following regulations only:

- a) **Permitted uses for senior citizens' housing**
 - (i) A maximum of 15 semi-detached dwellings (30 dwelling units);
 - (ii) A clubhouse containing no more than 250m² of floor area;
- b) **Regulations for senior citizens' housing**
 - (i) Minimum front yard from Rebecca Street - 4.0m;
 - (ii) Minimum yard from Woodside Drive - 3.0m;
 - (iii) Minimum yard from south lot line - 4.5m;
 - (iv) Minimum yard from west lot line for single storey building - 2.4m;

- (v) Minimum setback from the west property line for a unit containing a loft - 27 metres;
- (vi) Notwithstanding the required minimum yards from Rebecca Street and Woodside Drive, the required yards may be reduced by up to 1.5m to provide for covered verandahs;
- (vii) Minimum separation distance between buildings - 1.2m;
- (viii) Maximum overall height for a single storey unit - 5m;
- (ix) Maximum overall height for a unit with optional loft - 7m;
- (x) Number of storeys - maximum - 1 storey plus optional loft;
- (xi) Maximum building coverage - 36%;
- (xii) Minimum lot area - 9900m² - except that the lands may be divided into exclusive use areas for leasehold purposes provided that the aggregate
- (xiii) Lot area continues to comply;
- (xiv) Lot frontage minimum - 64 m along Rebecca Street;
- (xv) Floor area maximum for units with optional loft - 135m²;
- (xvi) Floor area maximum for single storey units - 95m²;
- (xvii) Maximum number of dwelling units - 30;
- (xviii) Minimum landscaped area - 38% of lot area;
- (xix) Minimum paved visitors parking spaces for clubhouse - 5;
- (xx) Minimum paved parking for residential uses - 1 parking space per dwelling unit;
- (xxi) Maximum number of access points to Woodside Drive - 2
- (xxii) Maximum Gross Floor Area Ratio - 39% of the total site area including the clubhouse.

c) **Regulations for R05 uses**

- (i) Maximum building height not to exceed two storeys and 7.5m;
- (ii) Maximum floor area not to exceed 200m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (524) | <u>Max Tanenbaum Investments Inc</u> Part of Lots 17, 18 and 19, Conc. 2, S.D.S. | (1991-153) (1998-016) |

The lands to which By-law 1998-16 applies may be used for the following uses only and such use is subject to the general regulations for such use, except where in conflict with the following, in which case the following regulations shall apply:

a) **Permitted Uses**

All R8 uses except detached dwellings, duplexes, maisonettes and apartments.

b) **Regulations**

(i) Parcel R8(a) as shown on Schedule "A" hereto:

- (1) Property boundary adjacent to Dorval Drive (front yard) - minimum setback – 4.5m;
- (2) As shown on Schedule "C" the minimum setback to the side of units adjacent to the pedestrian bridge will be 3.5m;
- (3) All other property boundaries - minimum setback - 7.5m;
- (4) Visitor Parking: 0.25 parking spaces per unit for units which provide less than 3 exclusive use parking spaces and provided that in no case may there be less than 6 common area parking spaces on each block;
- (5) Building height maximum - 12m measured from the centre line of the condominium roadway and adjacent to the midpoint of the width of dwelling unit;
- (6) Minimum separation distance between units - 3m.

(ii) Parcel R8(b) as shown on Schedule "A" hereto:

- (1) Property boundary adjacent to Dorval Drive (front yard) - minimum setback - 4.5m;
- (2) Property boundary of southeast site adjacent to drainage channel and bridge (side yard)
 - minimum setback to rear of unit - 6.0m
 - minimum setback to side of unit - 3.5m;
- (3) All other property boundaries - minimum setback - 7.5m;
- (4) Visitor Parking: 0.25 parking spaces per unit for units which provide less than 3 exclusive use parking spaces and provided that in no case may there be less than 6 common area parking spaces on each block;
- (5) Minimum unit lot area on southeast site - 200m²;
- (6) Building height maximum - 12m measured from the centre line of the condominium roadway and adjacent to the midpoint of the width of dwelling unit;
- (7) Minimum separation distance between units - 3m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (525) | <p style="text-align: center;"><u>Kaneff Properties Limited</u> Lots 71-82 inclusive, Lots 85 and 86 Lots 87-110, Part of Lots 83 and 84 Plan 20M-532</p> | (1991-007) |

The land to which By-law 1991-7 (525) applies may Lots 87-110 be used for the following use only and such use is inclusive and subject to the general regulations for lands zoned Part of Lots R6 except where in conflict with the following:

- a) **Permitted Use**
Semi-detached dwellings

- b) **Regulations**
 - i) Lot depth - Minimum 31m
 - ii) Lot area - interior - Minimum - 578m²
 - iii) Lot area - corner - Minimum - 635m²
 - iv) Floor area per lot - Maximum 280m²
 - v) Minimum frontage for a corner lot - 19m
 - vi) Maximum number of semi-detached lots is 32
 - vii) Not less than 1 unit with a maximum floor area of 105 m² will be located on Lots 2, 4, 6, 8, 13, 16, 18, 20, 21, 22, 23, 24, 27, 29, 31, 33 shown in hatchmarks on Schedule "C" to this by-law
 - viii) The remainder of the units shall not exceed a floor area maximum of 160m²

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (527) | <p style="text-align: center;"><u>Melrose Investments Inc.</u> (formerly Markborough Properties) Part of Registered Plan No. 20M-544</p> | (1992-064)(2000-076) (2000-080)(2000-133) |

The land to which By-law 1992-64 applies may be used for the uses permitted in the general provisions of By-law 1984-63 and the uses provided herein, all subject to the regulations set out herein:

- a) **Additional Permitted Use of land shown in hatchmarks on Schedule B**
- i) Business and Professional Offices related or unrelated to any other uses permitted in the M1 zone on the following land - Lots 1, 2 and 3, and Part 11, Plan 20M-544.
 - ii) Business and Professional offices related or unrelated to any other uses permitted in the 1 zone on the following land - Lot 12 and Lot 13 of Plan 20 M-544.
 - iii) Business and Professional offices related or unrelated to any other uses permitted in the M1 zone on the following land - the western part of Lot 9, Plan 20M-544, otherwise described as Parts 1,4,5,6,7,8,10,11, and 13, Plan 20R- 13272.
- b) **Regulations**
- i) Lot Area - Minimum - 1850m²;
 - ii) Frontage - Minimum - 30m;
 - iii) Front Yard - Minimum - 7.5m;
 - iv) Side Yard - Minimum - 4.5m except:
 - Along a flankage - Minimum - 7.5m
 - Abutting a residential zone on Maple Grove Drive - Minimum - 30m
 - Butting a residential zone other than Maple Grove Drive minimum - 15m
 - Or development on the westerly part of Lot 11, Plan 20- M-544 - 3.0 m minimum from the easterly limit of the property;
 - v) Rear Yard - minimum - 30m, except for a single storey building not exceeding 7.5m in height on Lot 12 of Plan 20-M-544 in which case the minimum rear yard shall be 27m;
 - vi) Landscape buffer strip adjacent to a residential zone - Minimum - 15m;
 - vii) Landscaped area excluding buffer strip - Minimum 10% of lot area;
 - viii) Building and structure height - Maximum 11m and two storeys;
 - ix) The area of window and door openings in a wall or a building facing the residential zone - Maximum 30% of the area of the wall except for the westerly portion of Lot 11 which shall permit 100% glazing of the rear wall provided that:

- i) The minimum rear yard is 32m;
 - ii) The building is a single storey building not exceeding 8m in height; and,
 - iii) A maximum of 30% of the windows and doors are capable of being opened.
- x) Floor area of all business and professional office buildings and structures on the following lands - Lots 1, 2 and 3, Plan 20M-544 - maximum - 0.50 times lot area;
- xi) Parking requirements shall comply with the requirements of Section 67 (2) (a) of by-law 1984-63 pertaining to M1 uses; and one parking space for every 28m² of leaseable floor area for office uses except for office buildings which contain medical offices occupying more than 60% of leaseable floor area in which case a standard of one parking space for every 23.2m² shall apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (529) | <u>River Oaks Developments Inc</u> Part of Lots 18 and 19, Conc. 1, S.D.S. | (1991-060) (2010-057) |

The lands to which By-law 1991-60 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule "A" for the lands shown in hatchmarks in Schedule "B" except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
 - i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres
 2. Minimum Front Yard for a Private Garage - 7.5 metres
 3. Section 40 (3) shall not apply

4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- b) For lands zoned R6
- i) **Regulations**
 1. Front Yard Setback - Minimum - 6.0m
 2. Minimum Front Yard for a Private Garage - 7.5m
 3. Section 40(4)(j) does not apply
 4. No part of the garage is permitted to protrude more than 1.5m in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (531) | <p style="text-align: center;"><u>River Oaks Developments Inc</u> Part of Lots 16, 17 and 18 Conc. 1, S.D.S.</p> | <p style="text-align: center;">(1991-062) (1996-095) (2008-051)(2010-057)</p> |

The lands to which By-law 1991-62 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule "A" for the lands shown in hatchmarks in Schedule "B" except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
 - i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - Minimum - 7.5 metres
 3. Section 40(1)(c) shall not apply
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- b) For Lands zoned R5 (a)
 - i) **Regulations**
 1. Front Yard - Minimum - 9.0 metres
 2. Section 40(4)(j) does not apply

3. No part of the garage is permitted to protrude more than 1.5 metres in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.
- c) For lands zoned R6
- i) **Regulations**
 1. Front Yard - Minimum - 6.0m
 2. Front Yard for Private Garage - Minimum - 7.5m
 3. Section 40(4)(j) does not apply
 4. No part of the garage is permitted to protrude more than 1.5 m in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.
- d) For lands zoned R6 (a)
- i) **Permitted Uses**
 1. Semi-detached Dwellings Only
 - ii) **Regulations**
 1. Lot Area - Minimum - 464.5m²
 2. Lot Frontage - Minimum - 15m
 3. Floor Area Per Unit - Maximum - 115m²
 4. Building Height - Maximum - 10.5 metres
 5. Front Yard - Minimum - 6.0 metres
 6. Front Yard for Private Garage - Minimum - 7.5 metres
 7. Side Yard - Minimum - 2.4m and 1.2m (1.2m each side with an attached garage)
 8. Minimum Separation Between buildings - 3.0 metres
 9. Rear Yard - Minimum - 7.5m
 10. No fences, bollards or other permanent obstructions shall be permitted on driveways
 11. No part of the garage is permitted to protrude more than 1.5m in front of the main floor all of the building adjacent to the portion of the floor area of the building closest to the street.
 12. Maximum coverage for accessory structures - 10% of the lot area
 13. Only one driveway per semi-detached dwelling shall be permitted.
- e) For lands zoned R7
- i) **Regulations**

PART VI

SPECIAL PROVISIONS

1. Regulations for multiple-attached dwellings
 - a) Maximum floor area per unit - 148m²
 2. Regulations for semi-detached dwellings
 - a) Front Yard - minimum - 6.0m
 - b) Front Yard for Private Garage - 7.5m
 - c) Section 40(1)(c) shall not apply
 - d) No part of the garage is permitted to protrude more than 1.5 metres in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.
- f) For lands zoned R5 (b)
- i) **Permitted uses**
 1. Single family dwelling
 - ii) **Regulations**

Note: All lot number references are to the lots as shown on Schedule “C” attached hereto.

 1. Front Yard (all lots) - Minimum - 4.5m
 2.
 - a) Southerly Side yard on Lot 6 - Minimum - 3.9m
 - b) Northerly Side yard on Lot 5 - Minimum 3.9m
 3. Notwithstanding the 0.3 m (1 foot) reserve along Sixth Line, Lots 3 and 4 shall be deemed to have frontage onto Sixth Line.
 4. Maximum combined driveway width between Lots 5 and 6 - 5.4m
 5. Notwithstanding Section 15 1) b) i) of By-law 1984-63, driveway access to Lots 3 and 4 shall be provided as a right-of-way over Lots 5 and 6
 6. Rear yard on Lots 5 and 6 - Minimum - 7.2m
 7. Front yard for private garage - Minimum - 7.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (532) | <u>Oakdene Developments Limited</u> Part of Lot 16, Conc.1 S.D.S. | (1991-063) (1996-096) (2008-051)(2010-057) |

The lands to which By-law 1991-63 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule “A” for the lands shown in

hatchmarks in Schedule “B” except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
- i) **Regulations**
1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for private garage - Minimum - 7.5m
 3. Section 40(1)(c) shall not apply
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- b) For lands zoned R6
- i) **Permitted Uses**
1. Semi-detached dwellings only.
- ii) **Regulations**
1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for private garage - Minimum - 7.5m
 3. Section 40(4)(j) does not apply
 4. No part of the garage is permitted to protrude more than 1.5m in front of the main floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
 5. Floor area per unit - Maximum - 105m²
- c) For lands zoned R5 (b)
- i) **Permitted Uses**
1. Single family dwellings.
- ii) **Regulations**
- Note: All lot number references are to the lots as shown on Schedule C attached hereto.
1. Front Yard (all lots) - Minimum - 4.5m
 2. a) Southerly Side Yard on Lot 8 - Minimum - 3.9m
b) Northerly Side Yard on Lot 7 - Minimum - 3.9m
 3. Flankage along daylight triangles for Lots 1 and 8 - Minimum - 1 m
 4. Notwithstanding the 0.3m (1 foot) reserve along Sixth Line, lots 1 and 2 shall be deemed to have frontage onto Sixth Line.
 5. Maximum combined driveway width between Lots 7 and 8 - 5.4m

6. Notwithstanding Section 15 1) b) i) of By-law 1984-63, driveway access to Lots 1 and 2 shall be provided as a right-of-way over Lots 7 and 8.
7. Front yard for private garage - Minimum - 7.5 metres

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (534) | <u>Silwell Developments Ltd</u> Part of Lot 14 and 15 Conc. 1, S.D.S. | (1991-068) (1991-139)(2010-057) |

The lands to which By-law 1991-68 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule “A” for the lands shown in hatchmarks in Schedule “B” except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
 - i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres.
 2. Front Yard for Private Garage - Minimum - 7.5 metres.
 3. Section 40(1)(c) shall not apply.
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.

- b) For lands zoned R6
 - i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres.
 2. Front Yard for Private Garage - Minimum - 7.5 metres.
 3. Section 40(4)(j) does not apply.
 4. No part of the garage is permitted to protrude more than 1.5 m in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.

- c) For lands zoned R7
 - i) **Permitted Uses**
 1. Multiple-attached dwellings only.
 - ii) **Regulations**
 1. Lot Area Per Unit - Minimum - 250m²

2. Front Yard - Minimum - 4m.
 3. Parking shall only be permitted in the rear yard or in a private garage, such garage to be accessed from the rear yard only.
- d) For lands zoned R8
- i) **Regulations**
 1. Floor area for multiple-attached dwelling unit - maximum - 140m².
 2. Maximum number of dwelling units - 150.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (535) | <u>Anton Kikas Ltd</u> Part of Lot 20 Conc. 1, S.D.S | (1991-064) (1998-010) |

The lands to which By-law 1991-64 may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
 - i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - 7.5 metres
 3. Section 40 (3) shall not apply
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (536) | <u>Fantasy Fruit Market</u> Part Lot 19 Conc. 3, S.D.S. | (1991-104) |

The land to which By-law 1991-104 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the M5 regulations provided for such uses except where a particular permitted use is set out herein, the specific regulation noted shall apply in case of conflict.

- a) **Permitted Use**
One food store predominantly selling fruit and vegetables
- b) **Regulation**
 - i) Gross floor area for the use permitted in paragraph (a) above - maximum - 1,243m²
 - ii) For the purposes of this by-law, Section 72 (1) (a) does not apply for the use permitted in paragraph (a) above.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (538) | <u>Birch Oak Developments Ltd</u> Blocks 54 & 55 Plan 20M-478 | (1991-108) |

The land to which By-law 1991-108 applies may be used for the uses permitted in the applicable zone of the general provisions of By-law 1984-63 subject to the regulations provided for such uses and the following regulations which shall govern in case of conflict.

- a) For lands zoned M6 on Schedule "A"
 - i) **Regulations**
 1. Building Height - maximum 3 storeys;
 2. Rear yard buffer strip - minimum width - 4m;
 3. Minimum easterly side yard - 4.5m;
 4. Minimum lot area - 0.92 ha;
 5. Minimum front yard landscaped area - 27% of the required front yard;

6. Notwithstanding that Block 54, Plan 20M-478 may be subdivided into more than one property, Block 54 shall be deemed to be one lot for the purposes of this by-law;
 7. One access only shall be permitted from the North Service Road.
 8. Office uses shall not be permitted on the bottom floor of any building.
 9. Maximum floor area used for office uses for any single building - 1,024 m²;
 10. Minimum floor area to be used for storage for any single building - 651.4 m²;
 11. A maximum of 60% of the leaseable floor area of any building may be used for medical offices;
 12. Minimum number of parking spaces – 135;
- b) For lands zoned C1 on Schedule “A”
- i) **Regulations**
 1. The most northwesterly 6.01 m of Block 55, Plan 20M-478 may be used for access to Block 54, Plan 20M-478;
 2. The most southwesterly 7.0 m of Block 55, Plan 20M-478 to a point 15.20m from North Service Road may be used for access to Block 54, Plan 20M-478;
 3. Minimum lot area - 0.39 ha;
 4. Minimum rear yard - 1m;
 5. One access only shall be permitted from the North Service Road.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (539) | <u>Bayshire Investments Ltd.</u> Part of Lot 7 Conc. 1, S.D.S. | (1991-109) (2010-057) |

The lands to which By-law 1991-109 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
 1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - 7.5 metres
 3. Section 40(1)(c) shall not apply

4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (540) | <p align="center">River Oaks Developments Inc. Part of Lots 19 and 20, Conc. 1, S.D.S.</p> | <p align="center">(1991-120) (2010-057)</p> |

The lands to which By-law 1991-120 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
- i) **Regulations**
1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - 7.5 metres
 3. Section 40(1)(c) shall not apply
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- b) For lands zoned R6
- i) **Regulations**
1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - 7.5 metres
 3. Section 40(4)(j) does not apply
 4. No part of the garage is permitted to protrude more than 1.5m in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.
- c) For lands zoned R7
- i) **Regulations**
1. Maximum number of dwelling units - 58
 2. Minimum setback from a street - 6 metres
 3. Minimum setback from a street for a private garage - 7.5m
 4. Only one access to the street shall be permitted on the westerly frontage.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (541) | <p style="text-align: center;"><u>Silwell Developments Ltd.</u> Part of Lots 13, 14 and 15 Conc. 1, S.D.S.</p> | <p style="text-align: center;">(1991-138) (1992-001) (1993-065)(2010-057)</p> |

The lands to which By-law 1991-138 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule “A” for the lands shown in hatchmarks on Schedule “B” except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) For lands zoned R5
 - i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - Minimum - 7.5 metres
 3. Section 40(1)(c) shall not apply
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
 5. Setback from the TransCanada Pipeline right of way - 10 metres

- b) For lands zoned R6

Deleted by map change By-law 1992-001.

- c) For the lands zoned R7
 - i) **Permitted Uses**
 1. Multiple - attached dwellings only

 - ii) **Regulations**
 1. Lot Area Per Unit - Minimum - 250 square metres
 2. Front Yard - Minimum - 4 metres
 3. Parking shall only be permitted in the rear yard or in a private garage, such garage to be accessed from the rear yard only

- d) For the lands zoned R7 (a)
 - i) **Permitted Uses**

1. Multiple-attached dwellings only

ii) **Regulations**

1. Lot Area per Unit - Minimum 250 square metres
2. Front Yard - Minimum - 6 metres
3. Front Yard for Private Garage - Minimum - 7.5 metres
4. Floor area per unit - Maximum 140 square metres
5. No part of the garage is permitted to protrude more than 1.5 metres in front of the ground floor wall of the building adjacent to the portion of the floor area of the building closest to the street.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (542) | <u>Vantagebrook Investments Inc.</u> Part of Lot 10 Conc. 3, S.D.S | (1990-070) |

The land to which this section applies, may be used for the uses provided in the general provisions of By-law 1984-63 and regulations therefore except that the following regulations shall apply when in conflict:

Regulation

- (i) For lots whose size is 1300 square metres or less (for example, proposed Lot 5 on Schedule "C" hereto), the Floor Area/Lot Ratio shall be thirty-three percent (33%).
- (ii) For lots whose size is 1301 to 1499 square metres (for example, proposed Lots 1, 2, 4, 9, 10 and 11 on Schedule "C" hereto) the Floor Area/Lot Ratio shall be thirty-nine percent (39%).
- (iii) For lots whose size is 1500 square metres or more (for example, proposed Lots 3, 6, 7, 8, 12 and 13 on Schedule "C" hereto) the Floor Area/Lot Ratio will be thirty-five percent (35%).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (543) | <p style="text-align: center;"><u>Progressive Concrete Forming</u> Part of Lots 7 and 9 Block 72, Registered Plan 1</p> | (1991-238) |

The land to which By-law 1991-238 applies may be used for the uses permitted in the general provision of by-law 1984-63 subject to the applicable regulations for such uses in an R05 zone except where in conflict with the following:

a) **Regulations**

- i) Minimum lot frontage - 14.8m
- ii) Minimum lot area - 346.28m²
- iii) Minimum yards
 - 1) For existing structure the setbacks as existed on the date of the passing of this by-law which are as follows:
 - a) Front yard - 1.0m
 - b) Flankage - 0.9m
 - c) Interior side yard - 3.6m
 - 2) For all new construction or additions to existing structure
 - a) Front yard minimum 4.0m to dwelling; minimum 5.5m to garage
- iv) Minimum setback for accessory buildings:
 - a) For the flankage lot - Minimum 3.3m from the southerly lot line
 - b) For the interior lot - Minimum 3.0m from the westerly lot line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (544) | <p style="text-align: center;"><u>Pat Silano</u> 34-38 Rebecca St Part of Lots 6 and 7, Block 58, Registered Plan 1</p> | (1991-248) |

The land to which By-law 1991-248 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore except as amended by the following:

a) **Regulations**

- i) Access to required parking may be provided from Rebecca Street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (545) | <p align="center"><u>Genstar Development Corporation</u> Pt Lots 20, 21 & 22</p> | <p align="center">(1992-015)(1995-129) (2006-002) (2007-096) (2008-051)(2010-057)</p> |

The lands to which By-law 1992-15 applies may be used for the uses permitted in the general provisions of By-law 1984-63 except where such uses are excluded by By-law 1992-15 and may also be used for the additional uses set out herein, all subject to the regulations set out in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in the case of conflict. The following applies to the lands identified by Special Provision 89 (545):

- a) For lands zoned R12 (b), R11 (a), R5 (a) on Schedule “A”
- (i) **Regulation**
No permanent structure requiring a foundation will be erected within 4 metres of the northerly rear property line. This restriction shall include but not be limited to inground pools, decking, accessory structures including above-ground pools if inground footings are required.
- b) For lands zoned R12 (a) on Schedule “A”
- (i) **Regulation**
No permanent structure requiring a foundation will be erected within 1.2 metres of the northerly side property line. This restriction shall include but not be limited to inground pools, decking, accessory structures including above-ground pools if inground footings are required.
- c) For lands zoned R7 (a) on Schedule “A”
- (i) **Regulations**
1. Maximum number of units - 40;
 2. Maximum overall height - 3 stories and 10.5m;
 3. Minimum setback for all dwelling units - 7.5m from the boundary of the zone except for a side yard abutting another residential zone which will have a minimum setback of 2.4m. There will be no minimum setback from the northerly limit of the 01 zone. From the

southerly limit of the 01 zone no permanent structure requiring a foundation will be erected within 4m. This restriction shall include but not be limited to inground pools, decking, accessory structures including above-ground pools if inground footings are required.

- d) For lands zoned 02 (a) on Schedule “A”
- (i) **Permitted Uses**
Instead of the uses provided in the general provisions of By-law 1984-63 for the 02 zone, a private park permitting conservation and forestry uses accessory to the residential uses permitted on the abutting lands zoned for R7(a) uses or a public park only will be permitted.
- (ii) **Regulations**
1. Notwithstanding the provisions set out in By-law 1984-63 for private open space, no building or structure will be permitted.
 2. Minimum lot area - 5,800m².
- e) For lands zoned R8 (c) on Schedule “A”
- (i) **Permitted Uses**
Schools subject to applicable regulations in By-law 1984-63 for a PE zone and, if not used for schools, R8 uses except for detached dwellings and apartment buildings will be permitted.
- (ii) **Regulation**
Notwithstanding the regulation in Section 38 of By-law 1984-63, the minimum lot area per unit for multiple-attached dwelling is 180m².
- f) For lands zoned R8 (d) on Schedule “A”
- (i) **Permitted Use**
R8 uses except for detached dwellings and apartment buildings will be permitted.
- (ii) **Regulation**
Notwithstanding the regulations in Section 38 of By-law 1984-63, the minimum lot area per unit for multiple-attached dwellings is 180m².
- g) For lands zoned R8 (e) on Schedule “A”

- (i) **Permitted Uses**
R8 uses except for detached dwellings and apartment buildings will be permitted.
 - (ii) **Regulations**
 - 1. Notwithstanding the regulations in Section 38 of By-law 1984-63, the minimum lot area per unit for multiple-attached dwellings is 180m².
 - 2. Minimum side yard - 1.8m.
- h) For lands zoned R12 (c) and R11 (b) on Schedule “A”
- (i) **Permitted Uses**
In addition to the uses permitted in the R11 and R12 zones as modified by this special provision, the uses permitted in the R8(d) zone of this by-law will be permitted.
 - (ii) **Regulation**
Notwithstanding the regulation in Section 38 of By-law 1984-63, the minimum lot area per unit for multiple-attached dwellings is 180m².
- i) For lands zoned R8 (a) on Schedule “A”
- (i) **Permitted Use**
R8 uses except duplex dwellings, multiple-attached dwellings, maisonettes and apartment buildings.
 - (ii) **Regulations**
 - 1. Lot frontage per block - Minimum 50m;
 - 2. Lot depth per block - Minimum - 23m;
 - 3. Minimum distance between the wall of any dwelling unit and the limit of any street - 4.5 metres provided that the minimum distance between any garage and the limit of any street shall not be less than 6m;
 - 4. Minimum side yard per block - 1.2m;
 - 5. Minimum rear yard - 2.4m;
 - 6. Minimum personal recreation space - 45m² with minimum dimensions of 5m by 9m to be located directly abutting a dwelling unit and shall not be located between the said dwelling unit and the limit of the street upon which the dwelling unit fronts.

7. Maximum overall height - 7.5m except that no part of the dwelling within 3.5m of the rear lot line shall exceed one storey and 4m;
 8. Minimum distance between dwellings - 1.2 metres, however within this distance sills, belt courses, cornices, chimneys, coves, pilasters, or gutters may project not more than 0.5m from the exterior wall;
 9. Maximum gross floor area per dwelling unit - 135m²;
 10. Maximum number of dwelling units - 5 per block;
 11. Maximum garage size of 28m² per unit;
 12. Maximum driveway width of 3.5m per dwelling unit;
- j) For lands zoned R8 (b) on Schedule "A"
- (i) **Permitted Use**
Detached dwelling
 - (ii) **Regulations**
 1. Lot frontage per block - Minimum - 247m;
 2. Lot depth per block - Minimum - 23m;
 3. Minimum distance between the front wall of any dwelling unit and the limit of any street - 4.5 metres provided that the minimum distance between any garage and the limit of any street shall not be less than 6 m;
 4. Minimum side yard per block - 1.2m except on a flankage where it will be a minimum of 3m;
 5. Minimum rear yard - 2.4m;
 6. Minimum personal recreation space - 45m² with minimum dimensions of 5m by 9m to be located directly abutting a dwelling unit and shall not be located between the said dwelling unit and the limit of the street upon which the dwelling unit fronts;
 7. Maximum overall height - 7.5m except that no part of the dwelling within 3.5m of the rear lot line shall exceed one storey and 4m;
 8. Minimum distance between buildings - 1.2 metres, however within this distance sills, belt courses, cornices, chimneys, coves, pilasters of gutters may project not more than 0.5m from the exterior wall;
 9. Maximum gross floor area per dwelling unit - 135m²;
 10. Maximum number of dwelling units - 23 per block;
 11. Maximum garage size of 28m² per dwelling unit;
 12. Maximum driveway width of 3.5m per dwelling unit;

k) For lands zoned C1 (a) on Schedule “A”

(i) **Permitted Uses**

1. The commercial uses as permitted in a C1 zone excluding service stations and public halls.
2. Residential dwelling units in combination with C1 uses provided the residential uses are located above the commercial uses and are accessed by entirely separate entrances.

(ii) **Regulations**

1. Minimum lot area - 0.3 hectares;
2. Minimum lot frontage - 50m;
3. Maximum lot coverage - 25% provided that no single commercial operation shall occupy more than 50% of the total permitted commercial floor area;
4. Maximum overall building height - 3 stories and 10.5m of which the third storey may only be used for residential uses;
5. Yard requirements - minimum front yard from southeasterly lot line - 0 m, side yard - 6m, rear yard from northwesterly lot line - 7.5m;
6. a landscaped buffer strip of not less than 3m shall be provided along the side and rear lot line;
7. A barrier wall of 1.8 metres in height shall be provided adjacent to the rear lot line;
8. Section 15 and Section 43 of By-law 1984-63 shall apply with respect to the provision of parking for all commercial uses;
9. Section 15 of By-law 1984-63 shall apply with respect to the provision of parking for residential uses, notwithstanding the requirements of Section 30 (1) parking for residential uses shall be provided at a rate of 1.75 spaces per unit of which 0.25 spaces per unit shall be for visitor parking;
10. The following minimum floor area regulations shall apply to residential uses located above permitted commercial uses:
 - For bachelor dwelling units - 39m² per unit,
 - For 1 bedroom dwelling units - 44m² per unit,
 - For 2 bedroom dwelling units - 63m² per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------|---------------|
|-------------------|-----------------------|---------------|

| | | |
|--------------|---|-------------------|
| (546) | <u>Baillie et al</u> Part of Lots 21,22 Conc. 4, S.D.S. | (1992-062) |
|--------------|---|-------------------|

The land in which By-law 1992-062 applies may be used for the uses permitted in the general provisions of by-law 1984-63 for land zoned R1 subject to the applicable uses and regulations therefore except where a specific regulation is in conflict with the following:

- (a) For the land shown in hatchmarks on plan Schedule “B” hereto
 - (i) **Regulations**
 - 1. Minimum front yard setback - 10.5m except for the lands zoned R1 (b) and R1(c) in which case the front yard setbacks below apply.
- (b) For the land zoned R1 (a) on Schedule “A”
 - (i) **Regulations**
 - 1. Maximum height - 7.5m
- (c) For the land zoned R1 (b) on Schedule “A”
 - (i) **Regulations**
 - 1. Maximum height - 7.5m
 - 2. Minimum front yard setback - 7.5m
 - 3. Minimum rear yard setback - 12.5m
 - 4. Minimum southeasterly side yard setback - 6.0m
 - 5. Maximum floor area - 605m²
- (d) For the land zoned R1 (c) on Schedule “A”
 - (i) **Regulations**
 - 1. Maximum height - 7.5m
 - 2. Minimum front yard setback - 7.5m
 - 3. Minimum northeasterly side yard setback to the lot line of Lots 15 and 16, Registered Plan 1447 - 15.0m
 - 4. Minimum rear yard setback - 4.2m
 - 5. Maximum floor area - 667m²

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (548) | <u>Slough Estates Canada Limited</u> Part of Lot 4 Conc. 1, S.D.S. | (1992-013) (2004-154) |

a) **Permitted Use**

The lands to which By-law 1992-013 applies may be used for the uses permitted and regulations contained in the general provisions of By-law 1984-63 and Special Provision 89(434).

b) **Regulations**

For those lands zoned M6 the regulations in the general provisions of By-law 1984-63 apply subject to the following regulations:

1. Lot frontage - Minimum - 30m;
2. Lot area - Minimum - 0.30 ha;
3. Landscaped area excluding any required buffer strips - front yard - minimum - 25% of area of required front yard. In addition, landscaping equivalent to 10% of all other required yards must be provided;
4. Yards - Minimum - front - 15m, - flankage - 15m - side - 5m, - rear - 15m;
5. Lots will not be permitted to access Highway 5 but access will be permitted to interior roads created through the subdivision of lands;
6. Minimum landscaped area adjacent to Highway 5 and Highway 403 - 15m;
7. For lands abutting Highway 5 and Highway 403 the rear yard shall be considered to be the yard against those streets.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (549) | <u>Beaulieu Place Inc</u> Lot 5, Block 89 Registered Plan 1 | (1993-084) |

The land to which By-law 1993-084 applies may be used only for the following use subject to the regulations in an R08 zone except where in conflict with the following:

a) **Permitted Uses**

- i) Maximum six (6) multiple attached dwelling units

b) **Regulations**

- i) Minimum yards
 - 1) Front yard minimum for dwelling unit as shown on Schedule "B" to this by-law
 - a) Units 1 to 6 4.0 metres

- 2) Any risers required to access the front of any unit shall not extend into the required front yard except where the distance from the closest riser to the front property line is greater than two metres.
- 3) Rear yard minimum for dwelling unit as shown on Schedule "B" to this by-law
 - a) Unit 1 4.5 metres
 - b) Unit 2 5.7 metres
- 4) Rear yard minimum for uncovered decks as shown on Schedule "B" to this by-law
 - a) Unit 1 2.7 metres
 - b) Unit 2 3.3 metres
 - c) Unit 3 3.7 metres
 - d) Units 4, 5 & 6 5.5 metres
- ii) Maximum floor area of each unit - 287 square metres
- iii) Maximum lot coverage 32%.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (550) | <u>95 Forsythe Street</u> 95 Forsythe Street | (1993-125) (2007-096) |

The land to which By-law 1993-125 applies may be used for the following uses only subject to the applicable regulations therefore except where in conflict with the following:

Permitted Uses

- i) 7 multiple-attached dwelling units; and
- ii) Alternatively, only until the establishment of the residential use permitted by i) above, a private squash club and accessory uses, in accordance with the zoning applicable to the property immediately prior to the enactment of By-law 1993-125.

Regulations

Notwithstanding any other provision in By-law 1984-63 the following regulations shall apply:

- i) Yards shall be provided at least in accordance with the building envelope limited shown in crosshatch on Schedule "C" attached hereto and forming part of this by-law.

- ii) Maximum building height excluding mechanical equipment - no portion of the building shall exceed the existing roof line as of January 1, 1992, being 93.7m geodetic elevation.
- iii) Maximum coverage - 60% of the lot as shown on Schedule "B" to this by-law.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (551) | <p style="text-align: center;"><u>Bayshire Investments Ltd.</u> Part of Blocks 137 and 139 Plan 20M-389, Part of Lots 7, 8, Conc. 1, S.D.S.</p> | <p style="text-align: center;">(1992-052) (1995-181) (2010-057)</p> |

The land to which By-law 1992-052 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule "A" for the land shown in hatchmarks in Schedule "B" except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict:

- a) For Land Zoned R3
 - i) **Regulations**
 1. Front Yard - Minimum - 4.5 metres;
 2. Minimum Front Yard for a Private Garage - 6.0 metres;
 3. Section 40 1) c) shall not apply;
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street;
 5. The maximum depth of the building shall not exceed 22.5 metres into the lot, measured from the front lot line to the rear wall of the building.

- b) For Land Zoned R5
 - i) **Permitted Uses**
 1. Front Yard - Minimum - 6.0 metres;
 2. Minimum Front Yard for a Private Garage - 7.5 metres;
 3. Section 40 1) c) shall not apply;
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.

- c) For Land Zoned R5 (a)
- i) **Permitted Uses**
1. The uses permitted in an R5 Zone, and
 2. One self-contained accessory unit per dwelling.
- ii) **Regulations**
1. Front Yard - minimum - 6.0 metres;
 2. Minimum Front Yard for a Private Garage - 7.5 metres;
 3. Section 40 1) c) shall not apply;
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street;
 5. Accessory unit means a self-contained residential dwelling unit designed for use by one family or person and
 - Must be located within the main dwelling unit,
 - May not occupy more than 75 square metres,
 - Shall have one parking space per accessory unit and
 - Shall have a separate entrance.
- d) For Land Zoned R5 (b)
- i) **Regulations**
1. Front Yard - Minimum - 6.0 metres;
 2. Minimum Front Yard for a Private Garage - 7.5 metres;
 3. Section 40 1) c) shall not apply;
 4. No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street;
 5. Setback from TransCanada Pipeline right-of-way - 10 metres;
 6. No permanent structure requiring a foundation will be erected within 10 metres of the setback from TransCanada Pipe Line right-of-way. This restriction shall include but not be limited to inground pools, decking, accessory structures including above-ground pools if inground footings are required.
- e) For Land Zoned R7
- i) **Permitted Uses**
1. Multiple-attached dwellings only.

- ii) **Regulations**
 - 1. Density - 35 units per site hectare.

- f) For Land Zoned R8
 - i) **Permitted Uses**
 - 1. Multiple-attached dwellings only.

 - ii) **Regulations**
 - 1. Density - 35 units per site hectare.
 - 2. Multiple-attached units in block form, the maximum floor area for any unit not to exceed 149m²; or
 - 3. Multiple-attached units in street front form, the maximum floor area for any unit not to exceed 140m².

- g) For lands zoned 04 (a) on Schedule “A” of By-law 1995-181 shall be used only for conservation projects. Section 78 (2) of By-law 1984-63 shall not apply to these lands.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (552) | <u>International Care Corporation</u> Part of Lots 2 and 5 and all of Lots 3 and 6, Block 62 Registered Plan 1 | (1992-136) |

The land to which By-laws 1992-136 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations contained therein and the uses provided herein subject to the regulations set out herein:

- a) **Permitted Uses**
 - i) A senior citizens’ retirement home containing private and semi-private residential units and having central kitchen and dining facilities.

- b) **Regulations**

For a senior citizens retirement home, the following regulations apply:

 - i) Maximum number of residential units - 125;
 - ii) Minimum size of residential units - 35m² except for 10 units which shall not be less than 30m²;

- iii) Maximum number of floors to be used for residential units - 4 floors;
- iv) In lieu of personal amenity space, minimum common area of dining area, lounge area, activity area, library, exercise room, lobby area and other common amenity spaces on the second level for use by the residents - 600m²;
- v) Minimum area of common outdoor landscaped amenity space on the second level for use by the residents - 950m²;
- vi) Maximum building height:
 - Overall - 6 storeys and 21 metres excluding mechanical rooms;
 - On Lakeshore Road (at mid-point of block) - 6 storeys and 21 metres;
 - On John Street (at mid-point of block) - 5 storeys and 19 metres excluding mechanical rooms;
- vii) Minimum number of parking spaces - 47;
- viii) Ingress and egress may be provided to Lakeshore Road West by means of one driveway;
- ix) Relief from the provisions of the general parking regulations is permitted during the construction period. However, such relief shall not extend more than nine months from the date of initial occupancy of the building.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (554) | <u>Galanter</u> 455 Trafalgar Road | (1992-205) (2006-002) (2007-096) |

The land to which By-law 1992-205 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations provided for such uses and, in addition, the following use subject to the regulations set out in the general provisions for the C3R zone except where in conflict with the following:

- a) **Permitted Uses**
 - i) A combined commercial and residential building provided that the residential use is located above the commercial use and accessed by entirely separate entrances or separate access from within an internal vestibule.
- b) **Regulations**

- i) Front, rear and side yards - as shown on Schedule “C”, excluding an uncovered handicapped access ramp in the front yard.
- ii) The property is excluded from the provisions of personal recreation space, courtyards and outdoor space requirements
- iii) Maximum height - 2 storeys - 9 metres from established grade.
- iv) One designated handicapped parking space is permitted within the front yard.
- v) Maximum Floor Area
 - 100m² gross floor area for the residential use
 - 100m² gross leaseable area for the commercial use
- vi) The principle vehicular access shall be from Trafalgar Road.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (555) | <p style="text-align: center;"><u>A. Jemison & D. Whiting</u> Part of Lot 18 Concession. 4, S.D.S. formerly Township of Trafalgar, now Town of Oakville:</p> | <p style="text-align: center;">(1992-215) (2008-174)</p> |

a) **Regulations**

- i) Notwithstanding Section 9 (3), Lots 3, 4 and 5 described in Schedule “B” attached are exempted from the requirement that they must abut a street by reason of the fact that they have access to Lakeshore Road West, by a private right-of-way and their frontages on the private right-of-way shall be considered their lot frontage for zoning purposes only.
- ii) Specific to Lot 1 as described in Schedule “B” attached hereto:
 - Minimum Lot Frontage - 26 metres
 - Minimum Lot Area - 1,190m²
- iii) Specific to Lot 2 as described in Schedule “B” attached hereto:
 - Minimum Side Yard - 2.4 metres

b) **Regulations for lands zoned R01(a)**

- i) All buildings and structures are to be located entirely within the hatched area as shown on Schedule "B" to By-law 2008-174
- ii) Notwithstanding Section 9 (3), the lands described in Schedule "B" attached are exempted from the requirement that they must abut a street by reason of the fact that they have access to Lakeshore Road West, by a private right-of-way and the frontage on the private right-of-way shall be considered the lot frontage for zoning purposes only.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (556) | <p style="text-align: center;"><u>Edward K. Nabeta</u> Part of Lot 13 Concession 1, S.D.S.</p> | <p style="text-align: center;">(1992-221) (2007-096)</p> |

The land to which By-law 1992-221 applies may be used only for the following uses and such uses are subject to the regulations set out below.

a) **Permitted Uses**

- i) A two-storey building of 200m² to be used for business and professional offices only.

b) **Regulations**

- i) Parking regulations contained in Section 43 (3) (1) of Zoning By-law 1984-63 shall apply;
- ii) Minimum yards
 - 1) For the existing structure the setbacks as existed on the date of the passing of the by-law which are as follows:
 - a) Front yard from Trafalgar Road - 26.00m;
 - b) Sideyards:
 - i) From southeasterly property line - 2.81m;
 - ii) From the northwesterly property line - 44.5m;
 - c) Rear yard from southwesterly property line - 14.59m.
- (iii) Maximum height of building - two-storey, 7.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (557) | <u>River Oaks Developments Inc.</u> Part of Lot 16 Conc. 4, S.D.S. | (1993-007) (2006-002) (2007-096) (2008-051)(2010-057) |

The land to which By-law 1993-007 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the zones shown in Schedule “A” and for the land shown in hatchmarks in Schedule “B” except where otherwise noted herein, all uses being subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict:

- a) For Lands Zoned Mixed Dwellings - R7 (a), R7 (b) and R7 (c)
 - i) **Permitted Uses**

For the purpose of this by-law, a street is defined to have a right-of-way width of not less than 16m and a lane is defined to have right-of-way width of not less than 7m and not greater than 7.5m exclusive of daylight triangles.

 1. The uses permitted in an R7 Zone except no apartment houses shall be permitted in the R7 (a) and R7 (b) Zones.
 2. One accessory unit per dwelling unit shall be permitted subject to Section a) ii) 23 of this by-law.
 3. For the R7 (b) Zone, in addition to a detached building containing one residential unit, one corner convenience store is permitted subject to Section a ii) 25 of this by-law.
 4. For the R7 (a) and R7 (c) zones only, the conduct of a trade or business, provided not more than 36m² is used for the purpose, which may be located within the dwelling or an accessory building, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done for them, and there is no public office or visiting of the premises by customers, clients, or salespersons on business.
 - ii) **Regulations**

Regulation Table for the R7 Zone as set forth in Section 37 of By-law 1984-63 does not apply, however, the following regulations shall apply.

1. Lot area - Minimum:
 - Detached - 243m²
 - Semi-detached - 360m²
 - Multiple-attached - 165m² per unit (except for lots in Block 5, 8, 10, 11, 15 and 20 as shown on Schedule "C" which may have a minimum lot area of 148m² per unit)
 - Apartment - 600m²
2. Lot frontage - Minimum:
 - Detached - 8.1m
 - Semi-detached - 12.0m
 - Multiple-attached - 19.0m
 - Apartment - 15.0m
3. Front yard minimum - 3.0m which front yard is the yard adjacent to a street with a right-of-way width of not less than 16.0 m
4. Side yard - Minimum:
 - Detached - 1.2m
 - Semi-detached - 1.2m
 - Multiple-attached - 1.2m
 - Apartment - 2.0m
5. Flankage abutting a street and lane - Minimum:
 - Detached - 2.0m
 - Semi-detached - 2.0m
 - Multiple-attached - 2.0m
 - Apartment - 3.0m
- 6.a) Number of parking spaces per unit minimum:
 - Detached - 2.0 parking spaces per unit
 - Semi-detached - 2.0 parking spaces per unit
 - Multiple-attached - 2.0 parking spaces per unit
 - Apartment - 1.5 spaces per unit which need not be covered
- b) Parking areas must be constructed and maintained with a stable and dustless surface.
7. The maximum depth of the building shall not exceed 18.0 metres, measured from the front lot line to the exterior rear wall of the building. For lots with a front yard setback of not less than 4.0 metres, the maximum depth of the building shall not exceed 19.0

metres measured from the front lot line to the exterior rear wall of the building.

8. Rear yard - Minimum:
 - Detached - 11.0m
 - Semi-detached - 11.0m
 - Multiple-attached - 11.0m
 - Apartment - 7.5m but the yard abutting a lane may be reduced to 0.0 metres for up to 75% of the length of the lot line abutting the lane.
9. Separation distance between adjacent dwellings - Minimum - 2.4m.
10. Building height - Maximum - 10.5m and 3 storeys.
11. Notwithstanding the parking space definition in Section 2 of By-law 1984-63, no parking space shall measure less than 2.7m in width and 6.0m in length
12. Lots on Block 5, 8, 11 and 21 as shown on Schedule "C" are exempted from Section 9 (3) of By-law 1984-63 and the required front yard, lot frontage and building depth shall be calculated from the common lot line with the open space blocks 6, 9, and 12 respectively. For Block 7, the lot frontage shall be calculated along Street 'C'.
13. Vehicular ingress and egress to lots shall only be provided and accessed through the laneway as designated on Schedule "C".
14. For dwellings other than apartment houses, parking shall only be permitted within a rear yard, and within 6.0 metres of the rear lot line abutting the lane.
15. For apartment houses on any block, the minimum lot area per dwelling unit shall not be less than 114m².
16. For apartment houses, the minimum floor area shall be:
 - Bachelor - 37.0m² per unit
 - 1 bedroom - 55.5m² per unit
17. For apartment houses, the maximum lot coverage shall be 60%.
18. For apartment houses no area shall be used for parking or vehicular access within a front yard and required flankage yard on a public street.
19. Notwithstanding Section 15 1) d) ii) of By-law 1984-63, if more than one parking space is assigned to one dwelling unit in an apartment building, the parking spaces may be provided in tandem for that dwelling unit.

20. Notwithstanding Section (28) of By-law 1984-63 for the computation of yards required under Section 14 (1) of By-law 1984-63, the lands to which this by-law applies shall not include the lane in computing lot area, lot coverage and rear yard depth.
21. Notwithstanding Section 12 (3) of By-law 1984-63, covered and unenclosed structures including exterior stairways, balconies, decks or porches may not project more than 2.7m into the front yard and 3.0m into the rear yard and 0.0m into the required side yard and flankage only and bay windows may project up to 0.6m into a required front or rear yard.
22. For the purpose of calculating the required yards, building depth, lot area and providing frontage on a public street, the publicly-owned 0.3m (one foot) reserve and the daylight triangles adjoining the lot shall be deemed to be part of the lot.
23. Accessory Units
 - a) An accessory unit is a self-contained residential dwelling unit designed for use by one household and created within a detached dwelling, a semi-detached dwelling unit or a multiple-attached dwelling unit,
 - b) Parking - one parking space shall be provided on the lot for use in conjunction with the accessory unit in addition to other parking spaces that may be required under this by-law,
 - c) The floor area shall not exceed 40% of the total floor area, or 100m² of floor area or basement area whichever is the lesser and shall not be less than 50m²,
 - d) Each accessory unit shall contain its own kitchen and bathroom facilities,
 - e) Each accessory unit shall have a separate entrance/exit.
24. Accessory Building
 - a) Means a building or structure used for an accessory use including a private garage but not used for human habitation; and may include a private garage, accessory structures and floor area accessory to the principal use but not a dwelling unit,
 - b) Maximum area of any one floor - 36.0m²,
 - c) Shall be permitted in the rear yard of detached, semi-detached and multiple-attached dwellings only,

- d) Shall be permitted within a rear yard subject to a maximum depth of 6.5 metres, measured from the rear lot line and a minimum side yard setback of 0.0m,
 - e) A covered and unenclosed walkway of not more than 1.2m in width connecting the accessory building and the dwelling unit shall be permitted and this shall not be deemed to constitute an “attached” garage under this by-law,
 - f) Maximum height - 5.5m,
 - g) A projection to the accessory building of 1.0m for a stairway only is permitted in the area between the accessory building and the dwelling unit.
25. Corner Convenience Store
- a) Means a neighbourhood retail store which serves the daily needs of a local neighbourhood, and where items such as groceries, books, magazines, newspapers, video cassettes, food, drink and sundries are sold,
 - b) A corner convenience store shall be permitted when combined with residential uses within the same detached building provided that the corner convenience store is provided at grade-related level and the residential uses are located above the corner convenience store,
 - c) The maximum corner convenience store floor area shall not exceed 100m²,
 - d) Corner convenience store parking only shall be exempted from any parking requirement,
 - e) Shall be permitted on a detached lot with minimum frontage of 9.0m only,
 - f) Regulations that apply for detached dwellings in this R7 By-law shall apply for a building which permits a corner convenience store.
- b) For Lands Zoned Public Use/Education - P/E
- i) **Permitted Uses**
 - a) Churches and other places of worship with or without church halls for functions conducted by church organizations;
 - b) Playgrounds, recreational areas and community centres under the control of a public authority;

- c) Private schools and day nurseries in conjunction with the place of worship;
- d) One accessory single family detached dwelling for use by an employee of the church or place of worship.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (558) | <p style="text-align: center;"><u>Genstar Development Company</u> Blocks 1 & 2 Plan 24T-920029 West Oak Trails Neighbourhood 1</p> | <p style="text-align: center;">(1993-010) (1998-101) (2008-051)(2010-057)</p> |

The lands to which By-law 1993-010 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where such uses are excluded by By-law 1993-10 and may also be used for the additional uses set out herein, subject to the regulations set out herein only.

(A & B deleted by 1998-101)

C. For Lands Zoned R8 (f) on Schedule "A"

(i) **Permitted Uses**

Duplexes, multiple-attached dwellings, maisonettes and uses accessory thereto.

(ii) **Regulations in accordance with the R8 provisions of by-law 1984-63 except as follows:**

1. In addition to the R8 regulations in By-law 1984-63 as amended:
 - a) The minimum lot area per unit for multiple-attached dwellings is 180m² and,
 - b) The minimum lot frontage for multiple-attached dwellings is 19m.
2. Yard requirements - Minimum - 0m:
 - a) Except from Westview Terrace, Oak Point Road and Roadway "A" - 3m except where a private garage has its vehicle entrance facing or nearly facing a public street in which case the minimum yard between the parking entrance and the public street shall be 6m,
 - b) Minimum separation distance between buildings - 2.4m except where the provisions of subsection C (ii) 2 (a) above apply.
3. Maximum building height - 3 stories and 10.5m.

4. Minimum parking requirements:
 - 2 paved parking spaces per unit,
 - No visitor parking spaces required.
 5. Notwithstanding the provisions Section 15 1) b) i) of By-law 1984-63, as amended, required lanes for exits and entrance and required aisles may be shared with adjacent lots provided that they are secured by rights-of-way or easements which have been granted by way of severance or subdivision.
 6. Personal recreation space minimum - for each dwelling unit - 6m²
- D. For Lands Zoned R8 (g) on Schedule “A”
- (i) **Permitted Uses**
Maisonettes, apartment buildings and uses accessory thereto.
 - (ii) Regulations in accordance with the R8 provisions by by-law 1984-63 as amended except as follows:
 1. Minimum lot frontage - 20m.
 2. Minimum lot area - 1,000m².
 3. Yard requirements - minimum - 0 metres.
 - Except from West Oak Trails Boulevard - 4 metres;
 - Except from Oak Point Road and Roadway “A” - 3 metres;
 - From all other lot lines - 0 metres, except where a garage has its vehicle entrance facing or nearly facing a public street in which case the minimum yard between the private garage and the public street shall be 6 metres and where an underground parking garage is located wholly below established grade, there shall be no yard requirement;
 - Minimum distance separation between buildings - 6m;
 4. Maximum building height - 6 stories and 21 metres.
 5. Maximum number residential units 222 of which not less than 30 units shall be located to the west of Oak Point Road;
 6. Notwithstanding the provisions Section 15 1) b) i) of By-law 1984-63, as amended, required lanes for exit and entrance and required aisles may be shared with adjacent lots provided that they are secured by rights-of-way or easements which have been granted by way of severance or subdivision.
 7. Notwithstanding the requirements of Section 30 1) of By-law 1984-63, as amended, parking for all apartment buildings and maisonettes shall be provided at a rate of 1.5 parking spaces per unit of which 0.25 spaces per unit shall be for visitor parking.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (559) | <u>River Oaks Montessori</u> 2045 Sixth Line | (1993-066) |

The land to which By-law 1993-066 applies may be used for the following uses only subject to the general regulations for a P/E zone except where in conflict with the following:

a) **Permitted Uses**

- (i) Private schools
- (ii) Day nurseries

b) **Regulations**

- i) Minimum front yard setback - 3.5 metres
- ii) Minimum southerly side yard setback - 4.1 metres
- iii) Minimum northerly driveway width - 6.0 metres
- iv) Queuing spaces and vehicular access between parking areas need not be provided
- v) Parking areas must be constructed and maintained with a stable and dustless surface of hot mix asphalt or concrete which meets the Town of Oakville Public Works Department's standard specifications with provisions for draining which comply with the requirements of the Town.
- vi) Open parking areas must be curbed with continuous 150mm curbing so located as to prevent vehicles from damaging buildings, fences, or landscaping features.
- vii) Screening of the parking areas from the street and adjacent premises is required and screening shall be provided by an evergreen hedgerow, board fence or other landscaping material, which is opaque to view to a height of 1.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (560) | <u>Town of Oakville / Jelali / Genstar Development</u> 511 Upper Middle Road West | (1993-069) |

The land to which By-law 1993-069 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations for an R3 zone except when in conflict with the following:

a) **Regulations**

- (i) Minimum lot frontage (Summit Ridge Drive - 5m;
- (ii) Minimum yard setback for all yards - 7.5m;
- (iii) Notwithstanding subsection 3 (a) (ii) of this by-law, the minimum yard setback from the top of bank of the Sixteen Mile Creek as established by the Halton Region Conservation Authority will be 15m. The existing dwelling as of the date of the passing of this by-law may continue to be located as shown in hatchmarks on Schedule "C" to this by-law. No additions may be made to the dwelling within the 15m top-of-bank setback, except the following:
 - (a) A solarium enclosure on the existing westerly rear deck as shown in cross hatchmarks on Schedule "C";
 - (b) A second storey addition over the existing single storey portion of the structure, not to exceed the parameters of the existing structure; and
 - (c) An addition not to exceed two storeys to the southerly facade of the existing structure in the area shown in cross hatchmarks on Schedule "C".

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (561) | <u>Bamburgh Building Corporation</u> Lot 4 Plan 20M-427 | (1993-083) (1996-178) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (562) | <u>River Oaks Developments Inc</u> Part of Block 149, Plan 20M-311 | (2000-215) |

The land to which By-law 2000-215 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, for the R5 zone, subject to the applicable regulations therefor, and the following regulations which shall govern in case of conflict:

- a) **Regulations**
- (i) Front Yard:
 - (1) To main wall of dwelling – Minimum – 4.5m;
 - (2) To face of garage – Minimum – 6.0m;
 - (ii) Setback from daylight triangle – Minimum – 1.0m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (563) | <u>Tamlann Investments Ltd.</u> Part of Lots 4 and 5, Plan 785 | (1994-107) |

The land to which By-law 1994-107 applies may be used for the following uses only subject to the applicable regulations of By-law 1984-63 except where in conflict with the following regulations.

- a) **Permitted Uses**
- i) One building containing an automobile service station without car wash establishment.
 - ii) One building containing a double drive-through take-out eating establishment only.
- b) **Regulations**
- i) Lot area - Minimum 3,300m²;
 - ii) Lot frontage - Minimum 55m;
 - iii) Lot depth - Minimum 50m;
 - iv) Front yard - Minimum - for double drive-through take-out eating establishment and service station - 23m;
 - v) Side yard;
 - a) A minimum northerly side yard of 6.2m.

- b) A minimum side yard of 17.5m between the service station and the residential zone to the south.
- c) A minimum side yard of 45m between the double drive-through take-out eating establishment and the residential zone to the south.
- vi) Rear yard - Minimum 21m;
- vii) Building and structure height - Maximum - one storey and 5.5m except for buildings or structures within 23m of the boundary of the residential zone which shall have a maximum height of 3.5m;
- viii) A landscaped buffer area, not less than 7.m in width throughout its length shall be provided adjoining the residential zone to the south;
- ix) Two driveway accesses shall be provided with a minimum separation distance of 30m along Third Line;
- x) No outside storage is permitted;
- xi) All parts of the site, other than landscaped area, landscaped buffer area and areas occupied by buildings shall be constructed and maintained with a stable dustless surface of hot mixed asphalt or concrete in either case to the specifications of the Department of Public Works and shall meet the storm drainage requirements of the Town;
- xii) For Service Station
 - Floor area maximum - 175m²
 - Minimum paved parking area - 2 spaces
- xiii) For double drive-through take-out eating establishment
 - Floor area maximum - 46.8m²
 - Minimum paved parking area - 5 spaces.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (564) | <u>Shell Park</u> Part Lots 33 and 34 Conc. 4, S.D.S | (1993-175) |

The lands to which By-law 1993-175 applies may be used for the uses permitted in the general provisions of By-law 1984-63, the uses permitted in Section 89 (2) of By-law 1984-63 in so far as that special provision applies to these lands, and, in addition, the following uses subject to the regulations set out in the general provisions for the 02 Zone and in Section 89 (2) of By-law 1984-63, except where in conflict with the following:

- a) **Additional Uses**

Restaurant and retail sales of sporting goods in conjunction with the indoor soccer arena.

b) **Additional Regulations**

- Maximum floor area for restaurant - 185m²
- Maximum floor area for retail area - 50m²
- Parking spaces for the indoor soccer arena, restaurant and retail area - Minimum - 140 parking spaces.
- Building height - Maximum 12m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (565) | <u>Legend Creek Developments (formerly Kurt Petersen)</u> Part of Lot 21 Conc 2, S.D.S. 1270 Montrose Abbey Dr. | (1994-007) (1999-082) |

The land to which By-law 1999-082 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended for the RO4 and O4 zones, subject to the applicable regulations for such uses in By-law 1984-63, except where in conflict with the following regulations, which shall govern in case of conflict:

a) **Regulations - For Lands Zoned RO4**

Blocks 1 to 14 as shown on Schedule "B" to this by-law are subject to the RO4 regulations of By-law 1984-63 except as follows:

Notwithstanding Section 89B(i) the minimum front and rear yard setbacks shall be as follows:

| Block No. | Front Yard setback (min) | Rear Yard setback (min) |
|-------------------------|--------------------------|-------------------------|
| Blocks 1 & 2 | 10 m | 7.5 m |
| Block 3 | 9 m | 8.5 m |
| Blocks 4 & 5 | 7.5 m | 10 m |

| Block No. | Front Yard setback (min) | Rear Yard setback (min) |
|--------------------------|---------------------------------|--------------------------------|
| Block 6 | 6 m | 10 m |
| Blocks 7, & 8 | 6 m | 7.5 m |
| Blocks 9 - 14 | 6 m | 17 m |

- (i) For detached dwellings, the maximum floor area of the second storey shall be limited to 45% of the floor area of the main floor.

b) **Other Regulations**

- (i) For zoning purposes only, the private driveway as shown on Schedule “B” to this by-law, shall be considered a public street and the lot frontages on the private driveway for the individual lots shall be used for the purpose of determining setbacks;
- (ii) For zoning purposes, Blocks 1 to 14 as shown on Schedule “B” are deemed to be lots;

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (566) | <u>Garfield Container Transport Inc.</u> 560 Maple Grove Rd. OMB File #R940399 | (1994-123) |

The land to which Section 89 subsection (566) applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore, and in addition, the following use is permitted subject to the regulations set out herein.

a) **Permitted Use**

Outdoor storage of railway and transport truck containers, provided such storage is not unsightly storage.

b) **Regulations**

The storage area shall be setback not less than 3m from the easterly, southerly and westerly lot lines of the subject property.

1. By-law 1993-70 is hereby repealed

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------|----------------------|
|--------------------------|------------------------------|----------------------|

| | | |
|--------------|---|---|
| (567) | <u>Town of Oakville</u> C3R Zone Kerr St/Cowan Avenue | (1993-193) (2006-206) (2007-096) |
|--------------|---|---|

Deleted by By-Law 2006-206

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (568) | <u>The Oakville Trafalgar Memorial Hospital Association</u> 291 Reynolds St. Lots T, U, V Part of Lot H Registered Plan 1 Part of Lawson St | (1994-014) |

The land to which By-law 1994-014 applies may be used only for the following uses operated by a governmental authority subject to the following regulations as set out below:

(I) **Permitted Uses**

- (i) Long term in-patient health and chronic care facility;
- (ii) Community health and social services related uses including out-patient clinics, health promotion and health education, other support services, but excluding the offices of private medical practitioners;
- (iii) Administration offices for Oakville - Trafalgar Memorial Hospital.

(II) **Regulations**

A. Existing

The following regulations shall apply to the existing structures as shown on Schedule C to this by-law. In the event of any additions to the existing structures or the erection of any new structures these regulations will cease to apply and the regulations in Section 4 II) (B) will apply to all development on the site. All of the measurements set out in the following regulations will be calculated from the lot lines shown on Schedule "C".

- (i) Maximum gross floor area - 10,058m².
- (ii) Maximum number of beds in the long-term in-patient and health and chronic care facility - 150 beds. For the purpose of this by-law a bed in the long-term in-patient health and chronic care facility shall be a bed normally occupied by a patient for a minimum period of 72 consecutive hours.

- (iii) Parking shall be provided at 1 space for every 50m² of gross floor area excluding long-term in-patient health and chronic care facility where parking shall be provided at 1 space for every 4 beds.
- (iv) Maximum on site parking - 117 spaces and the remainder of the required parking to be located in the parking garage on the abutting Oakville Trafalgar Memorial Hospital site to the north. These parking spaces will be in addition to the required parking for the existing Oakville Trafalgar Memorial Hospital located on Lots P, Q and R on the abutting site to the north.
- (v) There shall be no parking within 73m of the easterly lot line on Allan Street.
- (vi) Maximum building coverage - 23.8%.
- (vii) Minimum rear yard setback from the easterly lot line on Allan Street 73m.
- (viii) Minimum front yard setback from the westerly lot line on Reynolds Street 8.5m.
- (ix) Minimum southerly side yard setback from southerly lot line - 36m.
- (x) Minimum northerly side yard setback-0m
- (xi) Maximum building height - 14.5m.
- (xii) Minimum contiguous open space on Allan Street - 9,000m² along length of Allan Street starting at the intersection of the southerly and easterly lot lines and extending in a northerly direction a distance of 140m along Allan Street.
- (xiii) Access driveways - Maximum two access driveways from Reynolds Street and one from Allan Street which shall be the existing driveways as shown on Schedule "C".

B. Site Redevelopment

The following regulations shall apply to all structures on the site as shown on Schedule "C" and must be adhered to in the event that any additions are made to the existing structures as shown on Schedule "C" or any new structures are erected on the site. All of the measurements set out in the following regulations will be calculated from the lot lines shown on Schedule "C".

- (i) Maximum gross floor area - 14,000m² excluding roof-top mechanical rooms;
- (ii) Maximum number of beds in the long-term in-patient health and chronic care facility - 150 beds. For the purpose of this by-law a

bed in the long-term in-patient health and chronic care facility shall be a bed occupied by a patient for a minimum period of 72 consecutive hours.

- (iii) Maximum building coverage - 29%;
- (iv) Minimum front yard setback from the westerly lot line on Reynolds Street - 33m;
- (v) Minimum rear yard setback from the easterly lot line on Allan Street:
 - Basement and first storey - 16m,
 - Second storey - 41m,
 - Third storey - 54m;
- (vi) Minimum southerly side yard setback from southerly lot line - 7.5m. This required setback shall be landscaped;
- (vii) Minimum northerly side yard setback - 0m.
- (viii) Minimum contiguous open space on Allan Street - 6,600m² of which at least 3,450m² must be located in the southeasterly corner of the site with a minimum depth of 41m throughout from Allan Street and a minimum length of 85m throughout along Allan Street, all to be measured from the intersection of the easterly and southerly lot lines and the remainder must be provided within a distance of 86m of Allan Street measured at any point along Allan Street;
- (ix) Minimum contiguous open space on Reynolds Street - 2,400m² with a minimum length of 57m throughout along Reynolds Street to start at a point 26m from the intersection of the westerly and northerly lot lines and to continue in a southerly direction to a point 61 m from the intersection of the westerly and southerly lot lines all to be provided within a distance of 42m of Reynolds Street.
- (x) Maximum area of driveways and surface parking on Reynolds Street within a length of 93.5m along Reynolds Street to start at the intersection of the westerly and northerly lot lines and to continue in a southerly direction to a point 46.5m from the intersection of the westerly and southerly lot lines 1,000m² all to be provided within 42m of Reynolds Street.
- (xi) No portion of any structure or building, excluding roof-top mechanical rooms, roof-top equipment and skylights, shall project more than the following vertical distances from established grade:
 - All one storey portions - 5m

- All two storey portions - 9.3m
 - All three storey portions 13.5m
 - Existing high school building, as designated by By-law 1994-11 - 14.5m
- (xii) No portion of any roof-top mechanical rooms, roof-top equipment or skylights shall project more than the following vertical distances measured from the roof on which they are located:
- If located on the roof of the first or second storey of any portion of a building - 4.8m.
 - If located on the roof of the third storey of any portion of a building - 1.0m.
- (xiii) There shall be no floor area above the roof of any storey of any building excluding roof-top mechanical rooms.
- (xiv) Maximum total area of roof-top mechanical rooms and roof-top equipment - 20% of actual building coverage with a minimum setback of 1 m from any roof edge;
- (xv) Minimum parking requirements:
- (a) 1 space for every four beds in the long-term in-patient health and chronic care facility. For the purpose of the by-law, a bed in the long-term in-patient health and chronic care facility shall be a bed normally occupied by a patient for a minimum period of 72 consecutive hours and 1 space for every 50m² of gross floor area for uses set out in Sections 4 I (ii) and 4 I (iii) of this by-law but excluding auditorium for which parking shall be provided at the rate of one parking space for every 5 persons who can be accommodated in the auditorium
 - (b) A minimum of 125 of the required spaces shall be located in an addition to the existing parking garage on the abutting Oakville-Trafalgar Memorial Hospital site to the north. These parking spaces are in addition to the required parking spaces for the existing Oakville-Trafalgar Memorial Hospital located on Lots P, Q, and R on the abutting site to the north.
 - A maximum of 50 of the required spaces shall be provided at grade on the site.
 - There shall be no parking within 80m of the easterly lot line on Allan Street.
- (xvi) Access driveways - Maximum two access driveways from Reynolds Street and one from Allan Street of a maximum width of 7.5m

for each driveway. Access from Allan Street shall be used only for fire access and landscape service vehicles.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (569) | <u>Oakville Speers Centre</u> 1200 Speers Road | (1994-031) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (570) | <u>Bergman, Gibbon and Gibbon</u> Lot 38 Reg Plan M-7 | (1994-048) |

The land to which By-law 1994-048 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore, except where in conflict with the following:

- a) **Regulations**
- i) Minimum Lot Area - 500m² for each lot;
 - ii) Maximum Lot Coverage - 27% for each lot;
 - iii) Maximum Gross Floor Area - 160m² for each lot;
 - iv) Maximum Overall Building Height for each lot 7.5m measured from established grade;
 - v) Maximum Garage Area - 36m² for each lot;
 - vi) Minimum Front Yard Setbacks - 7.5m for interior lot, 7.5m for corner lot;
 - vii) Minimum Side Yard Setbacks
 - (a) Interior Lot - Southerly side yard 3.95m,,
- Northerly side yard 1.2m,
 - (b) Corner Lot - Southerly side yard 1.5m,

- Northerly side yard 3.5m;
- viii) Minimum Rear Yard Setback
 - 10.5m for interior lot;
 - 9.0m for corner lot;
- ix) Uncovered platforms may project no more than 3.0m into the required rear yard;
- x) Driveway location on Corner Lot - the driveway shall be located a minimum of 10 metres from the north property line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (572) | <p style="text-align: center;"><u>Max Tanenbaum Investments</u> Part of Lot 17 and 18, Conc. 2, S.D.S.</p> | <p style="text-align: center;">(1995-073) (2012-052)</p> |

The land to which By-law 1995-073 applies may be used for the uses permitted in the general provision of By-law 1984-63 subject to the regulations provided for such uses, except where in conflict with the following regulations in which case the following regulations shall prevail.

For Land Zoned C1

1. A single commercial operation may occupy more than 50% of the permitted building area.
2. Yards
 - i) Building B shall be set back a minimum of 15 metres from the stable top of bank of the Sixteen Mile Creek Valley as staked by the Halton Region Conservation Authority throughout its perimeter except at Points 1, 2 and 3, as shown on Schedule "C" attached hereto, at which points Building B shall be set back a minimum of 14 metres.
 - ii) Building B may have a zero metre setback in the rear and easterly side yards from the lot line as shown on Schedule "C".
3. The land shown on Schedule "C" may be divided into separate parcels provided the lands jointly comply with the minimum lot area requirements of 0.8 hectares.
4. Footnote 14 of Section 41. 2) shall not apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (573) | <u>Lapad Inc.</u> Pt Lot 20 Conc. 1, S.D.S. | (1994-087) |

The land to which By-law 1994-087 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations therefore and the following regulations which shall govern in case of conflict.

- a) **For lands zoned R12 (a)**
1. Rear yard setback from the commercial (c1) zone - Minimum 10.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (574) | <u>John Knox Christian School</u> Part of Lot 2 Conc. 2, S.D.S. | (1994-079) (2008-051) |

The land to which By-law 1994-079 applies may be used only for the uses provided herein subject to the regulations therefore in By-law 1984-63 except where in conflict with the following regulations:

- a) **Permitted Uses**
- Private School and place of worship subject to a municipal roadway providing access from the land to Ford Drive being constructed to current urban standards with full municipal services to the satisfaction of the Town prior to occupancy of any buildings or structures on the land.
- b) **Regulations**
- i) Minimum front yard - 25m;
 - ii) Minimum westerly side yard - 7.5m;
 - iii) Minimum easterly side yard - 16m;
 - iv) Minimum rear yard - 70m;
 - v) Maximum height - 2 storeys and a maximum of 10.5m excluding rooftop mechanical equipment;
 - vi) Minimum landscaped area - 25% of the lot area;

- vii) Parking - the requirements as set out in Section 15 and Section 77 of By-law 1984-63 shall apply;
- viii) All parking areas must be constructed and maintained with a stable and dustless surface of hot mixed asphalt or concrete which meets Town of Oakville Public Works Department specifications with provisions for drainage which comply with the requirements of the Town.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (575) | <u>Kaneff Properties Ltd</u> Pt. Lots 1 and 2 Conc. 2, S.D.S. | (1994-090) (2005-116) |

The land to which By-law 2005-116 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following regulations shall apply:

- (a) **Uses**
 - (1) “C1” uses.
 - (2) Additional uses permitted;
 - i. Athletic Facility
 - ii. Vocational School
 - iii. Commercial School
 - iv. Private School
 - v. Place of Worship
 - vi. Service Establishment - Employment
 - (3) Drive Thru Facilities are not permitted.
- (b) **Regulations**
 - Maximum leasable floor area – 3850 square metres

- Maximum floor area permitted for an Athletic Facility 470 square metres
- Minimum front yard setback (Sheridan Garden Drive) – 9 metres
- Minimum rear yard setback (Winston Churchill Boulevard) – 1 metre
- Landscaped buffer area of not less than 9 metres in width shall be provided, exclusive of access points, for all areas of the site directly adjacent to Sheridan Garden Drive.
- Landscaped buffer area of not less than 1 metre in width shall be provided, exclusive of access points, for all areas of the site directly adjacent to Winston Churchill Boulevard.
- Minimum of 10% of the lot shall be landscaped inclusive of required landscaped buffer areas.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (576) | <p style="text-align: center;"><u>Grewal</u></p> Pt. Lot 23 Conc. 4, S.D.S 1380 Lakeshore Road West | (1994-102) |

The permitted uses and regulations contained in the general provision of By-law 1984-63 and particular uses and regulations contained in subsection 17 of Section 89 thereof apply to the lands referred to herein unless otherwise indicated in this subsection and in addition, the following which shall govern in case of conflict:

a) **Permitted Uses**

The provision

- a) The buildings thereon existing at the date of the passing of By-law 1961-172 are used for the purpose of summer cottages which shall not be occupied for more than 3 consecutive days during the months of January, February, March, April, November and December of any year.
- b) The said buildings are not enlarged or renovated so that any yard is reduced below the minimum required by the by-law of subsection 17 of Section 89 does not apply.

b) **Regulations**

- i) Lot Frontage - Minimum - 25.6 metres (as existing);
- ii) Lot Area - Minimum 1,209m² (as existing);
- iii) Side Yards - Minimum

- Easterly - 4.2m,
- Westerly - 2.7m;
- iv) Front Yard
 - Minimum - 10.5m,
 - Maximum - 12.5m;
- v) Dwelling Floor Area - Maximum 338.52m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (578) | <p style="text-align: center;"><u>Oakridge Heights Limited</u> (formerly Genstar Development Co. (Eastern) Ltd.) Part of Lots 14, 15 Con. 3, S.D.S. – 40, 50, 60 & 70 Old Mill Road</p> | <p style="text-align: center;">(1994-144) (2002-093) (2003-138) (2007-096) (2008-051) (2013-106)</p> |

The land to which By-law 1994-144 as amended by By-law 2003-138 applies may be used for the following uses only, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following permitted uses and regulations, in which case the following shall prevail:

- (a) **Definitions**
 - i) Established Grade – For the purpose of By-law 2003-138 established grade will be 101.24m geodetic elevation;
 - ii) First Storey – For the purpose of By-law 2003-138 the first storey means the storey with its floor closest to established grade and having its ceiling more than 1.8m above grade.
- (b) **Permitted Uses**
 - i) Residential apartment buildings, which may include multiple family dwellings, separated vertically or horizontally;

- ii) Health club and the uses permitted in Section 3(b)(i) above in combination with C1 uses except for the following: hardware stores, taxi establishments, laundromats, public halls, service stations and clothing stores;
- iii) On the land zoned O3 – private park only except underground parking will be permitted;
- iv) On the land zoned O4 - Private park.

(c) **Regulations**

- i) Maximum number of residential units – 336 with the maximum number of units for each of the buildings identified in Schedule “C” further regulated as follows:
 - 40 Old Mill Road – 113 units
 - 50 Old Mill Road – 102 units
 - 60 Old Mill Road – 92 units
 - 70 Old Mill Road – 29 unitsOne residential unit in each of the four buildings at 40, 50, 60 and 70 Old Mill Road may be used as a superintendent suite and is not included in the unit count noted above.
- ii) Minimum lot area – 1.75 hectares;
- iii) Maximum lot coverage – combined area of Building Envelope A and B as shown on Schedule “C” to By-law 2003-138 except that, for the building at 60 Old Mill Road where Envelope A may extend into Envelope B to a maximum of 3.475 meters;
- iv) Landscaped area – Minimum of 30% of lot area will include a private park at grade zoned O3 with a minimum area of 0.22 hectares, in the location depicted on Schedule “C” to this By-law;
- v) Maximum building height –
 - (I) For those buildings located on Building Envelope A on Schedule “C” to By-law 2003-138 and identified as:
 - 40 Old Mill Road: - 12 storeys and 41 m above established grade excluding roof top mechanical facilities which will have a maximum height of 8m;
 - 50 Old Mill Road: - 10 storeys and 35 m above established grade excluding roof top mechanical facilities which will have a maximum height of 8m;
 - 60 Old Mill Road: - 10 storeys and 35 m above established grade excluding roof top mechanical facilities which will have a maximum height of 8m;

70 Old Mill Road: - 36 metres, measured from the centrepoint of the lot line abutting Cornwall Road and excluding roof top mechanical facilities which will have a maximum height of 7 metres.

- (II). For those portions of buildings located on Building Envelope B on Schedule C to By-law 2003-138 3m above established grade.
- vi) Average residential unit size – Maximum 112.5 m², except that for the building at 70 Old Mill Road, no maximum unit size shall apply.
- vii) Parking – The regulations as set out in Section 15 and Section 43 of By-law 1984 apply except where in conflict with the following:
 - (I) Residential uses- regardless of ownership – 1.75 paved parking spaces per unit of which 0.25 paved parking spaces per unit will be designated visitor parking and may be located underground and one parking space for each of the units to be used as the superintendent suites, except that for the building at 70 Old Mill Road, the rate shall be 1.25 paved spaces per unit inclusive of visitor parking and may be located underground. A maximum of 20% of the residential parking may be provided in tandem provided both spaces are assigned to one residential unit. Visitor parking shall not be provided in tandem.
 - (II) Commercial uses – No minimum number of parking spaces is required. Visitor parking associated with a residential use, and client parking associated with a commercial use, may be provided in any combination of: a parking structure (below and/or above grade), and/or a surface parking area and may be used for any combination of residential and commercial uses.
- viii) All buildings must be located within Building Envelopes A and B as shown on Schedule C to By-law 2003-138 however, no dwelling units will be located within 20m of the CNR right-of-way;
- ix) Balconies cannot project beyond Building Envelopes A and B as shown on Schedule C to By-law 2003-138;
- x) Vehicular access to be located within 30m of the northerly lot line abutting the CNR right-of-way;
- xi) Notwithstanding any provision in By-law 1984-63, for those lands zoned R8 as shown on Schedule B to By-law 2003-138, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.

- xii) A combined maximum of 155 m² of leasable floor area of C1 uses permitted in Section 3(b)(ii) of By-law 2003-138 are permitted, such uses to be located on the first storey provided that such uses are located completely within 33 m of Old Mill Road. The uses must be located in a contiguous manner. Common areas accessory to the residential uses within the building will not affect the continuity of the C1 uses.
- xiii) Minimum building height – 22 metres (6 storeys)
- xiv) Minimum setback of 70 Old Mill Road from westerly property limit (Part 126, 20R-13750): 1.5 metres
- xv) The building at 70 Old Mill Road shall be terraced such that the south building face of the fifth and sixth storeys above grade along Cornwall Road, shall be set back a minimum of 3.25 metres (excluding balconies) from the building face of the fourth storey; and the building face of the seventh and eighth storeys shall be set back a minimum of 3.25 metres (excluding balconies) from the building face of the sixth storey. Any additional storeys shall be set back a minimum of 3.25 metres (excluding balconies) from the building face of the eighth storey.

This by-law is enacted to implement a Decision of the Ontario Municipal Board pursuant to Subsection 34(26) of the Planning Act, R.S.O. 1990, c.P.13, as amended, and comes into force the day the final Board Order is issued (October 28, 2003).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (579) | <u>Penex Property (Trafalgar) Ltd.</u> Part Lot 12 Conc. 1, S.D.S. | (1994-152) (1995-108) (2007-096) (2008-051) |

The land to which By-law 1994-152 applies may be used for the uses set out below only, subject to the general regulations for the C3 zone, except where in conflict with the specific regulations set out below.

- 1) **Permitted Uses**
 - a) All commercial uses permitted in the C3 zone except public garages and service stations.
 - b) In the 01 zone, in addition to the uses permitted in an 01 zone, private accesses.

- 2) **Regulations**
 - a) Minimum lot area - 4.2 hectares.
 - b) Maximum building height -
 - i) At the southwest corner of the lands zoned C3 and within 60 metres from the property line abutting Trafalgar Road and the east/west collector road as shown on Schedule “C” to By-law 1994-152, a height of 4 storeys provided that no building or part thereof exceeds 16 metres excluding rooftop mechanical rooms and equipment; and
 - ii) For the balance of the lands, 3 storeys provided that no building or part thereof exceeds 12 metres excluding rooftop mechanical rooms and equipment.
 - c) Maximum height of all rooftop mechanical rooms and equipment - 5 metres above the roof upon which they are located.
 - d) All rooftop mechanical rooms and equipment must be setback 5 metres from all edges of the roof upon which they are located.
 - e) Maximum gross leaseable floor area - 11,500 square metres to be located wholly within the building envelopes shown on Schedule “C” to By-law 1994-152 and an additional 1,500 square metres to be located anywhere within the lands zoned C3 subject to the building setbacks set out in section 3 (2) (f) herein.
 - f) Building setbacks - all buildings must be located within the building envelopes shown in Schedule “C” to By-law 1994-152 so that minimum setbacks from lot lines are as shown on that schedule except for the 1,500 square metres referred to in section 3 (2) (e) herein which must be set back at least 7.5 metres from the 04 zone.
 - g) Openings between buildings - a minimum 5 metre opening between buildings suitable for pedestrian access and which may be covered shall be provided no more than every 70 metres in any building envelope along Trafalgar Road and in any building envelope along the east/west collector road shown on Schedule “C” to By-law 1994-152.
 - h) Parking regulations -

- i) Notwithstanding the C3 zone that applies to the land, the parking regulations and standards contained in Section 15 and Section 43 of By-law 1984-63 as they apply to the C2 zone apply to the land with the exception of Section 15 3) e); and
- ii) There shall be no parking areas between buildings built within the envelopes adjacent to Trafalgar Road and between the buildings built within the envelopes adjacent to the east/west collector road and the east/west collector road as shown on Schedule “C” to By-law 1994-152.
- i) Garbage and recycling containers shall only be permitted if located within a commercial building. No outside enclosures will be permitted.
- j) Outside storage - No outside storage is permitted.
- k) Landscaping - Minimum ten percent of the lot area zoned C3.
- l) All areas for loading in conjunction with loading docks must be screened by an opaque fence or wall which is at least 4 metres in height.
- m) Vehicular access - the one access shall be of at least 18 metres in width linking Trafalgar Road through the lands zoned C3 to the east/west collector road which will include provision for driveways, landscaped areas, access for vehicles, pedestrian sidewalks and any other uses accessory to the operation of a public street.
- n) Temporary structures for a period of more than 5 months in any one calendar year shall not be permitted.
- o) All recreational and entertainment uses shall be located completely within enclosed buildings.
- p) For buildings located within the building envelopes shown on Schedule “C” to By-law 1994-152, the aggregate area of the window and door openings facing Trafalgar Road and the east/west collector will be a minimum of 20% of the area on each of the walls facing these streets except for any building greater than 5,000 square metres in area in which cases all walls facing either Trafalgar Road or the east/west collector road shall consist of a minimum of 10% of the wall area as windows or door openings.
- q) Notwithstanding the requirements of By-law 1994-152, the lands to which this subsection applies may be divided to create lots for the buildings provided that the aggregate of the lands zoned C3 comply with the requirements of By-law 1984-63 as amended by By-law 1994-152. For the purpose of this by-law the 01 zone abutting Trafalgar Road shall be deemed to be frontage. For the purpose of lot area, setback and frontage

requirements, any 0.3 metre reserve will be deemed to be land zoned C3 and part of the site.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (580) | <u>Lapad Inc. Imperial Oil</u> South East Corner of Highway #5 and Neyagawa Blvd | (1994-174) (2000-064) (2007-096) |

The lands to which By-law 1994-174, as amended by By-law 2000-064, applies may be used for the commercial uses permitted in the C6 zone, plus a convenience store as an accessory use to the service station, all subject to the general regulations for the C6 zone.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (581) | <u>Silwell Development Ltd.</u> Pt of Lots 13, 14 Conc., 1 SDS | (1995-002)(1996-143) (1997-095)(1999-046) (2002-113)(2007-096) (2008-051) |

The lands may be used for the uses set out below only, subject to the specific regulations set out below and the general regulations of By-law 1984-63. In case of conflict, the specific regulations set out below will apply.

Area 1. Uptown Core - Central Retail Area - Commercial Building Area

Permitted Uses

The lands identified by the number 581 may be used for the following uses:

A public transit terminal and the uses permitted in the C3 zone of By-law 1984-63 except for automobile service station uses.

Regulations

- a) The commercial building envelopes shown on Schedule "C" attached hereto are coincident with the Commercial Building Area.
- b) For zoning purposes only, all streets shown on Schedule "C" attached hereto as street areas shall be deemed to be streets.

- c) Notwithstanding the building envelopes shown on Schedule “C”, the total floor area of all buildings permitted under this by-law shall conform to all other regulations of this by-law including parking.
- d) Building and structure height excluding rooftop mechanical equipment and enclosures - maximum 3 storeys and 12 metres.
- e) Height of all rooftop mechanical equipment and enclosures on the roof - maximum - 5.5 metres above the roof upon which they are located.
- f) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof abutting a street.
- g) Building setbacks
 - i) All buildings must be located within the building envelopes shown on Schedule “C” attached hereto.
 - ii) From any public or private lane less than 20 metres in width - a minimum of 1.5 metres between any part of a building and any part of the lane that is used for driving, parking, loading or unloading.
 - iii) From any street of a width equal to or greater than 20 metres - a minimum of 5 metres between any part of the building and any part of the street that is used for parking or driving.
- h)
 - i) There shall be no driveway access from Streets “A”, “B”, “C” and the west side of Street D” into the building envelopes.
 - ii) Access to loading and unloading areas can only be obtained from the parking areas and not directly from any streets.
 - iii) All loading areas shall be enclosed or screened by an opaque wall of at least 4 metres in height;
- i) All garbage and recycling facilities shall be located within the commercial building on the site. No outside enclosures shall be permitted.
- j) No outside storage shall be permitted.
- k) Parking regulations:
 - i) The building within the building envelope at the southeast corner of Street D and Street C may provide its required parking spaces anywhere within the area zoned C3 as long as ownership of the land upon which this building stands remains in the same ownership as the remainder of the area zoned C3.
 - ii) The parking regulations and standards contained in Section 15 and Section 43 of the By-law 1984-63 apply to the Commercial Building Areas and all Parking and Street Areas. Notwithstanding Section 15 3) e) of By-law 1984-63, a charge may be made for parking.

- iii) There shall be no parking between Highway #5, Trafalgar Road, Street “B”, Street “C”, the west side of Street “D” and the wall of the building facing any of those streets. This provision does not apply to the lands occupied by the transit terminal.
- iv) One parking space shall be provided for every 18 square metres of leasable floor area for all uses within the Commercial Building Areas. Areas for loading and unloading, including parking spaces used exclusively for such purposes, shall not be considered to be leasable floor area for the purpose of determining the required parking for any use within the Commercial Building Areas.
- l) Landscaping - Minimum 10% of the total area including the 5 metre wide landscaping buffers required within the road allowance on each side of every street in this area.
- m) Temporary structures for a period of more than 5 months in any one year shall not be permitted.

Area 2. Uptown Core - Central Retail Area - Streets Area

Permitted Uses

Notwithstanding the C3 Zone which applies to these lands as shown on Schedule “C” to this by-law, the following uses only shall be permitted in this area:

- Driveways designed to accommodate vehicle circulation,
- Parking of vehicles subject to the regulations set out below and the parking regulations in By-law 1984-63, excepting Section 15 3) e);
- Sidewalks;
- Landscaping;
- Benches, garbage receptacles, signs, street lights,
- Bus bays and bus stops.

In no case shall any buildings or structures be permitted.

Regulations

- a) The width of every street shall be not less than 20 metres with the exception of the private lane shown on Schedule “C” attached hereto.
- b) The street area may be in private or public ownership in whole or in part.
- c) There shall be no direct access from a parking space onto a street. All access from parking spaces to streets shall be provided by way of aisles or driveways.

Area 3. Uptown Core - Central Retail Area - Parking Area

Permitted Uses

- a) Notwithstanding the C3 Zone which applies to these lands as shown on Schedule “C” to this by-law, the following uses only shall be permitted in this area:
- Parking of vehicles,
 - Driveways and aisles,
 - Lighting,
 - Landscaping,
 - Pedestrian corridors and sidewalks,
 - Storm water management facilities,
 - Facilities for transit
 - Non-commercial recreational uses,
 - Any other use accessory to the normal operation and functioning of a parking lot.

Area 4. Uptown Core - Central Retail Area - Open Space Area

Permitted Uses

- a) Notwithstanding the C3 Zone which applies to these lands as shown on Schedule “C” to this by-law, the following uses only shall be permitted in this area:
- Hard and soft landscaping,
 - Outdoor patios,
 - Public and private art,
 - Pedestrian spaces,
 - Bicycle paths,
 - Bus shelters.
- b) In no case shall any commercial buildings or structures be permitted.
- c) In no case shall any parking areas, street or driveways be permitted except as may be necessary for emergency vehicles.

Regulations

- a) The minimum width of each Open Space Area shall not be less than that which is shown on Schedule “C” of this by-law.
- b) The Open Space Areas may be in private or public ownership in whole or in part.

Miscellaneous Regulations

Should any provision or provisions of this by-law be determined to be illegal or not enforceable by law, it or they shall be considered separate and severable from

the by-law and its remaining provisions shall remain in force as though the said provision or provisions had never been enacted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (582) | <u>Madex Corporation</u> 1040 SouthService Road East Pt. Lot 10 Conc. 3, S.D.S. | (1995-006) (1997-204) |

The land to which By-law 1997-204 applies may be used for the uses permitted in the general provisions of By-law 1984-63 and the following uses subject to the regulations for such uses in By-law 1984-63 except where in conflict with the following in which case the following shall prevail:

- a) **Permitted Uses**
- (i) Business and professional offices including medical offices,
 - (ii) Commercial schools,
 - (iii) Private and fraternal clubs and athletic clubs;
 - iv) Public halls
- b) **Regulations**
- For the uses permitted in (a) above
- (i) Maximum leaseable floor area - 1096m²
 - (ii) Parking - the parking standard for the C3A zone shall apply for the uses permitted in (a) above.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (583) | <u>River Oaks Developments Inc.</u> Lots 16,17, 18, 19 Conc. 1, S.D.S. | (1995-015) |

The land to which By-law 1995-015 applies may be used for the uses permitted in the general provisions of By-law 1984-63, excepting semi-detached dwellings, subject to the applicable regulations for the R5, R11 and R12 Zones except where in conflict with the following in which case the following shall apply:

For lands zoned R5

i) **Regulations**

1. Front Yard - Minimum - 6.0 metres
2. Front Yard for Private Garage - Minimum - 7.5 metres
3. Section 40 (3) of By-law 1984-63 shall not apply
4. No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
5. Notwithstanding Regulation #1 above, the front yard may be a minimum of 4.5m if a garage is located a minimum of 15m from the front lot line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (584) | <u>Oakdene Developments Inc.</u> Lot 16 Conc. 1, S.D.S. | (1995-025) |

The land to which By-law 1995-025 applies may be used for the uses permitted in the general provisions of By-law 1984-63, excepting semi-detached dwellings, subject to the applicable regulations for the R11 and R12 Zones.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (587) | <u>Monte Carlo Inns</u> 374 South Service Rd. East Pt. Lot 12 Conc. 3, S.D.S. | (1995-055) |

The land to which By-law 1995-055 applies may be used only for the uses provided herein subject to the C5 regulations therefor in By-law 1984-63 except where in conflict with the following regulations, in which case the following regulations shall apply:

a) **Permitted Uses**

- i) Hotel and hotel ancillary uses including restaurants and banquet halls which may only be used in conjunction with a hotel use only.
- b) **Regulations**
 - i) Maximum number of bedrooms permitted - 64;
 - ii) Minimum frontage along South Service Road - 90 metres;
 - iii) Minimum front yard setback from ultimate property boundary as shown on the survey attached hereto as Schedule “C” - 13.7 metres;
 - iv) Minimum side yards - 6 metres;
 - v) Minimum rear yard - 10 metres;
 - vi) Maximum height - 3 storeys and 16 metres, including rooftop mechanical equipment and rooms;
 - vii) Landscaped area - Minimum - 26% of the lot area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (588) | <u>T. Shevchenko Museum and Memorial Park</u> Part of Lot 24 Conc. 1, N.D.S. | (1995-057) (2007-096) |

The land to which By-law 1995-057 applies may be used for the uses permitted in the general provisions of By-law 1984-63 and for the following uses provided herein, all uses being subject to the applicable regulations therefor in By-law 1984-63 except where in conflict with the following regulations in which case the following regulations shall prevail:

- a) **Permitted Uses**
 - i) A museum/cultural centre and accessory uses in conjunction with the museum/cultural centre within the building consisting of the following: retail store; restaurant; administrative offices; meeting room(s); archive storage; reading/research/library room; and display area;
 - ii) Use of the existing dwelling unit to be used as a residence only by the caretaker of the museum/cultural centre.
- b) **Regulations**
 - A. Museum/Cultural Centre
 - i) Lot area - Minimum 6.5 hectares;
 - ii) Lot Frontage along Highway 5 - Minimum of 60 metres;
 - iii) Front Yard - Minimum - 50 metres;
 - iv) Westerly side yard - Minimum 15 metres;

- v) Easterly side yard - Minimum - 25 metres;
- vi) Rear yard - Minimum 25 metres;
- vii) Maximum height - 1 storey with a maximum overall height of 10.5 metres excluding rooftop mechanical equipment and rooms;
- viii) Maximum height of rooftop mechanical equipment and rooms 2.4 metres above the roof upon which they are located;
- ix) One building with a floor area not exceeding a maximum of 1400m² comprised of the following:
 - (1) Display area - maximum - 425m²
 - (2) Retail Store for souvenirs and sundries - Maximum - 55m²
 - (3) Restaurant - Maximum - 55m²
 - (4) Administrative Offices - Maximum - 55m²
 - (5) Meeting Room(s) - Maximum 110m² in total
 - (6) Archive Storage - Maximum - 525m²
 - (7) Reading Room/Research/Library - Maximum – 175m²
- x) Parking - minimum required spaces - 40.
Twenty of the required spaces must be maintained with a stable dustless surface, such as crushed stone, gravel or cinders having an asphalt or portland cement binder or any permanent type of sealcote and wearing surface, with provisions for drainage which comply with the requirements of the Town. The remaining 20 spaces may be provided on grass as overflow parking.
- xi) Vehicular access may be permitted from a right-of-way on the abutting westerly property.

B. Existing Dwelling Unit

- i) Front yard setback - Minimum 10 metres
- ii) Maximum height - 5.5 metres to peak
- iii) Maximum floor area - 125m²

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (589) | <u>Aram Guluzian</u> Lot 12 Plan M-18 | (1995-062) |

The lands to which By-law 1995-062 applies may be used only for detached dwellings as permitted in the general provision of By-law 1984-63, and the permitted uses are subject to the

applicable regulations for the R08 zone except where in conflict with the following in which case the following shall apply:

Regulations

- A) Minimum yards
1. For existing dwelling and accessory structure - as shown on Schedule “B” attached hereto;
 2. For any new construction including and additions to the existing dwelling:
 - i) Front yards - Minimum of 10m and maximum of 16m,
 - ii) Rear yards - Minimum of 23m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (590) | <u>Lillian Goth</u> Lot 5, Plan 559, 151 Maurice Dr. | (1995-084) |

The land to which By-law 1995-084 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to regulations provided for such uses and subject to the provisions of this by-law. In addition, these lands may be used for a Residential Care Facility, as defined herein, subject to the following Regulations:

a) **Definitions**

- i) Residential Care Facility - For the purposes of this by-law, a Residential Care Facility shall mean a residence or part thereof wherein accommodation and care services, as defined herein, are provided for residential tenants who are 65 years of age or older and who are vulnerable persons as that term is defined in the Advocacy Act 1992 of Ontario, as amended.
- ii) Care Services - For the purposes of this by-law, Care Services shall mean assistance with the activities of daily living to the residential tenants and may include, but shall not be limited to, the following services:
 - 3.(a) (ii):
 - A) Assistance with feeding;
 - B) Bathing assistance;
 - C) Incontinence care;
 - D) Dressing assistance;
 - E) Assistance with personal hygiene;
 - F) Ambulatory assistance;
 - G) Personal emergency response services;

- H) Assistance with or supervision of recreational and social activities;
- I) Administration and supervision of medication prescribed by a licensed medical doctor; and
- J) Assistance with transportation.

3. (b) **Permitted Uses**

- i) Residential Care Facility provided that the interior layout on the main floor is substantially in accordance with the Plan attached hereto as Schedule “D”, and that the total number of occupied beds in the Residential Care Facility including any in the room above the main floor, does not exceed six;
- ii) One apartment in the basement area for the use only of the caregivers in the Residential Care Facility if a Residential Care Facility is in operation on the property;

3. (c) **Regulations**

- i) The residential Care Facility shall have a maximum gross floor area of 180m² and shall be operated only within the existing dwelling on the property which has a gross floor area of 180m² excluding the basement area;
- ii) No part of the Residential Care Facility shall be located in any basement area;
- iii) A maximum of six tenants shall be permitted to reside in the Residential Care Facility
- iv) As long as the Residential Care Facility is being operated in the dwelling, any residents of the dwelling other than the tenants in the Residential Care Facility shall be permitted to reside only in the basement area of the dwelling;
- v) Minimum yard setbacks;
 - a) All yard setbacks for the Residential Care Facility shall be as shown on Schedule “C” attached hereto, being the setbacks existing when the by-law comes into force.
- vi) Four parking spaces in total shall be provided for the Residential Care Facility and the residential accommodation in the basement area of the existing dwelling on the property. These parking spaces may be provided in tandem.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (591) | <p style="text-align: center;"><u>Penex Property (Trafalgar) Ltd.</u> <u>Berkshire (Oakville) Ltd</u> <u>Mar-Win Custom Homes Ltd.</u> Part of Lots 11 and 12, Conc. 1, S.D.S</p> | <p style="text-align: center;">(1995-091)(1996-171) (1998-204)(1999-083) (2000-120)(2001-173) (2004-048)(2006-002) (2007-096)(2008-051)</p> |

The land to which By-law 2001-173 applies may be used for the uses permitted in By-law 1984-63, the Town's Comprehensive Zoning by-law, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- 1) For Land Zoned C3A (a)
 - a. **Permitted Uses**
 - i. Retail sale of any merchandise which need not comply with regulations set out in retail sales warehouses;
 - ii. Service commercial uses including animal clinics, banks, trust companies, credit unions, rental outlets, and personal service shops such as barbers and hairdressers;
 - iii. Business and professional offices;
 - iv. Undertakings established or maintained by governmental authority;
 - v. Commercial schools;
 - vi. Restaurants, take-out eating establishments and drive-in restaurants providing that the uses are not located within 30 metres of a residential zone;
 - vii. Auto related uses except for automobile body shops, automobile wreckers or automobile salvage yards. No auto related uses permitted within 30 metres of Highway 5 except for a service station used only for the sales of automotive fuels and products;
 - viii. Billiard rooms and athletic facilities, excluding places of amusement - commercial except as an accessory use;
 - ix. Public halls;
 - x. A day nursery;
 - xi. A retail propane and natural gas transfer facility in conjunction with a service station, for the sale of propane or natural gas to the general public for automotive and recreational purposes providing this use is not located within 30 metres of a residential zone.

b. Regulations

For Land Zoned C3A (a)

The land zoned C3A (a) is subject to the C3A regulations of By-law 1984-63 except where in conflict with the following:

- a) All uses are to be located within the enclosed buildings except where otherwise permitted by this by-law;
- b) Lot Area - Minimum - 6.0 hectares;
- c) Maximum Floor Area of Buildings - 37% of the lot area;
- d) Setbacks for all buildings and structures – From Highway 5 - Minimum - 15m including any required landscaped buffer strips; From Street A - All buildings which have a maximum height of 7.0 metres and in which the aggregate area of the window and door openings facing Street A is greater than 20% of the area of the walls facing Street A may locate a minimum of 2 metres from Street A. All other buildings must be located a minimum of 7 metres from Street A. From Southerly lot line and lot line adjacent to Morrison Creek Minimum - 15m which includes any required landscaped buffer strips; All other yards - 0m; All setback requirements shall include any 0.3m reserves;
- e) Landscaped Area - Minimum - 10% of the lot area excluding landscaped buffer strips;
- f) Landscaped Buffer strips
Landscaped buffer strip adjacent to residential zone - Minimum – 10m Landscaped buffer strip adjacent to Highway 5 - Minimum - 9m;
- g) Building and Structure Height - Maximum - 3 storeys and 12 metres excluding rooftop mechanical equipment and rooms and subject to sub-section 3. (d) (2) (d) above;
- h) Height of rooftop mechanical equipment and rooms - Maximum - 5m above any roof upon which they are located;
- i) Setback of rooftop mechanical equipment and rooms - Minimum 5 metres from any roof edge;
- j) All garbage and recycling facilities shall be located within the commercial buildings on the site;
- k) No outside storage shall be permitted except as follows:
 - i) For new and used automobile, recreational, motorcycles and truck dealerships and for car, truck and trailer rental

- and leasing agencies, inventory of new or used vehicles as part of the dealership or agency,
- ii) For service stations, public garages and tire specialty shops, storage of motor vehicles providing the storage is of a temporary nature and is not the storage of impounded, wrecked or dismantled vehicles, and,
 - iii) For service stations, public garages and tire specialty shops, storage of other merchandise provided that no merchandise display exceeds 3.05 metres in height, no merchandise is displayed closer than 3.05 metres to any lot line or street, no merchandise is displayed within the daylight area, and no merchandise displayed adjacent to a building projects further than 4.57 metres from the face of the building, and
 - iv) A retail propane and natural gas transfer facility for the sale of propane and natural gas to the general public for automotive and recreational purposes.
- l) Temporary structures including air supported structures are permitted provided they do not exceed a maximum gross floor area of 93m². Temporary structures are not permitted for a period of more than 5 months in any one calendar year;
 - m) Parking regulations - the parking regulations and standards contained in Section 15 and Section 43 of By-law 1984-63 as they apply to the C2 zone apply to the land with the exception of Section 15 3) e).
 - n) All areas for loading in conjunction with loading docks must be screened by an opaque wall of at least 4 metres in height. Where service bay doors or loading areas in conjunction with loading docks face a residential zone, the service bay doors must be set back a minimum of 30 metres from the residential zone. Where service bay doors do not face a residential zone, the service bay doors shall be set back a minimum of 15 metres from the residential zone;
 - o) Notwithstanding the requirements of this By-law, the lands may be divided to create lots for the buildings provided that the aggregate of the lands comply with the minimum lot area and minimum setbacks as set out in this by-law. Each individual lot must comply with all the other requirements of By-law 1984-63 as amended. Any 0.3 metre reserves will be deemed to be part of any required buffer strip and shall be included in any setback requirement.

- p) Wall Openings - a minimum 5 metre opening suitable for pedestrian access and which may be covered shall be provided no more than every 70 metres in any wall facing Street A as shown on Schedule "B" to By-law 1995-91.
- 2) For Land Zoned C3
- a) **Permitted Uses**
- i) All commercial uses permitted in the C3 zone except for public garages and service stations;
 - ii) Restaurants, take-out eating establishments, and drive-in restaurants;
 - iii) An outdoor patio in conjunction with a restaurant and take out eating establishment provided the patio is not located within 30 metres of a residential zone;
- b) **Regulations**
- a) Maximum Floor Area of Buildings - 25% of the lot area;
 - b) Building Location - all buildings must be located wholly within the building perimeter shown on Schedule "C" to By-law 1995-91 so that the minimum setbacks from the lot lines are as shown on that schedule.
 - c) Building and Structure Height - Maximum - 3 storeys and 12 metres;
 - d) Maximum height of all rooftop mechanical rooms and equipment - 5 metres above any roof upon which they are located;
 - e) All rooftop mechanical rooms and equipment must be set back 5 metres from all edges of the roof upon which they are located;
 - f) Temporary structures including air supported structures are permitted provided they do not exceed a maximum gross floor area of 93m². Temporary structures are not permitted for a period of more than 5 months in any one calendar year;
 - g) Garbage and recycling containers shall only be permitted if located within a commercial building;
 - h) Parking Regulations - Notwithstanding the C3 zone that applies to the land, the parking regulations and standards contained in Section 15 and Section 43 of By-law 1984-63 as they apply to the C2 zone apply to the land with the exception of Section 15 3) e). For the purpose of calculating required parking, all patio areas shall be considered to be leaseable floor area;

- i) No parking areas or driveways shall project beyond the most westerly wall of the most westerly building adjacent to Trafalgar Road.
 - j) All areas for loading in conjunction with loading docks must be screened by an opaque wall of at least 4 metres in height;
 - k) Landscaped area - Minimum 10% of the lot area zoned C3 excluding buffer strips.
 - l) Landscaped Buffer strips -
 - Landscaped buffer strip adjacent to residential zone - Minimum 4m;
 - Landscaped buffer strip adjacent to Trafalgar Road - Minimum 9m;
 - m) Notwithstanding the requirements of this By-law, the lands may be divided to create lots for the buildings provided that the aggregate of the lands zoned C3 comply with the minimum lot area and minimum setbacks as set out in this by-law. Each individual lot must comply with all other requirements of By-law 1984-63 as amended. For the purpose of this by-law the 01 zone abutting Trafalgar Road shall be deemed to be frontage. Any 0.3m reserves will be deemed to be part of the required buffer strip and shall be included in any setback requirements.
- 3) For Land Zoned R8(X), R8(Y) and R8(Z)
- a. **Permitted Uses**
R8 uses except for detached dwellings, duplexes, maisonettes and apartment houses.
 - b. **Regulations**
 - A. For Land Zoned R8(X), R8(Y) and R8(Z)
The regulations for an R8 zone apply except as noted below:
 - (a) Minimum lot area per unit - 154m²;
 - (b) Maximum lot coverage - 36%; except for Block 11 which may have a maximum coverage of 37%;
 - (c) Maximum number of units per Block:
 - Block 1 and 10 - 5 units
 - Block 2, 3, 4 and 6 - 6 units
 - Block 5 - 8 units
 - Block 7 - 3 units
 - Block 8 and 11 - 7 units

Block 9 - 4 units

- (d) Setbacks:
- (i) Front yard setback - Minimum - 6.0m except for yards adjacent to Postridge Road which shall have a 4.5m setback;
 - (ii) Side yard setback - Minimum - 1.5m except for flankage yards adjacent to Postridge Road which shall have a 4.5m setback;
 - (iii) Separation between dwellings - Minimum - 3.0m;
 - (iv) Setback from north property line - Minimum - 5.0m
- (e) Building and Structure Height - Maximum - 3 storeys and 10.5m;
- (f) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the required front or flankage yards to within 1.0 metre of the property line, and within 2.5 metres of the property line on lots adjacent to Postridge Road.
- (g) Any 0.3m reserves shall be included in any setback requirements.
- (h) Covered porches shall be excluded from the maximum coverage provisions of this by-law.

B. For Land Zoned R8(Y) - Blocks 9, 10 and 11

The following additional regulations apply to the lands zoned R8(Y):

- (a) Frontage for Block 9, 10 and 11 is deemed to be Postridge Road;
- (b) Individual residential units shall not have private driveway access from Postridge Road;
- (c) Flankage yard - Minimum - 3.0m;
- (d) Setbacks for detached garages within the rear yard: From rear lot line - minimum - 0.6m; Side yard - Minimum - 0.0m;
- (e) Personal Recreation Space – Minimum Multiple attached dwellings shall provide ground related personal recreation space in the rear yard, which may include an uncovered platform and which shall have a minimum area of 30m² per lot with a minimum width of 4.0 metres and a minimum depth of 6 metres between the dwelling and any private garage or parking space on the lot;
- (f) Notwithstanding Section 2) B. e) above, corner lots need not provide a 6 metre separation distance between the dwelling and private garage or parking space on the lot, provided that a mini-

mum area of 30m² of personal recreation space is maintained for the lot.

C. For Land Zoned R8(Z) - Blocks 6, 7 and 8

The following additional regulations apply to the lands zoned R8(Z):

- (a) Frontage for Block 6 is deemed to be the westerly lot line;
- (b) Frontage for Block 7 is deemed to be the south lot line;
- (c) Frontage for Block 8 is deemed to be the north lot line;
- (d) Lot frontage for Block 7 - Minimum - 16m;
- (e) Flankage yard - Minimum - 1.5m except for a flankage yard adjacent to Postridge Road, which shall have a minimum flankage yard of 4.5m.

4) For Land Zoned R8(b) – Blocks 16 and 17

1. **Permitted Uses**

R8 uses except for detached dwellings, duplexes, maisonettes and apartment houses.

b. **Regulations**

The regulations of an R8 zone apply except as noted below:

PART VI

SPECIAL PROVISIONS

| Block Number (BLK) as shown on Schedule C | Lot Area - min. per unit | Max. Number of Units per Block | Front Yard - min. to dwelling to garage | Rear Yard - min., | Side Yard -min. Flankage yard - min.*abutting Hydro Corridor | Separation distance between adjacent dwellings -min |
|---|--------------------------|--------------------------------|---|-------------------|--|---|
| Blk 1 | 150m ² | 7 | 3.0m 0.6m | 0.6m | 1.5m 3.0m | 3.0m |
| Blk 2 | 150m ² | 6 | 3.0m 0.6m | 0.6m | 1.5m 2.0m | 3.0m |
| Blk 3 | 150m ² | 8 | 3.0m 0.6m | 0.6m | 1.5m 2.0m | 3.0m |
| Blk 4 | 150m ² | 7 | 3.0m 0.6m | 0.6m | 1.5m 3.0m | 3.0m |
| Blk 5 | 150m ² | 6 | 3.0m 0.6m | 0.6m | 1.5m 2.0m* | 3.0m |
| Blk 6 | 150m ² | 5 | 3.0m 0.6m | 7.5m | 1.5m 3.0m* | 3.0m |
| Blk 7 | 150m ² | 5 | 3.0m 0.6m | 7.0m | 1.5m 3.0m | 3.0m |
| Blk 8 | 150m ² | 5 | 3.0m 0.6m | 7.0m | 1.5m 3.0m | 3.0m |
| Blk 9 | 150m ² | 5 | 3.0m 0.6m | 7.5m | 1.5m 3.0m* | 3.0m |
| Blk 10 | 150m ² | 5 | 3.0m 0.6m | 7.5m | 1.5m 2.0m* | 3.0m |
| Blk 11 | 150m ² | 4 | 3.0m 0.6m | 7.5m | 1.5m N/A | 3.0m |
| Blk 12 | 150m ² | 6 | 3.0m 0.6m | 7.5m | 1.5m N/A | 3.0m |

- (i) Personal Recreation Space - minimum - For Blocks 1, 2 and 3 only - multiple attached dwellings shall provide ground related personal recreation space in the rear yard, which may include an uncovered platform and which shall have a minimum area of 30 m² per lot.
 - (ii) Notwithstanding Section 12(3)(a) of By-law 1984-63:
 - (1) Roof eaves and eave troughs, awnings and canopies may project not more than 0.6 metres into any required side and flankage yard.
 - (2) Bay and box windows with or without foundations may project not more than 0.4 metres into any required front, flankage or rear yard.
 - (iii) Notwithstanding Section 12(3)(c) of By-law 1984-63, unenclosed exterior stairways shall be permitted to project not more than 1.5 metres into the required front, rear or flankage yards and may be covered by an awning, canopy or roof. Exterior stairways shall not be permitted to encroach into any required side yard but may encroach into the required personal recreation space.
 - (iv) Notwithstanding Section 12(3)(d) of By-law 1984-63, balconies for multiple attached dwellings may project only into front or flankage yards to a maximum of 1.5 metres.
 - (v) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the required front or flankage yards as follows:
 - For Block 5 - to within 1.5 metres of the property line;
 - All other Blocks - to within 1.0m of the property line.
 - (vi) Notwithstanding the minimum required building setbacks for the R8 zone, where a daylight triangle adjoins the lot, all structures shall maintain a minimum setback of 0.7 metres from the daylight triangle.
 - (vii) Notwithstanding the 0.3 metre reserve, Rosegate Way is deemed to be the frontage for Blocks 1, 2 and 3.
 - (viii) For the purpose of calculating the required yards, lot area and frontage on a public street, the publicly owned 0.3 metre reserve adjoining the lot shall be deemed to be part of the lot.
 - (ix) Maximum lot coverage requirements of By-law 1984-63 shall not apply to Blocks 1 to 12 inclusive.
- 5) For Land Zoned R8 (c)
- Permitted Uses**
- i) R8 uses except for detached dwellings, duplexes, maisonettes and apartment houses.

- ii) Notwithstanding the preceding sub-section 3 (h) (1) (a), the office of a physician, used for consulting and emergency treatment only, in a dwelling in which the physician has his or her private residence and only on a lot abutting Street A as shown on Schedule “C”.

Regulations

The regulations of the R8 Zone apply except as noted below:

- i) Setbacks - for multiple attached dwellings
- Front yard - Minimum 4.5m to dwellings except for a garage which shall have a minimum setback of 6m;
 - Side yard - Minimum - 1.75m provided the minimum separation distance between buildings is 3.5m;
 - Rear yard - Minimum - 7.5m except where lots abut a commercial zone where the rear yard setback shall be a minimum of 11.5m;
- ii) Lot area per unit for multiple attached dwellings - Minimum - 180m².
- 6) For land zoned R11(a)
- (a) **Permitted Use** – semi-detached dwellings
- (b) **Regulations**

The regulations of the R11 zone apply except as noted below:

| Block Number as shown on Schedule “C” | Blocks 15, 19, 27, 28 & 33 | Blocks 16, 20, 25, 26 & 34 |
|--|---|---|
| Minimum Lot Area | 465m ² | 465m ² |
| Minimum Lot Frontage | 16m | 16m |
| Minimum Side Yard | 1.2m | 1.2m |
| Minimum Separation Distance | 2.7m | 2.7m |
| Minimum Rear Yard | 7.0m | 7.0m |
| Lot Area/Floor Area Ratio Maximum | 63% | 63% |

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (592) | <p align="center"><u>Silwell Development Ltd.</u> Part of Lot 13 14 and 15, Conc. 1, S.D.S</p> | <p>(1995-103)(1996-137) (1997-013)(1997-024) (1998-090)(1999-061) (2000-122)(2001-044) (2002-113)(2002-217) (2003-005)(2003-006) (2004-093)(2005-017) (2006-002)(2006-136) (2006-160)(2007-065) (2007-096)(2008-051) (2008-074)(2010-032) (2010-057)</p> |

1.

- a) The lands may be used for the uses set out herein subject to Parts I , II, III and V up to and including Section 15 and Section 30 of the general regulations of By-law 1984-63, excepting Sections 14(1), 18(1), 18(2), 21,23(1), 23(2), 28(1), 28(2), 28(3) and 28(5) and subject to the specific regulations set out below. In the case of conflict the specific regulations set out below will apply.
- b) The definitions set out in Section 2 of By-law 1984-63 and the following definitions apply to the lands identified on Schedule “B”.

(i) **“accessory unit”** means a self-contained residential dwelling unit within a detached dwelling, semi-detached dwelling, multiple attached dwelling, and an accessory building on a corner lot of a secondary and/or primary street subject to Section 4(d)(ii) of this by-law. Each accessory unit shall have:

- Its own kitchen and bathroom facilities,
- A separate entrance/exit,
- A floor area of not less than 35m² or more than 100m²,

- A floor area not in excess of 40% of the total floor area of the main dwelling;
- (ii) **“accessory building”** means a detached building or structure located in the rear yard and on the same lot as the main dwelling, the use of which is incidental to the main dwelling, and which may be used as floor area accessory to the main building, a private garage, a tool shed, a greenhouse, a storage building, or combinations of these uses, and an accessory unit as defined in Section 4. (d) (i) of this by-law. The accessory building shall be subject to the following:
- A maximum building depth of 7.5 metres measured from the rear lot line,
 - A minimum side yard of 0 metres except where abutting a street or lane where the flankage yard shall be 2 metres and 1 metre respectively,
 - A maximum building height of 5.5 metres or 3.5 metres when the lot depth is less than 29 metres,
 - A projection to the accessory building of 1.0 metres for a stairway only in the area between the accessory building and the main building,
 - A covered and unenclosed walkway of not more than 1.2 metres in width connecting the accessory building and the main building;
 - An accessory building in which an accessory unit is not permitted shall not have kitchen facilities.
- (iii) **“corner convenience store”** means a retail store which serves the daily needs of a local neighbourhood with a floor area that shall not exceed 100m²; which shall be located on a corner lot, and which may be combined with residential uses within the same building provided that the convenience store use is located at grade level at the corner of the structure closest to the intersection; in which access to the residential dwelling will be independent of access to the convenience store; and for which no off-street parking is required;
- (iv) **“home occupation”** means the conduct of a trade or business, provided not more than 36m² of the floor area is used for the purpose, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done from them, and there is no public office or visiting of the premises by customers, clients, or salesmen on business;

- (v) **“stacked townhouse”** means a building or structure divided vertically and horizontally into three or more non-communicating dwelling units, each dwelling unit having private access to the outside yard area adjacent to the building;
- (vi) **“lane”** means a public right-of-way that is not less than 7.0 metres and not greater than 7.5 metres in width exclusive of daylight triangles, granting vehicular access at grade level from the rear of two or more lots and which connects to a secondary or primary street;
- (vii) **“primary street”** means a public highway that is 20 metres in width or wider;
“secondary street” means a public highway that is not less than 16.0 metres in width but not greater than 20 metres in width.

Provisions for Residential Zones - UCR1A , UCR1B, UCR1B(a) AND UCR1B(b)

2. **Permitted Uses**

- a) In the UCR1A Zone, the following uses shall be permitted:
 - (i) Detached dwellings, semi-detached dwellings, duplex dwellings, multiple-attached dwellings, stacked townhouses and maisonette dwellings;
 - (ii) Parks, playgrounds, recreational areas and community centres under the control of a public authority;
 - (iii) Roomers and boarders in any combination not resulting in a total of more than 3 provided that the total number of persons shall not exceed 1 for every 18.5 m² of floor space exclusive of any basement area;
 - (iv) A group home provided that it is no closer than 800 metres to any other group home, that no more than one group home is permitted on each of maps 91(1) to 91(27) of By-law 1984-63, as amended, and further that there is not more than two group homes per community;
 - (v) A foster home;
 - (vi) Shared accommodation licensed or approved under provincial statute for 5 or fewer residents;
 - (vii) The practice of a domestic art (except for the teaching of music in any multiple dwelling);
 - (viii) The practice of home occupation;
 - (ix) The provision of private home day care;
 - (x) The office of a physician, used for consulting and emergency treatment only, in a dwelling in which the physician’s private residence is located;
 - (xi) One accessory unit on any lot.

- b) In the UCR1B Zone, the following uses shall be permitted:
- (i) Multiple-attached dwellings, stacked townhouses, maisonette dwellings and apartments;
 - (ii) Parks, playgrounds, recreational areas and community centres under the control of a public authority;
 - (iii) Roomers and boarders in any combination not resulting in a total of more than 3 provided that the total number of persons shall not exceed 1 for every 18.5m² of floor space exclusive of any basement area;
 - (iv) A group home provided that it is no closer than 800 metres to any other group home, that no more than one group home is permitted on each of maps 91(1) to 91(27) of this by-law and further that there is not more than two group homes per community;
 - (v) A foster home;
 - (vi) Shared accommodation licensed or approved under provincial statute for 5 or fewer residents;
 - (vii) The practice of a domestic art (except for the teaching of music in any multiple dwelling);
 - (viii) The practice of home occupation;
 - (ix) The provision of private home day care;
 - (x) Private schools and day nurseries;
 - (xi) One corner convenience store may be located at the southeast corner of Street S and Street Q and at the southeast corner of Street P and Street I as identified on Schedule “C” to this By-law;
 - (xii) The office of a physician, used for consulting and emergency treatment only, in a dwelling or apartment building in which the physician’s private residence is located;
 - (xiii) One accessory unit on any lot;
- c) **In the UCR1B(a) Zone, the following uses shall be permitted:**
- (i) All UCR1B uses;
 - (ii) Semi-detached dwellings except fronting onto Street F as shown on Schedule “C”;
 - (iii) Restaurants, artists studios, galleries and craft shops, grocery and food stores, florists, and retail sale of merchandise. Each individual user in this subsection is limited to a maximum gross floor area of 200 m². Outdoor patios in conjunction with restaurants shall only be permitted in the front yard abutting Street F as shown on Schedule “C”;
 - (iv) Libraries, museums, professional and business offices;

- (v) The uses permitted in Section 5 (c) (iii) and (iv) shall only be permitted on the first and second floor of any building containing residential uses and shall be located within 40 metres of Street “F” as shown on Schedule “C”.
 - (vi) When a residential and nonresidential use are in combination within a building, the residential use shall not be located directly below the nonresidential use.
- d) **In the UCR1B(b) Zone, the following uses are permitted:**
- (i) All UCR1B uses;
 - (ii) Semi-detached dwellings;
3. **Regulations** - For Lands Zoned UCR1A, UCR1B, UCR1B(a) and UCR1B(b)
- a) Minimum Lot Depth - 24 metres
 - b) Building or Structure Height - excluding roof top mechanical equipment - maximum as shown on Schedule “E” to By-Law 1997-24, as revised by By-laws 2005-017 and 2006-136
 - c) Height of all rooftop mechanical equipment and enclosures on the roof - Maximum 5.5 metres above the roof upon which they are located.
 - d) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof abutting a street.
 - e) The following regulations apply to the applicable permitted residential uses in the UCR1A, UCR1B, UCR1B(a) and UCRI B(b) zones, except as noted below:
The regulations shown in TABLE TWO apply to Blocks 2, 8, 9, 13, 23 and 27 of Plan 20M-701, and the multiple attached units on Blocks 1 and 6 of Plan 20M-768 and CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1, Blocks 2, 8, 9, 13, 23 and 27 of Plan 20M-701 may be used for a minimum of 20 multiple attached units only.

For the multiple attached dwelling units, on CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1 fronting on Parkhaven Boulevard, commercial uses are permitted on the ground floor area, subject to the following provisions:

1. Residential uses are not required to be accessed by entirely separate entrances.
2. Uses shall be limited to commercial uses permitted in the UCC3R Zone with the exception of any use involving food preparation that requires exhaust hood ventilation or produces grease-laden vapour.

PART VI

SPECIAL PROVISIONS

3. No garage space or basement space associated with or part of the multiple attached units shall be converted or used for commercial purposes, including storage.
4. Parking for commercial uses shall be provided at one space per 32.6m² of leasable floor area.

The regulations shown in TABLE FOUR apply to the apartments on CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1. In the event of any conflict with the regulations in TABLE ONE, the regulations in TABLES TWO, THREE and FOUR shall prevail. In the event of any conflict between TABLES ONE, TWO, THREE and FOUR, and the regulations specified elsewhere in Section 89(592), TABLES ONE, TABLE TWO, THREE and FOUR shall prevail.

TABLE ONE

All Blocks except Blocks 2, 8, 9, 13, 23, and 27 of Plan 20M-701

| | Detached | Semi Detached | Duplex Multiple | Multiple Attached | Stacked Townhouse | Maisonette | Apartments |
|--|--------------------|--|------------------------|-------------------------------|--------------------------|--------------------|---|
| Lot area – min | 220m ² | 350m ² (175 m ² per unit) | 230m ² | 150m ² per unit | 1000m ² | 1000m ² | 1000m ² |
| Lot frontage - min | 7.0m | 11.0m | 7.0m | 14.5m | 25.0m | 25.0m | 25.0m |
| Floor area per residential unit - min* | 92.0m ² | 83.5m ² | 69.0m ² | 83.5m ² | 55.5m ² | 55.5m ² | 37m ² - bachelor 55.5 m ² - one or more bedrooms |
| Front yard – min (a) For lots adjacent to primary or secondary streets** | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |
| (b) For lots adjacent to Glenashton Drive and | 4.5m | 4.5m | 4.5m | 4.5m | 4.5m | 4.5m | 4.5m |

PART VI

SPECIAL PROVISIONS

| | Detached | Semi Detached | Duplex Multiple | Multiple Attached | Stacked Townhouse | Maisonette | Apartments |
|---|-----------------|----------------------|------------------------|--------------------------|--------------------------|-----------------------|-----------------------|
| Street Q | | | | | | | |
| Side Yard - min | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 2.0m | 2.0m |
| Rear yard - min (a) For lots with lot depths 30 m or greater | 13.0m | 13.0m | 13.0m | 13.0m | 13.0m | 5.0m | 5.0m |
| (b) For lots with lot depths less than 30m | 3.0 | 3.0m | 3.0m | 3.0m | 3.0m | 5.0m | 5.0m |
| Separation distance between adjacent dwellings – min | 1.2m | 1.2m | 1.2m | 1.2m | 1.2m | sum of the side yards | sum of the side yards |
| Separation distance between dwelling and garage or parking space - min (For lot depths 30m or greater only) | 6.0m | 6.0m | 6.0m | 6.0m | 6.0m | no requirement | no requirement |
| Flankage abutting a street | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 3.0m | 3.0m |
| Flankage abutting a lane | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |

- * The aggregate of all dwelling unit floor areas in an apartment building shall not exceed the maximum permitted number of dwelling units multiplied by 93m².
- ** Does not apply to Glenashton Drive or Street Q as shown on Schedule "C".

TABLE TWO

Blocks 2, 8, 9, 13, 23, and 27 of Plan 20M-701, and the multiple attached units on Blocks 1 and 6 of Plan 20M-768, and CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1

| | |
|---|--|
| Minimum Lot Area | 105m ² |
| Minimum Lot Frontage | 14.5m |
| Front Yard | 3m |
| Rear Yard | 4m |
| Building Coverage | 56% |
| Personal Recreation Space | 4.5m ² which may be provided on a balcony |
| Exterior Stairways | May encroach into the required front and rear yards a maximum of 2.4m. |
| Balconies | May encroach into the required rear yard a maximum of 1.5m. |
| Porches Located on the Entry Level | May encroach to within 1.5m of the front lot line and to within 2m of the rear lot line |
| Required Parking | 2 spaces per unit. Visitor parking for condominium units may be provided on the public road allowance, except for Blocks 1 and 6 of Plan 20M-768, and CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1 where visitor parking shall be provided on the site. |

TABLE THREE

Apartments on Blocks 1 and 6 of Plan 20M-768

| Regulations | Block 1 Plan 20M-768 | Block 6 Plan 20M-768 |
|--|--|---------------------------------|
| Minimum Floor Area Per Residential Unit | | |
| • Bachelor | 36m ² | 36m ² |
| • One or more bedrooms | 48m ² | 48m ² |
| Maximum Floor Area Per Residential Unit | 82m ² | 82m ² |
| Frontage/Front Lot Line | Georgian Drive | Glenashton Drive |
| Flankage Setback (Central Park Drive) | 2.5m | 0.67m |
| Minimum Southerly Side Yard Setback | 16m | 23m |
| Underground Parking Setback (for ventilator, stairwells, or any other equipment) | | |
| • Minimum to Front Lot Line | 1.5m | 1.5m |
| • Minimum to Rear Lot Line | 1.5m | 1.5m |
| • Minimum to Side Yard | 2.7m | 1.6m |
| • Minimum to Flankage Yard | 1.5m | 1.5m |
| Building Height excluding roof top mechanical equipment and parapets (established grade from finished floor) | 34m | 34m |
| Parapets | Shall not exceed 1.3m in height, except on the east face of the southerly building (Block 6, Plan 20M-768), where it will not exceed 1.0 m | |
| Parking Regulations | Parking may be permitted in the required side and flankage yards | |
| Required Parking | 1.25 spaces per residential unit | |
| Visitor Parking | 0.25 spaces per unit provided on site | |
| Decorative Features (along Central Park Drive) | Not subject to setback regulations | |
| Restrictions on Vehicular Access | Subsection 9 does not apply | |

Section 89 (592), Subsection 6 (k)(vi) does not apply to the lands described in Schedule “A” to this By-law, 2005-117.

TABLE FOUR

Apartments on CON 1 SDS PT LOT 14, RP 20R13863 PART 1

| Regulations | CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1 |
|--|---|
| Minimum Floor Area Per Residential Unit <ul style="list-style-type: none"> • Bachelor • One or more bedrooms Maximum Floor Area Per Residential Unit | 36m ² 48m ² 140m ² |
| Frontage/Front Lot Line | Central Park Drive |
| Minimum Front Yard Setback | 0.9m |
| Minimum Rear Yard Setback (from Parkhaven Blvd) | 0.0m |
| Building Height Excluding Roof Top Mechanical Equipment and Parapets (established grade is finished floor elevation) | 34m |
| Underground Parking Setback (for ventilator, stairwells, or any other equipment) <ul style="list-style-type: none"> - Minimum to Rear Lot Line - Minimum to Side Yard - Minimum to Flankage Yard - Minimum to Front Yard Line | 1.5m 1.5m 1.5m 1.5m |
| Parapets | Shall not exceed 2.3m in height |
| Required Parking | 1.5 spaces per residential units, of which 0.25 spaces per unit shall be dedicated as visitor parking |
| Decorative Feature (along Central Drive and Georgian Drive) | Park Not subject to setback regulations |
| Restrictions on Vehicular Access | Subsection 9 of Special Provision 89(592) does not apply. |
| Minimum Setback for all Rooftop Mechanical Equipment | 3.0m from all edges of the roof abutting a |

| | |
|--|--|
| Regulations | CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1 |
| and Enclosures which exceed 2m in height | street |

Section 89 (592), Subsection 6 (k)(vi) does not apply to the lands described in Schedule “B” to this By-law, 2006-136.

Notwithstanding Section 15 1) b) i) of By-law 1984-63, parking areas for the apartments on CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1 may be provided below grade and the parking area and parking structure may project 8.0 metres beyond the adjoining property line to the north.

Notwithstanding any severance, partition or division of the site, as shown on Schedule “B” to By-Law 2006-136, the provisions of this by-law shall apply to the whole of the site as if no severance, partition or division occurred.

All other provisions of By-law 1984-63 as amended shall apply except in cases where the provisions of By-law 2006-136 are in conflict, in which case the provisions and Schedules of By-law 2006-136 shall prevail.

- f) The regulations for buildings containing combined residential and commercial uses in the UCR1B(a) zone are subject to the applicable regulations for apartments as noted in Section 6 (e).
- g) Private schools and day nurseries as set out in Section 5(b)(x) are subject to the regulations set out in Section 29A and 29B of By-law 1984-63 respectively, with the exception of the following:
 - (i) Minimum front and rear yard setbacks are subject to the regulations identified in Section 6 (e) of this by-law;
 - (ii) Maximum lot coverage - 45% of the lot area;
 - (iii) Shall only be located on a lot fronting onto a street which has a right-of-way greater than 20 metres;
- h) All lots in the UCR1A, UCR1B, UCR1B(a) and UCR1B(b) Zones shall abut a lane at the rear or side yard and a primary or secondary street at the front yard, with the exception of lots for apartments and maisonette dwellings. Apartments and maisonette dwellings must have frontage on a public street.
- i) Personal Recreational Space - Minimum

- (i) For lot depths 30 metres or greater - Detached dwellings, semi-detached dwellings and multiple attached dwellings shall provide ground related personal recreation space in the rear yard, which may include an uncovered platform and which shall have a minimum area of 30m² per lot with a minimum width of 4.0 metres and a minimum depth of 6.0 metres between the dwelling and any private garage or parking space on the lot notwithstanding the projections permitted in Section 4 (d)(ii) and Section 7 (b) and (c).
 - (ii) For lot depths less than 30 metres, the personal recreation space may be provided as an open raised deck or uncovered platform at a minimum area of 30 m² per lot and a minimum of 6.0 metres in depth, attached to the main dwelling above unenclosed parking spaces located adjacent to the main dwelling.
 - (iii) Maisonette dwellings, stacked townhouse dwellings and apartments shall provide personal recreation space of 4.0m² per unit.
 - (iv) Notwithstanding Section 6 (i) (iii) above, personal recreation space for maisonettes and apartments need not be provided for dwelling units located at grade facing a street or lane.
- j) Amenity Space - No person shall erect or use an apartment building unless amenity space is provided in the form of one or more exterior uncovered landscaped open space areas, which may be located either at or above grade level or on a podium level but which may not be located on the roof of the building. Such amenity space shall not include personal recreation space and shall be provided in accordance with the following standards:
- (i) The required amenity space for each apartment building shall not be less than 10% of the lot area; and
 - (ii) The amenity space required by this section shall not include any area that comprises any part of any of the required front, side or flank yards.
- k) Parking Regulations - In addition to the parking regulations set out in Section 15 and Section 30 of By-law 1984-63, as amended, the following parking regulations shall also apply to these lands. In case of conflict, the regulations set out below shall prevail:
- (i) Notwithstanding any provision of By-law 1984-63 to the contrary, there shall be no parking in any required front or side yard provided however, that the parking of passenger vehicles on a driveway with a minimum width of 2.0 metres, constructed of a stable dust free surface, and located entirely within the required side yard setback is permitted.

- (ii) Notwithstanding Section 15 and Section 30 of By-law 1984-63, where required parking is provided underground, it may be provided in tandem for all individual dwelling units;
- (iii) Notwithstanding Section 30(1)(f) of By-law 1984-63, required parking spaces need not be covered;
- (iv) Where parking spaces for maisonette and apartment buildings are located underground no more than two access driveways shall be provided to the underground parking spaces on each lot;
- (v) Stacked townhouses must comply on a per unit basis with the same parking regulations that apply to multiple attached dwellings;
- (vi) For lot depths 30 metres or greater, all surface parking areas must be located entirely within a distance of 13.0 metres from the rear lot line. For lot depths less than 30 metres, unenclosed parking spaces may be provided adjacent to the main dwelling below an open raised deck or open platform.
- (vii) Parking regulations for commercial and combined commercial and residential uses shall be subject to the parking regulations as set out in the UCC3R zone.
- (viii) The required access to a lot for entrance and exit and required aisles on CON 1 SDS PT LOT 14, RP 20R13863 Part of PART 1 may be shared provided that rights of way are registered on title.

4. **Special Uses Permitted**

- a) Notwithstanding Section 12(3)(a) of By-law 1984-63:
 - (i) Roof eaves and eave troughs, awnings and canopies may project not more than 0.6 metres into any required front and rear yard and 0.3 metres into any required side and flankage yard.
 - (ii) Bay windows may project not more than 0.4 metres into any required front, flankage or rear yard.
- b) Notwithstanding Section 12(3)(c) of By-law 1984-63, unenclosed exterior stairways shall be permitted to project not more than 1.5 metres into the required front, rear or flankage yards and may be covered by an awning, canopy or roof. Exterior stairways are not permitted to encroach into any required side yard but may encroach into the required personal recreation space.
- c) Notwithstanding Section 12(3)(d) of By-law 1984-63:
 - (i) Balconies for detached dwellings, semi-detached dwellings, multiple attached dwellings and stacked townhouse dwellings may project only into front or flankage yards to a maximum of 1.5 metres.

- (ii) Balconies for apartments and maisonette dwellings may project only into the front, flankage or rear yards to a maximum 1.5 metres.
- d) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the required front or flankage yards to within 1.0 metre of the property line, and within 2.5 metres of the property line on lots adjacent to Glenashton Drive and Street Q as identified on Schedule “D” of this By-law.
 - e) Notwithstanding Subsection 26 (1) of By-law 1984-63, external air conditioning equipment shall be permitted in any side yard of detached dwellings, semi-detached dwellings and multiple attached dwellings to within 0.0 metres of the side lot line.”
5. Lot Frontage
- All lots must have frontage on a primary street unless there is no adjacent primary street in which case the frontage may be on a secondary street. In no instance may a lot front onto a lane.
6. Restrictions on Vehicular Access
- (i) Where a lot abuts a lane or either a secondary street or primary street, vehicular access shall only be from the lane.
 - (ii) Where a lot abuts only a primary street and a secondary street, vehicular access to the lot shall only be from the secondary street.
 - (iii) Where no lane or secondary street abut the lot, no more than two points of access shall be provided to a primary street between intersecting primary streets. This provision shall not preclude further subdivision of any block by secondary streets.
 - (iv) For driveways and corner lots on primary streets, no driveway or vehicular access shall be located closer than 20 metres from the intersection of two primary streets.
 - (v) Notwithstanding Section 9(i), access driveways to underground parking garages may occur directly from a secondary street.
7. Setbacks for Underground Parking Structures
- No setback from any lot line shall be required for any part of a parking structure which is wholly underground. No ventilator, stairwells, or any other equipment serving the parking structure shall be located closer than 3.0 metres to the front

and rear lot line, and shall comply with the side and flankage yard requirements of the building type.

8. For the purpose of calculating the required yards, dwelling depth, lot area and frontage on a public street, the publicly-owned 0.3 metre (one foot) reserve and the daylight triangles adjoining the lot shall be deemed to be part of the lot.
9. Number of dwelling units per block as shown on Schedule “D” to this by-law:
 - a) For Lands Zoned UCR1B
Blocks 20 and 21
- Minimum – 38 units per Block
- Maximum – 42 units per Block
 - b) For Lands Zoned UCR1A

| Block No | Minimum No. of Units | Maximum No. of Units |
|-----------------|-----------------------------|-----------------------------|
| 1 | 7 | 9 |
| 4 | 7 | 9 |
| 5 | 21 | 23 |
| 6 | 21 | 23 |
| 7 | 15 | 17 |
| 10 | 13 | 15 |
| 11 | 28 | 30 |
| 12 | 28 | 30 |
| 13 | 21 | 23 |
| 16 | 20 | 21 |
| 17 | 31 | 35 |
| 18 | 33 | 37 |
| 19 | 21 | 23 |
| 22 | 26 | 28 |
| 23 | 36 | 38 |
| 24 | 9 | 11 |

10. Notwithstanding anything to the contrary in this by-law, for the purposes of establishing compliance with the zoning regulations applicable to the Blocks shown on Schedule “D”, compliance with the regulations shall occur at the time of creation of the individual lots within the Blocks shown on Schedule “D”.

PROVISIONS FOR COMMERCIAL RESIDENTIAL MIXED USE ZONES - UCC3R

11. **Permitted Uses**

In the UCC3R Zone, the following uses shall be permitted:

- (i) All commercial uses permitted within the C3 zone except public garages, service stations and veterinary clinics.
- (ii) Only nonresidential uses shall be permitted on the ground floor.
- (iii) Residential dwelling units shall only be permitted in combination with C3 uses provided residential uses are located above the commercial uses.
- (iv) In addition to the UCC3R uses, a public transit terminal shall be permitted on Block 31 as shown on Schedule “C” to this by-law. Residential uses shall not be permitted within 30 metres of a block containing a Transit Terminal use.

12. **Regulations** - UCC3R Zone

- a) Building and structure height excluding rooftop mechanical equipment and enclosures - maximum as shown on Schedule “E” to this by-law.
- b) Height of all rooftop mechanical equipment and enclosures on the roof - Maximum - 5.5 metres above the roof upon which they are located.
- c) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof abutting a street.
- d) Floor Area Per Unit - Minimum

| | |
|---------------------------|--------------------|
| - Bachelor dwelling units | 37.0m ² |
| - 1 or more bedrooms | 55.5m ² |
- e) Setbacks
 - (1) The first and second storey of all buildings and structures shall be subject to the following minimum and maximum setbacks for all portions of the lot adjacent to a primary or secondary street:
 - Minimum setback - 0.0m
 - Maximum setback - 2.0m

- (2) For zoning purposes only, streets F and C as shown on Schedule “C” to this by-law shall be considered primary streets for the purpose of determining setbacks for Block 28 and Block 25A.
 - (3) Notwithstanding subsection 15 (e) (1) above, balconies and canopies may project into the required setback but no part of any building or structure may project beyond any property line.
 - (4) Side yard setbacks – 0.0 metres except in the case of a flankage yard abutting a lane where the minimum side yard setback shall be 1.0 metres and maximum shall be 2.0m
 - (5) Rear Yard setback - 0.0 metres
 - (6) All buildings and structures shall be setback a minimum distance of 7.5 metres from any lot or portion of any lot in a UCR1B, UCR1B(a) and UCR1B(b) zone.
- f) Setbacks for Underground Parking Structures - No setback from any lot line shall be required for any part of a parking structure which is wholly underground except for ventilators, stairwells, or any other equipment serving the parking structure which shall not be located closer than 3.0 metres to the front and rear lot line, and which shall comply with the side and flankage yard requirements of the building type.
- g) Personal Recreation Space - For Residential Uses - Minimum bachelor and 1 bedroom dwelling units shall provide personal recreation space of 3.5m² per unit. Dwelling units containing more than 1 bedroom shall provide personal recreation space of 4.5m² per unit.
- h) Notwithstanding Section 15 (g) above, personal recreation space need not be provided for dwelling units located at grade facing a street or lane.
- i) Parking Regulations - UCC3R Zone - In addition to the parking regulations set out in Section 15 and Section 43 of By-law 1984-63, as amended, the following parking regulations shall also apply to these lands. In case of conflict, the regulations set out below shall prevail:

Restrictions on Vehicular Access

- (a) Where a lot abuts a lane or either a secondary street or primary street, vehicular access shall only be from the lane;
- (b) Where a lot abuts only a primary street and a secondary street, vehicular access to the lot shall only be from the secondary street;
- (c) Where no lane or secondary street abut the lot, no more than two points of access shall be provided to a primary street between intersecting primary streets. This provision shall not preclude further subdivision of any block by secondary streets;

- (d) For driveways and corner lots on primary streets, no driveway or vehicular access shall be located closer than 20 metres from the intersection of two primary streets;
- (e) Notwithstanding Section 15(i)(a), access driveways to underground parking garages may occur directly from a secondary street;
- (f) Where parking areas are located underground, no more than two access driveways shall be provided to the underground parking spaces on each lot;
- (g) Where required parking is provided underground, it may be provided in tandem for all individual dwelling units;
- (h) The parking facilities for commercial uses in the UCC3R zone shall be provided in a parking facility on the same lot as the use or on a lot within 300 metres of the lot. Parking for residential uses to be provided on the same lot as the residential use.
- (i) No parking shall be permitted within a yard abutting a primary street or secondary street.
- (j) The required access to a lot for entrance and exit and required aisles may be shared provided that rights of way are registered on title.
- (k) Parking areas in conjunction with a commercial or mixed residential/commercial use shall be permitted at grade within a rear yard only.
- (l) Minimum Parking Requirements - Residential and combined Commercial Residential Uses
 - (i) Rental dwelling units - 1.5 paved parking spaces per unit.
 - (ii) Condominium dwelling units - 2 paved parking spaces per unit of which 0.25 paved parking spaces per unit shall be designated as visitor parking,
 - (iii) Commercial uses shall provide one parking space for every 18m² of leaseable floor area.

13. Lot Frontage

- a) All lots must have frontage on a primary street unless there is no adjacent primary street in which case the frontage may be on a secondary street. In no instance may a lot front onto a lane.
- b) The front lot line of a through lot shall abut a primary street, or, in the event that there is no adjacent primary street, the front lot line shall abut a secondary street, but in no event shall the front lot line abut a lane.
- c) Notwithstanding Section 16(a), Block 28 shown on Schedule "C" to this by-law need not provide frontage on a public street. The frontage for Block 28 shall be deemed abutting the O1 zone.

14. Garbage Containment - all garbage and recycling containers shall only be permitted if located within a commercial and/or commercial residential building. No outside enclosures will be permitted.

PROVISIONS FOR INSTITUTIONAL ZONES - UCG

15. **Permitted Uses**

- a) In the UCG Zone, the following uses shall be permitted within enclosed buildings:
- (i) Any undertaking established or maintained by governmental authority;
 - (ii) Public or private community services, community cultural arts and sports facilities such as a community centre, day nursery, fire hall, educational uses, performing arts studio, place of worship, art gallery, library, museum;
 - (iii) Post office, premises for a charitable or non-profit institution, philanthropic or religious school, seminary or religious mission, union hall, civic building.
 - (iv) Restaurants and retail commercial uses shall be permitted on the ground floor only.
 - (v) Notwithstanding the above, no residential accommodations are permitted in the UCG Zone.
 - (vi) In addition to the UCG uses, required driveways, access to underground parking garage including ramps, below grade parking structures may project 8.0 metres beyond the adjoining property line to the north, and temporary landscaping areas are permitted. This subsection shall not alter any of the prevailing provisions of the UCG zone.

16. **Regulations** - UCG Zone

The regulations provided in Section 12, 13 and 14 shall apply to the uses permitted in the UCG Zone.

PROVISIONS FOR OFFICE AND OTHER COMMERCIAL ZONES - UCC ZONES

17. **Permitted Uses**

- a) In the UCC Zone, the following uses shall be permitted within enclosed buildings:
- (i) UCG uses;
 - (ii) Business and professional offices;
 - (iii) Retail sale of merchandise;
 - (iv) Printing shops;

- (v) Publishing and bookbinding;
- (vi) Athletic facilities;
- (vii) Service commercial uses including animal clinics, banks, trust companies, credit unions, personal service shops such as barbers and hairdressers, restaurants;
- (viii) Non-residential workshops and studios such as artist's or photographer's studio, communications and broadcasting establishment, data processing establishment, software design and development establishment;
- (ix) Hotels.

17.1 **Permitted Uses in a UCC3R(a) zone:**

- a) All uses permitted in a UCC3R zone.

17.2 **Regulations for a UCC3R(a) zone:**

The regulations provided in Section 12, 13 and 14 shall apply to the uses permitted in the UCC3R (a) zone except where in conflict with the following regulations. (The municipal addresses in brackets below are provided for convenience only.):

- (a) Building Height (maximum):
For all lands zoned UCC3R (a) other than those identified as 'A' on Figure 1 to Subsection 89(592) (209 & 231 Oak Park Blvd.) 4 storeys (17 metres) exclusive of mechanical penthouse, parapets and exit stairs
- (b) Building Height (maximum):
For all lands identified as 'A' on Figure 1 to Subsection 89(592) (197 Oak Park Blvd.) 6 storeys (24.5 metres) exclusive of mechanical penthouse, parapets and exit stairs
- (c) Height (maximum):
Rooftop mechanical equipment 6 metres
- (d) Front Yard setback:
For all lands identified as 'A' on Figure 1 to Subsection 89(592) (197 Oak Park Blvd.) (197 Oak Park Blvd.) No maximum setback
- (e) Location of Above-grade Automobile Parking Garages & Structures:
In the Rear Yard
- (f) Setback (minimum) from any street for an above-grade automobile parking garage or structure:
50 metres
- (g) Parking Requirements for Commercial uses:
A minimum of 631 parking spaces shall be provided for all commercial uses.
- (h) The maximum leasable floor area shall be 15,950 square metres.

- (i) For the purpose of lands zoned UCC3R(a), building height shall be measured from the finished floor elevation of the affected building, and Schedule 'E' to By-law 1997-24 does not apply.

18. **Regulations** - UCC Zones

- a) Retail commercial and restaurant uses shall only be permitted on the ground floor.
- b) Building and structure height excluding rooftop mechanical equipment and enclosures - maximum as shown on Schedule "E" to this by-law.
- c) Height of all rooftop mechanical equipment and enclosures on the roof - maximum - 5.5 metres above the roof which they are located.
- d) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof abutting a street.
- e) Setbacks
 - (1) All buildings and structures shall be subject to the following minimum setbacks:
 - (a) For all portions of the lot adjacent to a primary or secondary street - Minimum setback - 0.0m
 - (b) From Highway 5 - Minimum setback - 14.0m
- f) Landscaped buffer - 9.0 metre landscaped buffer shall be provided adjacent to Highway 5.
- g) Parking - UCC Zone - In addition to the parking regulations set out in Section 15 and Section 43 of By-law 1984-63, as amended, the following parking regulations shall also apply to these lands. In case of conflict, the regulations set out below shall prevail:
 - (i) Where a lot abuts a lane or either a secondary street or primary street, vehicular access shall only be from the lane.
 - (ii) Where a lot abuts only a primary street and a secondary street, vehicular access to the lot shall only be from the secondary street.
 - (iii) Where no lane or secondary street abut the lot, no more than two points of access shall be provided to a primary street between intersecting primary streets. This provision shall not preclude further subdivision of any block by secondary streets.
 - (iv) For driveways and corner lots on primary streets, no driveway or vehicular access shall be located closer than 20 metres from the intersection of two primary streets.
 - (v) No surface parking within 3 metres of a primary or secondary street.

- (vi) The parking facilities for the uses in the UCC zone shall be provided in a parking facility on the same lot as the use or on a lot within 300 metres of the lot.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (593) | <u>690737 Ontario Limited (Cooper)</u> Part of Block 1 Registered Plan 20M-500 | (1995-128) (2006-002)(2010-057) |

The land to which By-law 1995-128 applies may be used only for those uses permitted in the C3A zone set out below subject to the C3A regulations of By-law 1984-63 and Special Provision (434) except where in conflict with the following regulations, in which case the following regulations shall apply:

Permitted Uses

All C3A uses except: a department store

Regulations

- i) There shall be only one vehicular access from Dundas Street East which shall be a right-in access only.
- ii) There shall only be two vehicular accesses from Winston Churchill Boulevard to the site. One of these accesses shall be “right-in/right-out only” access. The other accesses shall be a “right-in only” access.
- iii) Retail uses need not comply with the regulations set out in Section 42 2) 4(b) of By-law 1984-63.
- iv) Retail sale and display of food products are permitted to a maximum of 5% of the floor area or 100m² of the building or portion thereof occupied by the business, whichever is lesser.
- iv) No minimum floor area shall be required for any use.
- v) Parking - Minimum of 5 parking spaces for each 93m² of gross floor area.
- vi) Minimum landscaped buffer strips excluding vehicular access adjacent to Dundas Street East and Winston Churchill Boulevard with no parking permitted within the buffer strips - 15 m. No additional landscaping is required in the rear and flankage yards adjacent to Dundas Street East and Winston Churchill Boulevard.
- vii) Yards - minimum
 - Rear - 15m from Dundas Street East
 - Front - 15m from Bristol Circle

- Side - 4.5m
 - Flankage - 15m from Winston Churchill Boulevard
- viii) Maximum overall height
- For office uses - 4 storeys and 15 metres
 - For all other freestanding uses - 1 storey and 9 metres
 - For buildings with mixed office and other uses - 4 storeys and 15m. The other uses shall only be located on the ground floor.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (594) | <u>Firan Corporation</u> Lot 2, Plan M-14, 353 Iroquois Shore Road | (1995-112) (2008-074) |

The lands to which Special Provision 594 applies may be used for C3A uses, except automobile related uses, subject to the general regulations for the C3A zone and in addition the regulations set out below shall govern in case of conflict:

Regulations

1. Maximum floor area for all uses combined - 3,270 m² within the existing building;
2. Maximum floor area for office uses - 1,000 m² within the existing building;
3. Maximum building height – 6 storeys.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (595) | <u>Genstar Development Company</u> Part of Lots 26, 27, Conc. 1, S.D.S. | (1995-113)(1996-142) (1996-201)(1999-002) (2000-070)(2000-072) |

The lands to which By-law 1995-113 applies may be used for the uses permitted in the general provisions of By-law 1984-63 except where such uses are excluded by By-law 1995-113 and may also be used for the additional uses set out herein, all subject to the regulations set out in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in the case of conflict.

- a) For lands zoned R8 (a)
- i) **Permitted Uses**
All R8 uses except for detached dwellings, duplexes, maisonettes, and apartments.
- ii) **Regulations**
1. Minimum lot area per unit for multiple-attached dwellings - 180m²
 2. Minimum internal side yard - 1.8m
 3. Minimum flankage yard - 3.5m
 4. Minimum front yard - 6.0m
- b) For lands zoned R8 (b)
- i) **Permitted Uses**
All R8 uses except for detached dwellings, duplexes, maisonettes, and apartments.
- ii) **Regulations**
1. Minimum lot area per unit for multiple-attached dwellings - 165m²
 2. Minimum internal side yard - 1.8m
 3. Minimum flankage yard - 3.5m
 4. Minimum front yard - 6.0m
- c) *Deleted by By-Law 1996-201*
- d) For lands zoned R8 (d)
- i) **Permitted Uses**
- a) All R8 uses except for duplexes, multiple-attached, maisonettes.
 - b) Semi-detached dwellings.
- ii) **Regulations**
1. Minimum lot frontage
Detached interior lot - 10.0m.
Detached corner lot - 11.5m.
Semi-detached interior lot - 18m.
Semi-detached corner lot - 20m.
 2. Minimum lot depth - 24.0m.
 3. Minimum lot area
Detached interior lot - 240m²

Detached corner lot - 276m².

Semi-detached interior lot - 432m².

Semi-detached corner lot - 480m².

4. Minimum separation distance between buildings - 1.5m.
 5. Yard requirements
 - Rear yard - 6m;
 - Side yard minimum - 1.2m on one side and 0.3m on the other side except on a flankage in which case the minimum side yard abutting the flankage shall be 3.0m and the other side shall be a minimum of 0.3m.
 - Front yard minimum - 4.5m to wall of any dwelling, 6 m to garage.
 6. Maximum garage size per unit - 28m².
 7. Maximum driveway width per dwelling unit - 3.5m.
 8. Maximum gross floor area per dwelling unit - 135m².
 9. Maximum lot coverage - 35% of lot area.
- e) For land zoned R11 (a)
- i) **Regulation**
Maximum driveway width will not exceed 4.5m.
- f) For land zoned C1 (a)
- (i) **Permitted Uses** - The commercial uses permitted in a C1 zone excluding service stations and public halls; and in addition the following uses:
 - Private school only in conjunction with a day nursery use
 - Commercial school;
 - (ii) **Regulations**
 - (a) Minimum lot area - 0.5 hectares;
 - (b) Yard Requirements - Minimum
 - Front yard (Westoak Trails Boulevard) - 15.0m
 - Side yard - 9.0m
 - Rear yard - 7.0m;
 - (c) Landscape buffer strip - Minimum
 - Front yard - 3.0m excluding driveway
 - Side yard -3.0m excluding driveway
 - Rear yard - 7.0m;

- (d) An outdoor amenity space associated with the day nursery use and private school use may be located within the rear or side yard landscaped buffer strip to within 2m of the property line;
 - (e) A barrier wall of 1.8m in height shall be provided along the rear lot line;
 - (f) The private school use in conjunction with the day nursery use is restricted to a combined total floor area maximum of 465m²;
- (g) In addition to the minimum C1 parking requirements for the total leasable floor area, an additional 10 parking spaces will be required and specifically identified for the private school use permitted in conjunction with a day nursery;
- (h) Two driveways only will be permitted:
One driveway access from Postmaster Drive, and one driveway access from Westoak Trails Boulevard;
- g) For land zoned R8 (c)
- (i) **Permitted Uses** - all uses permitted in an R8 zone except detached dwellings, duplex dwellings, maisonettes and apartment buildings.
 - (ii) **Regulations**
 - (1) Maximum number of units - 44;
 - (2) Minimum front yard setback adjacent to Westoak Trails Boulevard and minimum side yard adjacent to Postmaster Drive - 4.5m to dwelling;
 - (3) Minimum rear yard adjacent to the northerly property line and minimum side yard adjacent to the easterly property line - 7.5m; Maximum of two driveways; one driveway access from Postmaster Drive and one driveway access from Westoak Trails Boulevard with no direct driveway access to individual units from Westoak Trails Boulevard and Postmaster Drive.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (596) | <u>Kaneff Corporation</u> Blocks 154 and 155, Plan 20M-488 Sheridan Garden Drive Block 2, 4 Plan 20M-533 and Block 91 Plan 20M-529 Ford Drive | (1996-007) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (597) | <u>Parallax Corporation</u> Lot C Block 12 Registered Plan 1 | (1995-162) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 applies except where in conflict with the following:

i) **Permitted Uses**

Residential uses shall not be permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (598) | <u>Ian Anderson Foundation</u> 430 Winston Churchill Blvd. Part of Lot 1 Conc. 3, S.D.S | (1995-169) (2006-002) (2008-051) |

The land to which By-law 1995-169 applies may be used for the following uses only and such uses are subject to the general regulations in By-law 1984-63 for such uses except where in conflict with the following in which case the following regulations shall govern.

i) **Permitted Uses**

- a) A detached dwelling.
- b) A hospice.
- c) Accessory structures related to (a) or (b) above.

ii) **Regulations for Hospice**

- a) Lot frontage - Minimum - 49m.
- b) Lot area - Minimum - 6321m².
- c) Lot coverage - 8.0%
- d) Building height - Maximum 5m and one storey
- e) Floor area - Maximum - 430m² - For the purpose of this subsection floor area shall be defined as in paragraph (a) of the Floor Area definition in Section 2 of By-law 1984-63.
- f) Bedrooms - Maximum number - 6.
- g) Bedroom size - Minimum 15m².
- h) Parking required - Minimum -6 spaces for visitors and 4 spaces for caregivers including staff and volunteers. One parking space for staff may be provided in a garage.
Notwithstanding Section 15 2) a) of By-law 1984-63, a maximum of 15 parking spaces may be located in the front yard.
- i) A minimum 3 m wide landscaped buffer strip shall be provided along the northerly side lot line for a continuous depth of 75.0m from the front lot line.
- j) Setbacks
 - Front yard Minimum 65m
 - Rear yard Minimum 12m
 - Northerly side yard Minimum - 14 m except that the existing frame shed may remain in its present location with a minimum northerly side yard setback of 0.7 m
 - Southerly side yard Minimum 10m.
- iii) Regulations for Detached Dwelling
The regulations for a detached dwelling shall be the same as set out above for the hospice use except that subparagraphs (f), (g) and (h) shall not apply.
- iv) Regulations for Accessory Structures
Maximum total floor area of all accessory structures including existing attached garage and detached garden shed - 55m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (599) | <p align="center"><u>Penex Property (Trafalgar) Ltd. MacOakville Developments Inc.</u> Part Lots 11,12 Conc. 1, S.D.S</p> | <p align="center">(1995-171) (1998-265)</p> |

The land to which By-law 1995-171 applies, as amended by By-law 1998-265, may be used for the uses set out below, subject to the regulations therefor in By-law 1984-63, except where in conflict with the following regulations, in which case the following regulations shall prevail:

- a) For Land Zoned R8 (a)
 - (i) **Permitted Uses**
R8 uses except for detached dwellings, duplexes, maisonettes and apartment houses.
 - (ii) **Regulations**
The regulations for the R8 Zone apply except as noted below:
 - (1) Setbacks for multiple-attached dwellings
 - Front yard
 - Minimum - 4.5m to dwellings except for a garage which shall have a minimum setback of 6m;
 - Side yard - Minimum - 3.5m except when a multiple-attached dwelling abuts another multiple-attached dwelling in which case the minimum side yard may be 1.75m providing the minimum separation distance between buildings is 3.5m;
 - Rear yard - Minimum -7.5m;
- b) For the Land Zoned R11 (a)
 - (i) **Permitted Uses**
R11 uses except for detached dwellings.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (600) | <p style="text-align: center;">Glen Orchard Homes Part 9 Plan 20R-11486 Block 1, Plan 20M-629</p> | (1995-179) |

a) **Permitted Uses**

All R8 uses except the following:

- i) Detached dwelling,
- ii) Duplex dwelling,
- iii) Maisonette,
- iv) Apartment house.

b) **Regulations**

The land to which By-law 1995-179 applies may be used for the R8 uses set out above subject to the regulations for such uses in By-law 1984-63 except where in conflict with the following regulations in which case the following shall govern:

- i) Vehicular access to all the dwellings shall be obtained only via a private lane which shall not be less than 7m in width exclusive of daylight triangles with a minimum paved width of 6m. This lane shall have only one intersection with West Oak Trails Boulevard, and two intersection with Treetop Terrace.
- ii) Minimum total site area - 1.2 hectares.
- iii) Maximum number of dwelling units - 60.
- iv) Minimum yards:
 - a) Front yard
 - 3m for units adjacent to Oakpoint Road and Treetop Terrace.
 - 4m for units adjacent to West Oak Trails Boulevard;
 - b) Flankage abutting a street - 2m.
 - c) Flankage for buildings containing dwellings from a lane - 2m.
 - d) Side yard for accessory buildings and structures – 0m.
- v) Minimum separation distance between buildings containing dwelling units - 2.4m.
- vi) Minimum setback of all buildings including accessory buildings and structures from daylight triangles - 1m.
- vii) Only garages detached from dwellings are permitted. All garages must be located a minimum of 0.5m from the lane.
- viii) No part of a building containing dwelling units shall project a distance of more than 21m measured from the front lot line into the interior of the lot.

PART VI

SPECIAL PROVISIONS

- ix) A minimum open space area 5m in depth measured from the rear of the house towards the lane across the complete width of the lot shall be maintained between any dwelling unit and any accessory building structure or parking space on the lot.
- x) Maximum building height for:
 - a) Dwelling units - 3 storeys and 10.5m,
 - b) Accessory buildings and structures - 1 storey and 3.6m.
- xi) Maximum floor area of all accessory buildings and structures per dwelling unit including garages - 25m².
- xii) Parking:
 - a) A minimum of 2 parking spaces shall be provided for each dwelling unit;
 - b) The required parking spaces may be provided in tandem;
 - c) One of the required parking spaces must be provided within a garage.
- xiii) The R8 regulations in By-law 1984-63 governing minimum lot area, minimum lot frontage and maximum lot coverage shall not apply to this land.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (601) | <p style="text-align: center;"><u>Bezie Developments Limited</u> <u>(Formerly Glen Orchard Homes Part 8 Plan 20R11486)</u> Part of Lot 22 Conc. 1 SDS, Blocks 2, 3 & 4, R.P. 20M-629</p> | <p style="text-align: center;">(1998-101) (1995-180)</p> |

The land to which By-law 1998-101 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations therefor in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in the case of conflict:

- a) **Permitted uses:**
 All R8 uses except the following:
 - (i) Detached dwelling,
 - (ii) Duplex dwelling,
 - (iii) Maisonette,
 - (iv) Apartment house
- b) **Regulations:**
 For lands zoned R8(a)

- (i) Maximum number of units 60;
 - (ii) Minimum lot area per unit 225m²;
 - (iii) Minimum front yard - To dwelling 3.0m;
- To garage 6.0m;
 - (iv) Notwithstanding Section 12(3)(a) of By-law 1984-63:
 - Roof eaves and eave troughs, awnings and canopies may project not more than 0.6m into any required front and rear yard and 0.3m into any required side and flankage yard
 - Bay windows may project not more than 0.4 m into any required front, flankage or rear yard;
 - (v) Notwithstanding Section 12(3)(c) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 1.5m from the property line;
 - (vi) Minimum side yard including flankage 3.0m;
 - (vii) Maximum number of dwelling units in a contiguous grouping 5;
 - (viii) Minimum separation distance between buildings containing dwelling units 2.4m;
 - (ix) Minimum rear yard shall be 7.5m except where the minimum width of the dwelling unit is 7.5m or greater, in which case the minimum rear yard shall be 6.5m;
 - (x) Maximum floor area for each unit shall be 150m²; however in the case of dwelling units which are not less than 7.5m in width and the floor area on the second storey does not exceed 50% of the floor area of the first floor and any attached garage, the maximum floor area for such units shall be 170m²;
 - (xi) Maximum garage size:
 - For dwelling units less than 7.5m in width - 20m²
 - For dwelling units greater than, or equal to, 7.5m in width - 40m²;
 - (xii) The R8 regulations in By-law 1984-63 governing maximum lot coverage shall not apply;
 - (xiii) Minimum setback of all buildings including accessory buildings and structures from daylight triangles 1.0m
- c) **For lands zoned R8(b)**
- (i) Maximum number of units 27;

- (ii) Lot frontage - For the lands abutting the 02 private open space zone and adjacent to the south side of Westoak Trails Boulevard, the lands are not subject to the provisions of Section 9(3) and the frontage shall be calculated along the southerly limit of the 02 private open space zone;
- (iii) Minimum front yard: 3.0m;
- (iv) Minimum side yard including flankage 2.0m;
- (v) Notwithstanding Section 12(3)(a) of By-law 1984-63:
 - Roof eaves and eave troughs, awnings and canopies may project not more than 0.6m into any required front and rear yard and 0.3m into any required side and flankage yard.
 - Bay windows may project not more than 0.4m into any required front, flankage or rear yard;
- (vi) Notwithstanding Section 12(3)(c) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 1.5m from the property line;
- (vii) Maximum number of dwelling units in a contiguous groupings
- (viii) Minimum separation distance between buildings containing dwelling units 2.4m;
- (ix) Minimum setback of all buildings including accessory buildings and structures from daylight triangles 1.0m;
- (x) Vehicular access to all the dwellings shall be obtained only via a private lane which shall not be less than 7.5m in width exclusive of daylight triangles and which shall have a minimum paved width of 4.5m;
- (xi) Only detached garages are permitted; all garages and parking spaces shall be located a minimum of 0.5m from the lane;
- (xii) A minimum open space area of 6.0m in depth, measured from the rear of the house across the complete width of the lot, shall be maintained between any dwelling unit and any accessory building structure or parking space on the lot;
- (xiii) Maximum building height for accessory buildings and structures shall be 1 storey and 3.6m;
- (xiv) Parking - 2 parking spaces shall be provided, of which a minimum of one parking space shall be provided within a garage;
- (xv) The R8 regulations in By-law 1998-63 governing maximum lot coverage shall not apply to this land.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (602) | Longo Brothers Fruit Market Ltd. Part of Lot 12, Concession 1, S.D.S. | (1995-206)(1996-172) (2006-002)(2007-096) (2008-051)(2012-094) |

The lands subject to Special Provision 602 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following definitions, uses and regulations in which case the following shall prevail:

1. Definitions

- (a) **Garden Centre** means an attached or detached building or structure or outdoor area, used for the storage or growing of flowers, plants, shrubs, trees and similar vegetation which are sold directly to the consumer at wholesale or retail.
- (b) **Established Grade** means the finished floor elevation at grade.
- (c) **Front Lot Line** means the lot line abutting Dundas Street.
- (d) **Rear Lot Line** means the line opposite the front lot line more than 70 m back from the Dundas Street property line.

2. Permitted Uses

- (a) Retail sale of any merchandise which need not comply with regulations set out in Section 42(2)(4) b) of By-law 1984-63;
- (b) Service commercial uses including animal clinics, banks, trust companies, credit unions, rental outlets, and personal services shops such as barbers and hairdressers;
- (c) Food store;
- (d) Business and professional offices;
- (e) Undertakings established or maintained by governmental authority;
- (f) Commercial schools;
- (g) Restaurants and take-out restaurants;
- (h) Automobile related uses except for service stations, automobile body shops, automobile wreckers or automobile salvage yards. No auto related uses permitted within 30 metres of Dundas Street;
- (i) Billiard rooms and sports and recreational facilities, excluding places of amusement except as an ancillary use;
- (j) Public halls;
- (k) Day nursery; and,
- (l) Garden centre.

3. Regulations

- (a) All uses are to be located within enclosed buildings except where otherwise permitted by this by-law;
- (b) Minimum Lot Area - 1.4 ha;
- (c) Maximum Total Floor Area of Building (excluding the garden centre) - 37% of the lot area;
- (d) Minimum Setbacks for all buildings and structures:
 - (i) Front Yard (Dundas Street) - 4.0 m;
 - (ii) Easterly Side Yard - 0 m
 - (iii) Westerly Side Yard - 30 m
 - (iv) Rear Yard - 7.0 m
 - (v) All setback requirements shall include any 0.3 m reserves;
- (e) Minimum Landscaped Area - 5% of the lot area excluding landscaped buffer strips;
- (f) Minimum Landscaped Buffer strip adjacent to Dundas Street - 4.0 m;
- (g) Maximum Building and Structure Height - 3 storeys and 12 m excluding rooftop mechanical equipment and rooms;
- (h) Maximum height of rooftop mechanical equipment and rooms – 5.0 m above any roof upon which they are located;
- (i) Minimum setback of rooftop mechanical equipment and rooms - 5.0 m from any roof edge;
- (j) All garbage and recycling facilities shall be located within the commercial buildings on the site.
- (k) No outside storage, sales or display shall be permitted except as follows:
 - (i) For new and used automobile, recreational, motorcycle and truck dealerships and for car, truck and trailer rental and leasing agencies, inventory of new or used vehicles as part of the dealership or agency;
 - (ii) For public garages and tire specialty shops, storage of motor vehicles providing the storage is of a temporary nature and is not the storage of impounded, wrecked or dismantled vehicles;
 - (iii) For public garages and tire specialty shops, storage of other merchandise provided that no merchandise display exceeds 3.05 metres in height, no merchandise is displayed closer than 3.05 metres to any lot line or street line, no merchandise is displayed within the daylight area, and no merchandise displayed adjacent to a building projects further than 4.57 metres from the face of the building;
 - (iv) A maximum 900 m² garden centre is permitted to be located in the side or rear yards for a period of not more than 5 months in any one calendar year. The garden centre is not subject to any yard or parking requirements. The parking may be reduced by a maximum of 34 parking spaces;
 - (v) Outdoor display of seasonal products will be permitted along the westerly wall of the existing food store beneath the existing canopy

not exceeding the extent of the front façade and maintaining a minimum 1.5 m pedestrian walkway.

- (l) Temporary structures including air supported structures are permitted provided they do not exceed a maximum gross floor area of 93 m². Temporary structures are not permitted for a period of more than 5 months in any one calendar year;
- (m) The parking regulations and standards as they apply to the Community Shopping Centre C2 zone shall apply to the lands except Section 15(3)(e) relating to the charging of parking;
- (n) All areas for loading in conjunction with loading docks must be screened by an opaque wall of at least 4.0 m in height;
- (o) All lands subject to this Special Provision shall be considered to be one lot for the purposes of this By-law.”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (603) | <p style="text-align: center;"><u>SZR Oakville II Inc.</u> Concession 3, Part of Lots 13 & 14, S.D.S. By-law 2007-081 466 Trafalgar Road</p> | <p style="text-align: center;">(1995-211) (2007-081) (2007-096)</p> |

The lands subject to Special Provision 603 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, the following shall prevail:

- a) **Permitted Uses:**
 Shall only be used for an apartment house which includes special care and/or special need facilities and includes all of the following:
 - 1. Assisted-living units, each of which do not include kitchen facilities,
 - 2. Dwelling units which include kitchen facilities,
 - 3. Amenity areas designed for the use of all occupants and which shall include a common central kitchen, common dining facilities, common indoor and outdoor amenity areas, support services, and facilities designed to accommodate individuals with specific needs, and may include accessory uses exclusive to occupant and staff use.

- b) **Regulations:**
 - i) Section 38 of Zoning By-law 1984-63 shall not apply to these lands.
 - ii) Maximum total number of dwelling units and assisted-living units: 190
 - iii) Minimum number of assisted-living units: 30
 - iv) Building Setback:

(minimum all yards) 0 metres

- v) Below Grade Setback:
(minimum all yards) 0 metres
- vi) Balcony Setback:
(minimum all yards) 1 metre
- vii) Building Height:
(maximum) 32 metres (10 storeys) from finished floor elevation, exclusive of parapets, mechanical penthouse and exit stairs
- viii) Mechanical Penthouse: If more than 2 metres in height, must be setback a minimum of 4m from all edges of the roof.
- ix) Coverage (maximum): 35%
- x) Landscaped Area (minimum): 25%
- xi) Parking: A ratio of 0.71 parking spaces per unit.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (604) | <p style="text-align: center;"><u>763419 Ontario Limited</u></p> <p style="text-align: center;">Part of Lots 13 and 14, Conc. 3, S.D.S, Part of Old Mill Rd Part of Blocks 117 and 118, Plan 62</p> | <p style="text-align: center;">(1995-213)(1998-126) (1999-219)(2006-002) (2007-096)(2008-051) (2008-074)</p> |

- 1) The land shown on Schedule “B” and zoned R-8 may be used for the following use only subject to the general R8 regulations therefore in By-law 1984-63, except where those regulations are in conflict with the following regulations in which case the following regulations shall prevail:
 - i. **Permitted Uses**
Special care/special need dwellings as defined in By-law 1999-106.
 - ii. **Regulations**
 - a. Section 38 of By-law 1984-63 shall not apply to these lands.
 - b. Special care/special need dwelling units - maximum 87 within Building envelope A, which may be smaller than 37m² for one bedroom and bachelors but not less than 27m²;
 - c. Only one detached dwelling within Building Envelope B which may be used as a group home and which need not comply with the

- provision in By-law 1984-63, as amended that there be no group home closer than 800 metres to any other group home and that no more than one group home is permitted on Map 91(8);
- d. Minimum lot area - area shown in hatchmarks on Schedule “B” to this By-law;
 - e. Maximum lot coverage - combined area of Building Envelope A (1722m²) and B as shown on Schedule “C” to By-law 1999-219;
 - f. The entire building(s) must be located completely within Building Envelope A as shown on Schedule “C” to By-law 1999-219;
 - g. The entire building must be located completely within Building Envelope B as shown on Schedule “C” to By-law 1999-219;
 - h. Balconies cannot project beyond Building Envelope A as shown on Schedule “C” to By-law 1999-219;
 - i. Landscaped area - minimum 30% of land zoned R8;
 - j. Maximum building height;
 - i. For buildings located within Building Envelope A on Schedule “C” to By-law 1995-213, 4 storeys and 16.85m excluding roof top mechanical facilities which will be enclosed and have a maximum height of 5m and a minimum setback of 5m from the edge of the roof on which they are located.
 - ii. For buildings located within Building Envelope B on Schedule “C” to By-law - 3 storeys and 10.5m.
 - k. Maximum gross floor area for the detached dwelling - 550 m² including basement;
 - l. Parking - The regulations as set out in Section 15 and Section 43 of By-law 1984-63 apply except where in conflict with the following:
 - i. Special care/special need dwelling units - regardless of ownership - 0.45 paved parking spaces per unit of which 0.25 paved parking spaces per unit will be designated visitor parking. No parking shall be provided in tandem.
 - ii. detached dwelling - 5 paved parking spaces of which 1 paved parking space will be a designated space in accordance with the designated parking space definition in Section 2 of By-law 1984-63 all of which will be located within Building Envelope B as shown on Schedule “C” to By-law 1999-219.

- m. Vehicular access from Cornwall Road shall be located between building Envelopes A and B as shown on Schedule “C” to By-law 1999-219;
- n. Notwithstanding any provision in By-law 1984-63 and By-law 1999-219, for those lands zoned R8 as shown on Schedule “B” to By-law 1999-219, nothing herein shall be deemed to prevent the severance of the land to create a lot for the detached dwelling or to prevent the registration of a condominium description, or by reason alone of such registration, to render the land or the use thereof non-conforming, provided that the entire site complies with the requirements of by-laws 1984-63 and 1999-219.
- o. Nothing herein shall prevent the temporary use of the existing Grace House as provided in By-law 1999-210 provided it is used in conformity with that by-law.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (605) | <p style="text-align: center;"><u>Canlan Investment Corporation</u> Part of Lots 2 and 3, Conc. 3, S.D.S. Parts of Lots 1 and 2, Plan 20R-11082</p> | (1996-009) |

The land to which By-law 1996-009 applies may be used for the following uses only and such uses are subject to the general regulations in By-law 1984-63 for the M5 zone except where in conflict with the following regulations in which case the following regulations will prevail.

a) **Permitted Uses**

- (i) a) Principal Uses - Maximum area - 10,300m² combination of four (4) indoor playing surfaces, dressing rooms, Zamboni (ice cleaning machine) storage, first aid and referees rooms, mechanical and electrical rooms. The playing surfaces shall only be used for hockey, skating, ringette or other sporting activities related to the playing surface (i.e. broom ball, lacrosse, indoor soccer) and not for any other uses such as but not limited to trade shows, flea markets, public halls, bingo halls and conventions.
- b) Accessory Uses - Maximum area - 1,700m² combination of administration and league/figure skating offices related to the use of the playing surfaces, restaurant/lounge/viewing area, pro shop, and fitness training facility including a sports medicine clinic and a max-

imum of two (2) video game machines. The restaurant/lounge/viewing area shall be exclusively devoted to the use of the indoor playing surfaces and shall not be used as a public hall or bingo hall.

b) **Regulations**

- (i) Maximum number of indoor playing surfaces - 4;
- (ii) Minimum lot area - 5.177 hectares;
- (iii) Maximum height:
 - a) Building over indoor playing surfaces - 9.15m;
 - b) Mechanical and electrical areas at ends of indoor playing surfaces - 10.67m; and
 - c) Central core area (max. width 35m.) between indoor playing surfaces - 15m inclusive of rooftop mechanical;
- (iv) One building with a floor area not exceeding a maximum of 12,000m²;
- (v) In addition to the minimum required landscaping provisions of By-law 1984-63, the following landscaped buffer strips shall be provided adjacent to:
 - a) Ford Drive - 10 metres;
 - b) Southerly property line exclusive of stormwater management pond - 10 metres;
 - c) Cornwall Road - 9m.
- (vi) Yards
 - Northerly yard (Cornwall Road, front lot line) - 15m,
 - Southerly yard (along CNR spurline) 40m;
 - Westerly yard (along Ford Drive) 30m;
 - Easterly yard - 4.5m;
- (vii) Parking - minimum required spaces - 372;
- (viii) Access to the site via Cornwall Road only;
- (ix) The Pro shop is excluded from the provisions of By-law 1984-63, Section 72 (1) (a) (i-iv).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (606) | <u>Stellar Construction Enterprises Limited</u> Part of Block 1, Plan 20M-539 | (1996-003) (2006-002) (2007-096) (2008-051)(2010-057) |

Block 1, Plan 20M-526 and Part of Block 1, Plan 20M-539, Town of Oakville. The land to which By-law 1996-003 applies may be used only for those uses permitted in the C3A zone set out below subject to Special Provision 434 and the C3A regulations of By-law 1984-63 except where in conflict with the following regulations in which case the following regulations shall apply:

Permitted Uses

All C3A uses except a department store

Regulations

- i) Retail uses need not comply with the regulations set out in Section 42 2) 4(b) of By-law 1984-63;
- ii) Retail sale and display of food products are permitted to a maximum of 5% of the floor area or 465m² of gross floor area of the building or portion thereof occupied by the business, whichever is lesser;
- iii) Lot Area - Minimum 4.2 hectares;
- iv) Parking - The parking regulations and standards contained in Section 15 and Section 43 of By-law 1984-63 as they apply to the C2 zone apply to the land;
- v) Landscaped buffer strips as shown on Schedule "C".
 - Adjacent to Dundas Street East - Minimum 7.5m
 - Adjacent to Highway 403 - Minimum - 15m
- vi) Setbacks -
 - Front yard - Minimum 15m from Bristol Circle
 - Rear yard - Minimum 15m from Dundas Street East
 - Westerly side yard - Minimum 22m from Highway 403
 - Easterly side - 8.3m from Hyde Park Gate
 - All other yards - 10m
- vii) Building and Structure Height - Maximum - 3 storeys and 12m excluding rooftop mechanical equipment and rooms;
- viii) Height of rooftop mechanical equipment and rooms - Maximum - 5 metres above any roof upon which they are located;
- ix) Setback of rooftop mechanical equipment and rooms - Minimum 5 metres from any roof edge;
- x) All garbage and recycling facilities shall be located within the commercial buildings on the site;
- xi) Temporary structures including air supported structures are permitted provided they do not exceed a maximum gross floor area of 93 m². Temporary structures are not permitted for a period of more than 5 months in any one calendar year.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (607) | <p style="text-align: center;"><u>Atlas Van Lines</u> Part Lot 11 Concession 2, S.D.S. 485 North Service Road East</p> | (1996-025) |

The land to which By-law 1996-025 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the general provisions for such uses, and in addition, for the following uses subject to the general regulations in By-law 1984-63 for the M6 zone except where in conflict with the following regulations which shall govern in case of conflict:

- a) **Permitted Uses**
 - i) Business and professional offices

- b) **Regulations**
 - i) Lot area - Minimum 0.5 ha
 - ii) Lot frontage - Minimum - 51.0m
 - iii) Parking
 - Business and professional offices (excluding medical offices) - 1 parking space for every 28m² of leaseable floor area;
 - Warehouse area - One parking space for every 18.5m² of the first 93m² of floor area and one parking space for every subsequent 93m² of the floor area.
 - iv) Relief from the provisions of the general parking regulations is permitted during the construction period. However, such relief shall not extend more than nine months from the date of initial occupancy of the building.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (608) | <u>981107 Ontario Inc.</u> Part Lot 10 Conc. 1, S.D.S | (1996-028) |

The land to which By-law 1996-028 applies may be used for the uses and regulations permitted in the general provisions of By-law 1984-63 except where in conflict with the following regulations in which case the following regulations shall prevail:

a) **Regulations**

The regulations of the R5 zone apply except as noted below:

- i) Maximum Gross Floor Area - 28% of the lot area;
- ii) Side Yard Setbacks - Minimum - for lots fronting onto Grandeur Crescent - 2.4 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (610) | <u>Baif Development Limited</u> Part of Lot 23 Conc. 1, S.D.S. | (1996-032) |

The land to which By-law 1996-032 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations therefor in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in case of conflict. These lands shall also be subject to By-law 1996-49, an interim control by-law to control day nurseries in residential zones.

a) For land zoned R8 (a)

- i) **Permitted Uses** - all uses permitted in the R8 zone
- ii) **Additional regulations for multiple-attached dwellings only**
 - 1. Minimum lot area per unit - 180m²;
 - 2. Minimum side yard setback per block - 1.75m; except that a 3.5m side yard shall be maintained as a flankage setback;
 - 3. Minimum front yard setback - 4.5m to dwelling.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (611) | <u>Tangley Manor Bed & Breakfast</u> Part of Lots 1, 2 & 3 Plan 1, Block C 385 Trafalgar Rd.S. | (1996-034) |

The land to which By-law 1996-034 applies may be used for the uses permitted in the general provisions of By-law 1984-63 and for the following uses provided herein, all uses being subject to the applicable R04 regulations in By-law 1984-63 except where in conflict with the following regulations in which case the following regulations shall prevail:

- a) **Permitted Uses**
- i) A Bed & Breakfast facility providing lodging with or without meals for the travelling public within a detached dwelling;
- b) **Regulations for Bed & Breakfast Facilities**
- i) A maximum of three guest rooms to be used for the purposes of lodging;
 - ii) That the bed & breakfast facility be operated by a person or persons who live in the said detached dwelling;
 - iii) A minimum of six parking spaces, of which two spaces may be tandem;
 - iv) That a common room of not less than 20m² be provided for the guests;
 - v) The maximum floor area devoted to the Bed & Breakfast facility shall not exceed 25% of the floor area of the dwelling;
 - vi) A maximum of one non-resident employee may be hired;
 - vii) Food preparation and/or food storage facilities will not be permitted within the guest rooms;

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (613) | <u>F.C. (Olde Oakville) Corp. & FCHT (Ontario) Holdings Corp.</u> (Parts 1 to 26, incl., Plan R-12140, and portions of Parts 1 and 2, Plan 20R-12464) | (1996-098) (OMB No.1019) June 27, 2001 (2002-087), (2008-157) (2010-114) |

- (A) The lands to which By-law 2002-087 applies may be used for the uses set out below subject to the regulations therefore in By-law 1984-63 and to the following regulations which shall govern in case of conflict.

(I) For Lands Zoned C1

(a) Permitted Uses

All uses permitted in a Local Shopping Centre (C1) Zone, and the following additional uses, except for service stations, automotive repair shops, public halls, taxi establishments:

- (i) appliance store
- (ii) furniture store
- (iii) service shop
- (iv) hardware store
- (v) bake shop, and
- (vi) marine related sales and service shop

(b) Regulations

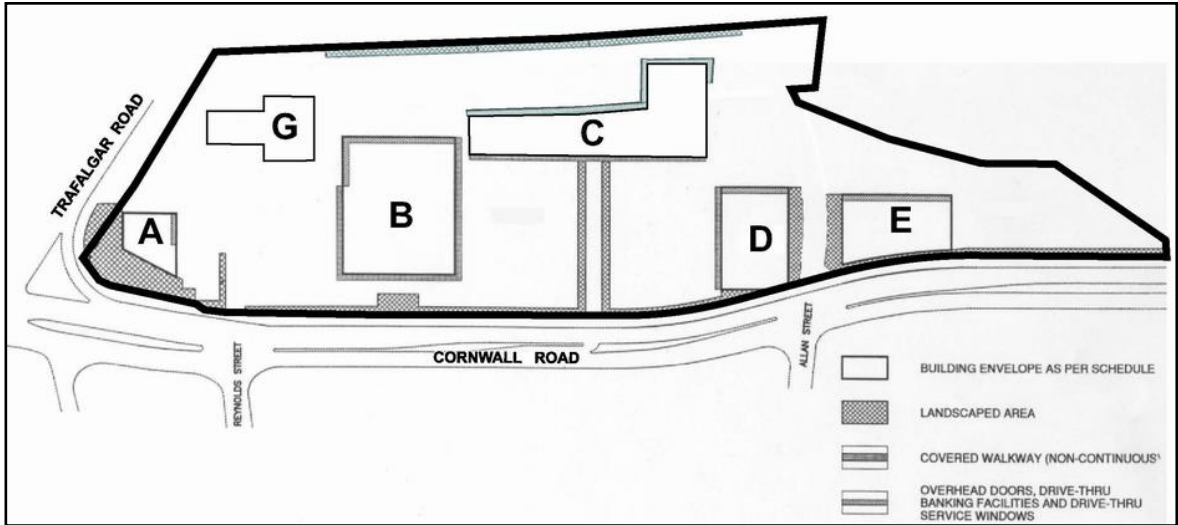
1. Minimum lot area: 4.75 ha
2. Minimum Parking: 612 spaces
3. Maximum Gross Floor Area for all uses except for office uses: 13,500 m²
4. Land uses shall be permitted entirely within the existing buildings shown in Figure '1' to subsection 89 (613).
5. Maximum gross floor area for a single use – 3,600 m² except for office uses.
6. Minimum setback of roof top mechanical rooms and equipment shall be 2m from any roof edge.
7. Building Height – maximum 2 storeys and no more than 13m above established grade including roof top mechanical rooms and equipment.
8. Maximum area of roof top mechanical rooms and equipment shall not be greater than 10% of the actual lot coverage of the building upon which they are located.
9. Canopies, awnings, patios, bay windows, roof projections with no floor area above, ramps and covered pedestrian walkways may project a maximum of 2m into the yard of Buildings 'A' and 'G' along Tra-

falgar Road and into the southerly yard of Buildings ‘B’, ‘D’, and ‘E’ along Cornwall Road.

10. The area between the building façades of Buildings ‘A’, ‘B’, ‘D’ and ‘E’ and Trafalgar Road and Cornwall Road shall be used for landscaping as shown in Figure ‘1’ to subsection 89 (613).
11. Notwithstanding (#10) above and (#16) below, the display of goods shall be permitted only within 2m of any wall of all buildings shown in Figure ‘1’ to subsection 89 (613), that faces or nearly faces Cornwall Road or Trafalgar Road.
12. A patio associated with a permitted restaurant may be provided in the yard adjacent to Trafalgar Road.
13. There shall be a covered pedestrian walkway whose width shall vary from 2.0m to 6.0m immediately adjacent to the façades of Buildings ‘B’, ‘C’ and ‘D’ in the locations shown in Figure ‘1’ to subsection 89 (613). The covered portion of the walkway may vary in width from 1.0m to 3.0m and may be non-continuous.
14. All overhead doors, drive-through banking facilities and drive-through service windows shall be located on the building façades only within the locations shown in Figure ‘1’ to subsection 89 (613).
15. All garbage and recycling facilities shall be located within the buildings on the site.
16. No outside storage shall be permitted.
17. Minimum landscape area shall be as shown in Figure ‘1’ to subsection 89 (613), including a 1.5 metre wide landscape strip along the CN Rail right-of-way.
18. There shall be a public road or a private driveway from Cornwall Road opposite Allan Street which shall be “all movement” access and there shall be a maximum of two other driveways from Cornwall Road as follows:
 - (a) One driveway opposite Reynolds Street. This driveway shall be “all movement” access except “left-in”.
 - (b) One driveway approximately midway between the driveway opposite Reynolds Street and the driveway opposite Allan Street. This driveway shall be “all movement” except “left-out”.

19. No vehicular access from Trafalgar Road shall be permitted, except for one right-out access to Trafalgar Road.

(c) Figure '1' to subsection 89 (613):



| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (614) | Tim Donuts Lots 3, 4 and Part of Lot 8, Plan 1 | (1996-108) (1997-123) |

- a) The land shown on Schedule “B” may be used for those uses permitted in the C3R zone subject to the regulations therefor in By-law 1984-63 except where in conflict with the following regulations in which case the following regulations shall apply:

- i) **Regulations**
Parking in the flankage yard along Wilson Street shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (615) | 439967 Ontario Ltd. Block 54 Plan 20M-436 and Block 1, Plan 20M-450 | (1996-111) |

The land to which By-law 1996-111 applies may be used for the following uses only and such uses are subject to the general regulations in By-law 1984-63 for the R8 zone except where in conflict with the following regulations in which case the following regulations will prevail.

- a) **Permitted Uses**
- i) Semi-detached dwellings;
 - ii) Multiple-attached dwellings.
- b) **Regulations**
- i) Minimum front yard - 4.5m;
 - ii) Minimum rear yard - 3.5m;
 - iii) Maximum number of units - 28
 - 20 multiple attached units,
 - 4 semi-detached dwellings (8 dwellings units total);
 - iv) Minimum separation distance between the buildings containing semi-detached units - 3.0m;
 - v) Only one access is permitted to the site from Abbeywood Drive;
 - vi) The parking standard for the site is 2.25 parking spaces per unit of which 2 spaces will be provided for each unit and 0.25 spaces will be dedicated for visitors parking;
 - vii) Maximum lot coverage - 30%;
 - viii) The site is exempt from the minimum lot area requirement of Section 38 as outlined within By-law 1984-63, and
 - ix) Dwelling and structure setback from a lane, curb or sidewalk - 1 metre.
- c) These lands are subject to the provisions of Interim Control By-law 1996-49.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (616) | <u>Silwell Developments Ltd.</u> Blocks 161,162,163, 164 Plan 20M-623 and Block 136, Plan 20M-564 | (1996-120)(1996-258) (1999-061)(2008-051) (2010-057) |

The land shown on Schedule “B” may be used only for those uses set out below subject to the regulations therefore in By-law 1984-63, except where in conflict with the following regulations in which case the following regulations shall prevail:

Permitted Uses

- a) For land zoned R7
R7 uses except for detached dwellings, maisonettes and apartment buildings.
- b) For land zoned R7 (a)
R7 uses except for multiple attached dwellings, maisonettes and apartment buildings.

Regulations

- a) For land zoned R7 and R7 (a)
The land zoned R7 and R7 (a) are subject to the R7 regulations of By-law 1984-63 except where in conflict with the following:

| | Detached | Semi-detached | Multiple-attached (R7 zone only) |
|--|---------------------|------------------------------|---|
| Lot Area Minimum | 220.0m ² | 350.0m ² per unit | 160.0m ² per unit |
| Lot Frontage Minimum | 7.0m | 11.0m | 18.0m |
| Lot Coverage Maximum | no requirement | no requirement | no requirement |
| Building Height Maximum | 3 storeys and 10.5m | 3 storeys and 10.5m | 3 storeys and 10.5m |
| Floor Area Minimum | 92m ² | 83.5m ² | 83.5m ² |
| Front Yard Minimum | 3.0m R7(a) | 4.5m R7 3.0m R7(a) | 4.5m R7 |
| Side Yard Minimum | 0.6m | 0.6m | 0.6m |
| Rear Yard Minimum | 13.0m | 13.0m | 13.0m |
| Separation Distance Between Adjacent Buildings Containing Dwellings - Minimum | 1.2m | 1.2m | 1.2m |
| Flankage Abutting a | 2.0m | 2.0m | 2.0m |

| | Detached | Semi-detached | Multiple-attached (R7 zone only) |
|------------------------------------|-----------------|----------------------|---|
| Street – Minimum | | | |
| Flankage Abutting a Lane – Minimum | 1.0m | 1.0m | 1.0m |

- b) All lots in the R7 and R7 (a) zone shall abut a lane at the rear or side yard and a street at the front yard.
- c) **Personal Recreation Space - Minimum**
Detached dwellings, semi-detached dwellings and multiple attached dwellings shall provide ground related personal recreation space in the rear yard, which may include an uncovered platform and which shall have a minimum area of 30 m² per lot with a minimum depth of 6.0 metres between the dwelling and any private garage or parking space on the lot notwithstanding the projections permitted in Section 6 (f) (v) and (vi) and Section 7 (b) and (c).
- d) **Building Setbacks from Daylight Triangles -** Where a daylight triangle is taken from a lot, all accessory structures and the dwelling unit must be set back at least 1.0 metre from the daylight triangle notwithstanding Section 10.
- e) **Parking Regulations -** In addition to the parking regulations set out in Section 15 and Section 30 of By-law 1984-63, as amended, the following parking regulations shall apply to these lands. In case of conflict the regulations set out below shall prevail:
- i) Notwithstanding Section 15 2) a) of By-law 1984-63, there shall be no parking in any front, side or flankage yard;
 - ii) Notwithstanding Section 30 1) f) of By-law 1984-63, required parking spaces need not be covered;
 - iii) All surface parking areas, driveways and garages must be located entirely within a distance of 7.0 metres from the rear lot line of each lot;
- f) **Accessory Building**
- i) Means a detached building or structure used for an accessory use but not used for human habitation and may include a private garage.
 - ii) Shall only be permitted in the rear yard of detached, semi-detached and multiple-attached dwellings,
 - iii) Shall be restricted to a maximum depth of 7.0 metres, measured from the rear lot line and a minimum side yard setback of 0.0 metres,
 - iv) Maximum height - 5.5 metres,

- v) A projection to the accessory building of 1.0 metre for a stairway only in the area between the accessory building and the dwelling,
 - vi) A covered and unenclosed walkway of not more than 1.2 metres in width connecting the accessory building and the dwelling unit shall be permitted and this shall not be deemed to constitute an “attached” garage under this by-law.
- g) Maximum number of dwelling units per block:
- i) Block 136 on Plan 20M-564 - 6 dwelling units
 - ii) Block 161 on Plan 20M-623 - 10 dwelling units
 - iii) Block 162 on Plan 20M-623 - 22 dwelling units
 - iv) Block 163 on Plan 20M-623 - 24 dwelling units
 - v) Block 164 on Plan 20M-623 - 12 dwelling units

Special Uses Permitted

- a) Notwithstanding section 12 (3) (a) of By-law 1984-63:
 - i) Roof eaves and eave troughs, awnings and canopies may project not more than 0.6 metres into any required front or rear yard and 0.3 metres into any required side or flankage yard;
 - ii) Bay windows may project not more than 0.4 metres into any required front, flankage or rear yard.
- b) Notwithstanding Section 12 (3) (c) of By-law 1984-63, unenclosed exterior stairways shall be permitted to project not more than 1.5 metres into the required front, rear or flankage yards and may be covered by an awning, canopy or roof. Exterior stairways are not permitted to encroach into any required side yard but may encroach into the personal recreation space.
- c) Notwithstanding section 12 (3) (d) of By-law 1984-63, balconies may project only into front, flankage or rear yards to a maximum of 1.5 metres.
- d) Notwithstanding Section 12 (3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards within 1.0 metre of the property line for lots within the R7 (a) zone and 2.5 metres for lots within the R7 zone.
- e) Notwithstanding Subsection 26(1) of By-law 1984-63, external air conditioning equipment shall be permitted in any side yard of detached dwellings, semi-detached dwellings and multiple attached dwellings to within 0.0 metres of the side lot line.

Lot Frontage - all lots must have frontage on a street. In no instance may a lot front onto a lane.

Vehicular Access - vehicular access shall only be from a lane.

For the purposes of calculating the required yards, lot area and providing frontage on a public street, the publicly-owned 0.3 metre reserve and the daylight triangles adjoining the lot shall be deemed to be part of the lot.

For the purpose of this By-law (By-law 1996-120), a lane is defined as “a public or private right-of-way that is not less than 7.0 metres and not greater than 7.5 metres in width exclusive of daylight triangles, granting vehicular access at grade level from the rear of two or more lots”.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------------------|
| (617) | <u>Reinex Educational Systems (MacLachlan College)</u> Part of Lot N, Plan 1 | (1996-121) (2008-051)(2010-057) |

The land to which By-law 1996-121 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63. If the property is used for a private school, the applicable regulations for this use as set out in By-law 1984-63 shall apply except where in conflict with the following regulations shall prevail:

a) **Regulations for Private School**

- i) Maximum lot coverage - 17.5%;
- ii) Maximum gross floor area - 2968m²
- iii) Maximum building height - 10.5m from established grade.

Notwithstanding the maximum building height, the height of the existing three (3) towers together with the height of the main building as they existed on July 1, 1996 is permitted and the height of the proposed building addition at the centre of the east elevation shall not exceed 11.5 metres.

- iv) Yards
 - 1) Northerly side yard - 6.2m;
 - 2) Easterly rear yard - 31m;
 - 3) Southerly side yard - 3.04m;
 - 4) Westerly front yard - 36.4m.
- v) Notwithstanding Section 15 2) a) of By-law 1984-63, as amended, parking will be permitted in the front yard.
- vi) Any parking spaces which are located within the front yard are permitted to be accessed by queuing/drop-off lanes.
- vii) Notwithstanding Section 30 1) h) of By-law 1984-63, as amended, a maximum of 40 of the required 58 parking spaces may be provided on the playground area.
- viii) The parking spaces on the playground area need not comply with Section 15 1) c) ii) of By-law 1984-63.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (618) | <u>657380 Ontario Limited</u> Part of Lot 25 Conc. 1, S.D.S. | (1996-141) (1998-107) |

Deleted by By-law 1998-107

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (619) | <u>657380 Ontario Limited</u> Part of Lot 25 Concession I, S.D.S. | (1996-156) (2006-002) (2007-096) |

The land to which By-law 1996-156 applies may be used for the uses permitted in the general provisions of By-law 1984-63 except where such uses are excluded by By-law 1996-156 and may also be used for the additional uses set out herein, all subject to the regulations set out in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in case of conflict.

a) **Permitted Uses**

- i) Automobile service station; notwithstanding the automobile service station definition in Section 2 there shall be no provision for the repair, service and maintenance to motor vehicles
- ii) A freestanding car wash
- iii) Ancillary retail sale of food and sundries and take-out restaurant with a drive-through window, only in conjunction with a service station, and within the same enclosed building.

b) **Regulations**

- i) Lot area - Minimum - 0.5 hectares;
- ii) Lot frontage - Minimum - 80m on Third Line;
- iii) Yards, minimum:
 - Northerly side - 7.5m,
 - Flankage side yard along Upper Middle Road - 7.5m.
Notwithstanding b) iii) above, a minimum setback distance of 29m is required between any part of the car wash building and the northerly lot line.
 - Rear (easterly) - 7.5m;
- iv) A landscaped buffer area, not less than 7.5m in width, is required along the entire length of the land zoned C6 abutting the residential zone to the north and the open space zone to the east.
- v) One 'right-in/right-out' driveway access will be permitted along the southerly lot line and shall be located entirely within 33 m of the easterly lot line.
- vi) One 'right-in/right-out' driveway access will be permitted along the westerly lot line.
- vii) All parts of the site, other than landscaped area, landscaped buffer area and areas occupied by buildings, shall be constructed and maintained with a stable, dustless surface of hot mixed asphalt or concrete in either case to the specifications of the Town.
- viii) Maximum Gross Floor Area
 - Total gross floor area of 168m² for the combined service station, ancillary retail sale of food and sundries and take-out restaurant with a drive-through window of which:
 - A maximum of 90m² for the ancillary retail sale of food and sundries,
 - A maximum of 20m² for the take-out restaurant with one drive-through window,

PART VI SPECIAL PROVISIONS

- A maximum of 58m² for office / washrooms and storage
- Total gross floor area of 137m² for a freestanding car wash;
- ix) Minimum queuing spaces for not less than 5 vehicles must be provided for the drive-through restaurant;
- x) Minimum paved parking spaces - 7;
- xi) Under no circumstances will an eating area or tables for the uses of customers be permitted.
- xii) The maximum gross floor areas set out in the C6 zone shall not apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (620) | <u>Group IV Investments</u> Part of Lot 20 Concession 3, SDS | (1996-190) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (621) | <u>Former Riggs Road right-of-way Lot Creation - Lot B</u> Part of Lot 28 Concession 4, S.D.S. | (1996-192) |

The land to which By-law 1996-192 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for a R03 zone subject to the applicable regulations therefore except where in conflict with the following:

- a) **Regulations**
 - i) Westerly side yard setback - minimum 5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (622) | <u>Elli-Fin Construction</u> 2125 South Service Road West | (1996-238) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (623) | River Oaks Developments Inc. Part of Lots 19 and 20, Concession 1, S.D.S. | (1996-240) (2010-057) |

- a) For lands zoned R5
- i) **Permitted Uses**
Single family detached dwelling
- ii) **Regulations**
1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - 7.5 metres
 3. Section 40 1) c) of By-law 1984-63 shall not apply
 4. No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
 5. Notwithstanding Regulation #1 above, the front yard may be a minimum of 4.5 m if a garage is located a minimum of 15m from the front lot line.
- b) The land identified is Schedule “B” is subject to the provisions of By-law 1996-49, an interim control by-law to control day nurseries in residential zones.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (625) | <u>822403 Ontario Inc. & 889344 Ontario Inc.</u> Lot 14 and Part Lots 11 & 15, Block 101, RP. 1 | (1997-002)(1999-150) (2007-096)(2008-074) |

- B) The lands to which By-law 1984-63 applies may be used only for the uses set out below, subject to the applicable regulations of the R8 zone, except where in conflict with the following regulations, in which case the following regulations shall apply:
- a) **Permitted Uses**
1. 7 townhouse dwelling units;
 2. The practice of a domestic art except for the teaching of music
 3. A converted dwelling, subject to the requirements of Section 20

4. A group home provided that it is no closer than 800 metres to any other group home and no more than one group home is permitted on each of maps 91(1) to 91(27)
5. Shared accommodation licensed or approved under Provincial statute for 5 or fewer residents.

b) **Regulations**

1.
 - i) Lot area - Minimum - 1,800m²;
 - ii) Lot coverage - Maximum - 35% excluding decks, verandahs, porches, with or without foundations and covered parking spaces;
 - iii) Building height - Maximum - 9.0m and 2 storeys;
 - iv) Access to parking
 - Access to the parking and the amenity area shall be provided only from a paved common driveway connecting to Brookfield Road which shall have a minimum width of 5.5m and shall not be blocked by a building or structure;
 - The driveway access shall be shared by all the users, including all 7 of the residential units.
2.
 - i) Yard abutting Lakeshore Road - Minimum 3.0m, however, porches, open or covered by a canopy or roof located on the same level as the main floor level of the dwelling unit, with or without a foundation, including access stairs connecting the porch to the ground and bay windows may project into the yard up to 1.2m distant from Lakeshore Road;
 - ii) Yard abutting Brookfield Road - Minimum 3.5m, however, porches, open or covered by a canopy or roof located on the same level as the main floor level of the dwelling unit, with or without a foundation, including access stairs connecting the porch to the ground may project into the yard up to 1.2m distant from Brookfield Road;
 - iii) East side yard - Minimum 3.7m;
 - iv) Southerly side yard - Minimum - 6.0m

- c) Nothing in this by-law shall prevent the division of the lot to give individual freehold ownership to each of the 7 townhouse dwelling units provided the site as a whole meets the regulations of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (626) | Merriam Music Inc. Block 4, Plan 20M-500 | (1997-034) |

The land to which By-law 1997-034 applies may be used for the uses permitted in the M6 zone subject to the general provisions of By-law 1984-63, as amended, and Special Provision 434, except where in conflict with the following regulations in which case the following regulations will prevail:

1. **Regulations**

- a) The retail sales and display of musical instruments, equipment, accessories and supplies are permitted to a maximum gross floor area of 280m² when in conjunction with a commercial music school.
- b) A restaurant is permitted subject to a maximum gross floor area of 93m² when in conjunction with a commercial music school.
- c) Retail uses need not comply with the regulations set out in Section 72 (1) (a) i) ii) iii) and iv) and Section 72 (1) (b) i) ii) iii) and iv) of By-law 1984-63.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-----------------------------------|---------------|
| (627) | <u>Day Nursery</u> 126 East St | (1997-051) |

a) **Permitted Uses**

1. Except for use as a day nursery, the lands to which By-law 1997-051 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations:
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;

- iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
- v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
- vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
- vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (629) | <u>Granite Creek Developments</u> Lot 15 and 16, Plan M-8. | (1997-61) (1997-131 Removal of H) (2006-002)(2007-096) |

- A) The lands to which By-law 1997-61 applies may be used for the uses set out below, subject to the applicable regulations of the C3R zone, except where in conflict with the following regulations, in which case the following regulations shall apply:
- a) **Permitted Uses**
 - 6 multiple attached dwelling units
 - In conjunction with the residential use:
 - i) The conduct of a trade or business, provided not more than 25% of the floor area is used for the purpose, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done from them and there is no public office or visiting of the premises by customers, clients or salesperson on business.
 - b) **Regulations**
 - i) Flankage set back 1.0m to Jones Street
 - ii) Building height - the maximum height of 9.5 m including all mechanical equipment, however under no circumstances shall the ridge of a pitched roof exceed height of 11.5m above grade.
 - iii) Access to parking shall be provided only from a paved common driveway, adjacent to the north property line, connecting to Jones Street which shall have a minimum width of 6.0m;

- iv) Front yard setback - Minimum 4.0m to Marine Drive, however, porches, open or covered by a canopy or roof located on the same level as the main floor level of the dwelling unit, with or without a foundation, including access stairs connecting the porch to the ground may project into the yard up to 2.0m distant from Marine Drive.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (630) | <p style="text-align: center;"><u>Day Nursery</u> 1072 Tanglewood Court</p> | (1997-052) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-052 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations;
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
 - iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
 - v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
 - vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
 - vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---------------------------------------|---------------|
| (631) | <u>Day Nursery</u> 344 Margaret Dr | (1997-053) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-053 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations;
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
 - iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
 - v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
 - vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
 - vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|-------------------------------------|---------------|
| (632) | <u>Day Nursery</u> 453 Spruce St | (1997-054) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-054 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.

2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations:
- i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
 - iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
 - v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
 - vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
 - vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (634) | <u>Day Nursery</u> 1265 Heritage Way | (1997-056) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-056 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations:
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;

- iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
- v) Floor area – Maximum - The actual floor area as it existed on February 25, 1996;
- vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
- vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (635) | <u>Day Nursery</u> 496 Grand Boulevard | (1997-057) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-057 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations:
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
 - iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
 - v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
 - vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
 - vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (636) | <u>Day Nursery</u> 135 Ridge Drive | (1997-058) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-058 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations:
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
 - iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
 - v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
 - vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
 - vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (637) | <u>Day Nursery</u> 1372 Edgeware Road | (1997-059) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-059 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.

2. A lawfully used day nursery existing as of February 25, 1996, so long as it continues to be used for that purpose, is permitted, subject to the following regulations:
- i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;
 - iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
 - iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
 - v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
 - vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
 - vii) parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (638) | <u>Day Nursery</u> 1081 Glen Valley Road | (1997-060) |

Permitted Uses

1. Except for use as a day nursery, the lands to which By-law 1997-060 applies may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for such uses.
2. A day nursery so long as it continues to be used for that purpose, is permitted, subject to the following regulations;
 - i) Lot area - Minimum - The actual lot area as it existed on February 25, 1996;
 - ii) Lot frontage - Minimum - The actual lot frontage as it existed on February 25, 1996;

- iii) Lot coverage - Maximum - The actual lot coverage as it existed on February 25, 1996;
- iv) Building height - Maximum - The actual building height as it existed on February 25, 1996;
- v) Floor area - Maximum - The actual floor area as it existed on February 25, 1996;
- vi) Yards - Minimum - The actual yards as they existed on February 25, 1996;
- vii) Parking requirements - Minimum - The actual parking requirements as they existed on February 25, 1996.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (639) | <u>Direct Equipment</u> Part 2, 20R-1086 and Block E, Registered Plan 1192 | (1997-092) |

The lands to which By-law 1997-092 applies may be used for the M5 uses permitted in the general provisions of By-law 1984-63 subject to the applicable regulations except where in conflict with the following regulations, in which case the following regulations shall apply:

Regulations

- (i) Minimum Side Yard - 3.0m
- (ii) For Automobile Related Uses - A landscaped buffer strip with a minimum width of 3 metres shall be maintained along the easterly lot line to the rear of the existing buildings as shown on Schedule "B".
- (iii) For Automobile Related Uses - a 200 mm concrete curb shall be maintained parallel to the easterly lot line to the rear of the existing buildings as shown on Schedule "B", so located as to prevent vehicles from damaging buildings, fences or landscaping features.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (640) | <u>Van Beek Nursery</u> 2410 Lower Base Line | (1997-093) (2002-079) |

Deleted by By-Law 2002-079

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (641) | <u>Queen's Avenue Retirement Facility</u> Part of Lot 2 Plan 418 designated as Part 2 on Reference Plan 20R-10095 | (1997-112) |

These lands may be used only for the following uses and such uses are subject to the general regulations for residential uses in R7 zone except where in conflict with the following, in which case the following regulations shall apply:

a) **Permitted Uses**

- (i) A building designed to be exclusively used to accommodate seniors with central kitchen and dining facilities, common indoor and outdoor amenity areas, tuck shop and/or hairdressing salon for the use of the residents, and residential units, which may but are not required to contain separate kitchen facilities for the private use of the occupants.

b) **Regulations**

- (i) Maximum number of residential units - 95;
- (ii) Maximum floor area of all residential units - 5800m²
- (iii) Maximum floor area of the building excluding parking areas and roof top mechanical rooms - 9000m²
- (iv) Minimum indoor amenity area 200m²
- (v) Minimum outdoor amenity area of 90m², which may be covered or uncovered, shall be located above the second story below the established grade on the southerly side.
- (vi) Maximum total area for tuck shop and/or hair dressing salon for the exclusive use of the residents - 70m²
- (vii) Minimum rear yard setback for two storeys below established grade on the southerly side - 10.5m
- (viii) Minimum rear yard setback for storeys above established grade on the southerly side - 15m
- (ix) Maximum building height - 6 storeys and 8 storeys on the northerly and southerly building elevations respectively and 19m above established grade excluding roof top mechanical rooms, roof top mechanical equipment and stairwells projecting above roof deck.
- (x) There shall be no floor area above a point 19m above established grade

- (xi) Maximum height of roof top mechanical rooms, roof top equipment and stairwells measured from roof deck - 5m
- (xii) Maximum total area of stairwells projecting above roof deck, roof top mechanical equipment and roof top mechanical rooms - 20% of the actual building coverage with a minimum setback of 3m from any roof edge.
- (xiii) There shall be no roof top mechanical rooms, roof top mechanical equipment and stairwell projections located any roof deck of any storey below established grade on the southerly side.
- (xiv) Minimum parking - 48 spaces of which 16 spaces to be located at grade shall be visitor parking. The parking at grade may be located in the required front yard.
- (xv) There shall be a maximum of two driveways from Queens Avenue.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (642) | <u>Baif Developments Limited</u> Part of Lot 23 Conc. 1, SDS | (1997-130) (1998-122) |

Deleted by Removal H By-law 1998-122

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------------------|
| (643) | <u>River Oaks Developments Inc.</u> Part of Lots 19 and 20, Concession I, S.D.S. | (1997-019) (1998-010)(2010-057) |

The land shown on Schedule "B" may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for the R5, R8a, R8b, R11 and R12 zones except where in conflict with the following in which case the following shall apply:

For lands zoned R5

- i) **Regulations**
 1. Front Yard - Minimum - 6.0 metres
 2. Front Yard for Private Garage - Minimum - 7.5 metres
 3. Section 40 1) c) of By-law 1984-63 shall not apply
 4. Flankage along any daylight triangle - Minimum-1.0 metre

PART VI

SPECIAL PROVISIONS

- 5. No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- 6. Notwithstanding Regulation #1 above, the front yard may be a minimum of 4.5 m if a garage is located a minimum of 15m from the front lot line.

For lands zoned R8a, R8b

i) **Permitted Uses**

All uses except apartment house

ii) **Regulations**

- 1) Maximum Permitted Units by Blocks - as shown on Schedule "C".
- 2) Setbacks - For multiple-attached dwellings
 - Front yard - Minimum 4.5m to dwellings except for a garage which shall have a minimum setback of 6m;
 - Side yard - Minimum - 1.75m provided the minimum separation distance between buildings is 3.5m;
 - Rear yard (R8a only) - Minimum - 7.5m except for the most northerly and southerly units which shall be 4.0 metres.
 - Flankage along any daylight triangle- Minimum- 1m.
- (2) For lands zoned R11 and R12

i) **Regulation**

- a) Flankage along any daylight triangle - Minimum - 1 metre

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (644) | <u>Melrose Development (Madison Green) Limited</u> Part of Lot 10 Conc, 2, SDS | (1997-144) |

The land to which By-law 1997-144 applies may be used only for those uses set out below subject to the regulations therefore in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following regulations shall prevail:

1 **Permitted Uses**

R07 uses except for detached dwellings, semi-detached dwellings, maisonettes and apartment buildings.

2 **Regulations**

- a) For Block 1 as shown on Schedule “C” attached to this by-law:
- (i) Maximum number of units - 6 units
 - (ii) Minimum front yard setback from Hampton Street - 14.5 metres;
 - (iii) Minimum flankage yard setback:
 - From Grand Boulevard - 3.5 metres;
 - From southerly lot line of Block 1 - 1.5 metres.
 - (iv) Minimum rear yard setback - 7.0 metres.
 - (v) Maximum building height - 2 storeys - 8.5 metres (midpoint) and 10.5 metres overall.
 - (vi) Individual residential units shall not have a private driveway access from Hampton Street or Grand Boulevard.
 - (vii) The driveway access for the units located within Block 1 shall be from the condominium road on Block 2.
 - (viii) Maximum lot coverage - 41%
- b) For Block 2 as shown on Schedule “C” to this by-law:
- (i) Maximum number of units - 24 units.
 - (ii) Minimum setback for private garage from the condominium road, sidewalk or curb, whichever is greater - 5.5 metres;
 - (iii) Minimum front yard setback - from Grand Boulevard - 3.5 metres;
 - (iv) Minimum flankage yard setback - from Hampton Street - 3.2 metres.
 - (v) Minimum rear yard setback - units located adjacent to the south lot line shall have a minimum rear yard setback of 12.0 metres;
 - (vi) Minimum side yard setback:
 - Units located adjacent to the easterly lot line - 7.5 metres;
 - Units located adjacent to the westerly lot line - 7.0 metres.
 - (vii) Maximum building height - 2 storeys - 8.5 metres (midpoint) and 10.5 metres overall.
 - (viii) Minimum visitor parking for condominium tenure - 9 visitor parking spaces.
 - (ix) Minimum separation distance between buildings - 2.4 metres.

- (x) Individual residential units shall not have a private driveway access from Grand Boulevard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (645) | <p align="center"><u>Genstar Development Company & 1371975 Ontario Inc.</u></p> <p align="center">Part of Lot 21 & 22, Part of Road Allowance between Lots 20 & 21, Concession I, S.D.S.</p> | <p align="center">(1997-138)(2000-053) (2006-002)(2007-096)</p> |

The lands to which by-law 1997-138 applies may be used for the uses permitted in the general provisions of By-law 1984-63 except where such uses are excluded by By-law 1997-138 and all uses are subject to the regulations set out in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in case of conflict.

- a) For lands zoned R3
- i) **Regulations**
- a) Front Yard Setback - 6.0 metres
- b) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including access stairs connecting the porch to the ground, may project into the front yard to within 3.5 metres of the property line.
- b) For lands zoned R5
- i) **Regulations**
- a) Front Yard Setback - 6.0 metres
- b) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.5 metres of the property line.
- c) For lands zoned R7
- i) **Permitted Uses**
- a) All uses except maisonettes and apartment house
- ii) **Regulations**

- a) Lot Area Minimum
 - Detached Dwellings - 270 sq. metres
 - Semi-detached Dwellings - 450 sq. metres
 - Multiple-attached Dwellings - 180 sq. metres per unit
 - b) Lot Frontage Minimum
 - Detached Dwellings - 9.0 metres
 - Semi-detached Dwellings - 15.0 metres
 - Multiple-attached Dwellings - 20.5 metres
 - c) Front Yard Setback - min. - 4.5 metres to dwellings except for a garage which shall have a minimum setback of 6.0 metres.
 - d) Side Yard Setback - min. - 1.2 metres. Separation distance between buildings is to be a minimum of 2.4 metres.
 - e) Rear Yard Setback - min. - 7.5 metres.
 - f) A 1.8 metre barrier wall will be required along the entire length of the R7 zone where it abuts a commercial zone.
 - g) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.0 metres of the property line.
- d) For lands zoned C1
- i) **Permitted Uses**
The commercial uses permitted within the C1 zone of By-law 1984-63 excluding service stations and public halls.
 - ii) **Regulations**
 - a) Yard Requirements -
 - Front yard - 7.5 metres(min.)
 - Side (northerly) - 3 metres
 - Side (southerly) - 6 metres
 - Rear - 9 metres
 - b) A 3.0 metre landscaped buffer strip adjacent to the residential zone will be required.
 - c) For the purposes of this by-law, the yard of the C1 commercial block abutting Neyagawa Boulevard, shall be considered the front yard.
- e) For lands zoned C6

- a) A carwash will be permitted on a lot adjacent to a residential zone with a minimum setback of 30 metres between the car wash building and the residential zone.
- b) For the purposes of this by-law, the yard of the block zoned C6 abutting Neyagawa Boulevard shall be deemed to be the front yard.
- c) Minimum flankage Side yard along Highway No. 5 - 7.5 metres

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (646) | <u>Oakdene Developments Inc.</u> Lots 25 to 28 Plan 20M-566 Westfield Trail | (1997-147) |

The land to which By-law 1997-147 applies may be used for the uses permitted in the general provisions of By-law 1984-63 for the R12 zone, subject to the regulations for the R12 zone, except where in conflict with the following:

- a) **Permitted Uses:**
Five detached dwelling units and a semi-detached unit.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (647) | <u>Matam Holdings Inc.</u> Part of Lot 24 Concession 1, S.D.S. | (1997-154) (1999-176) |

The land to which Part II of 1997-154 applies may be used for the uses permitted in the general provisions of By-Law 1984 subject to the regulations provided for such uses except where in conflict with the following and, in addition, the following use subject to the regulations set out in the general provisions for the R13 zone except where in conflict with the following:

- 1. For land zoned R13(a)
 - a) **Regulations**
 - (i) All buildings and structures shall maintain a minimum setback of 10 metres from the boundary of the TransCanada Pipeline easement

2. For land zoned R13(b)
- a) **Regulations**
- (i) Notwithstanding 0.3m reserves, for the purposes of this by-law, frontage shall be deemed to be Proudfoot Trail
- (ii) All buildings and structures shall maintain a minimum setback of 10m from the limit of the TransCanada Pipeline easement
- (iii) Minimum front yard setback - 13 metres

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (648) | <u>SmithKline Beecham Inc. and SmithKline Beecham Animal</u> Part of Block 8, 10, 11, Plan 20M-467, 2030 Bristol Circle | (1997-169) |

The land to which By-law 1997-169 applies may be used for the permitted uses and regulations contained in the general provisions of By-law 1984-63, for the M2 Zone, as amended, including Special Provision 434, except where in conflict w 1984-63 is amended by adding to Section 89 a new subsection (648) as follows:

- (a) 1 **Permitted Use**
Business and professional offices.
- (b) 2 **Regulations**
- (a) Floor area for a building containing business and professional offices excluding the area of the basement - maximum - 1 times lot area.
- (b) Parking - for business and professional offices - one space for every 28m² of leaseable floor area.
- (c) The required parking shall be permitted entirely on the lands shown on Schedule "B" to this by-law."

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (649) | <u>657380 Ontario Limited</u> Part of Lot 25 Concession I, SDS Town of Oakville | (1997-181) (1999-188) |

Deleted by By-law 1999-188 - Dawn Victoria Homes

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (650) | <u>World Custom Homes</u> Part of Lot 25 Conc. I, SDS Town of Oakville | (1997-183) (1999-189) |

The land to which By-law 1997-183 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations therefor in the general provisions of By-law 1984-63 and the additional regulations set out herein, for semi-detached dwellings, which regulations shall govern in the case of conflict.

- (i) For land zoned R11(a)- Minimum rear yard setback - 10 metre
- (ii) For land zoned R12(a)- Minimum rear yard - 10 metres
- (iii) For land zoned R12(b)-
 - Minimum frontage (interior lots) - 22 metres
 - Minimum frontage (corner lots) - 24 metres
 - Minimum rear yard - 7 metres
 - Minimum lot area (interior lots) - 580m²
 - Minimum lot area (corner lots) - 630m²
- (iv) For land zoned R8(a) -
 - Minimum lot area - 180 square metres per unit;
 - Minimum front yard for dwelling - 4.5m;
 - Minimum front yard for garage - 6m;
 - Minimum side yard 1.5m;
 - Where there is a separation between multiple attached dwelling units within a block, the minimum separation distance between the dwelling units shall be 3.0 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (651) | <u>Luzar/ St. Volodymyr</u> Part of Lot 23 Concession I, SDS Town of Oakville | (1997-185) |

The land to which By-law 1997-185 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations therefor in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in the case of conflict.

- a) **For land zoned R12(a)**
 - Minimum rear yard setback - 10 metres

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (653) | <p style="text-align: center;"><u>M & L Marek, A & J Grygiencza and Bayshire Investments Limited</u> Part of Lot 8 & 9 Conc. 1, SDS</p> | <p style="text-align: center;">(1998-006) (2010-057)</p> |

The land to which By-law 1998-006 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended for an R5 zone, subject to the applicable regulations therefor, and the following regulations, which shall govern in case of conflict:

- a) **For Lands Zoned R5**
- (i) Front yard - Minimum - 6.0 metres;
 - (ii) Section 40 1) c) shall not apply;
 - (iii) Separation distance between dwellings - Minimum - 2.4 metres;
 - (iv) The minimum rear yard setbacks for Lots fronting onto Street A as shown on Schedule "C" attached hereto shall be as follows:
 - a) For Lots 1-3 9.5 metres
 - b) For Lots 4-12 12.5 metres
 - c) All other Lots 7.5 metres
 - (v) No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the dwelling closest to the street;
 - (vi) Notwithstanding Section 19(1), no swimming pools shall be located within 5 metres of the rear lot line for Lots 1-12 as shown on Schedule "C";
 - (vii) Notwithstanding Section 21, no accessory buildings shall be located within 5 metres of the rear lot line for Lots 1-12 as shown on Schedule "C".

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (654) | <p style="text-align: center;">Oak Central Development</p> <p>Lots 5, and 6, Part of Lots 3 and 4, and Block 51, Reg. Plan 1</p> | <p>(1989-266)</p> <p>(1998-011)</p> <p>(2008-074)</p> <p>(2010-019)</p> <p>PL070682</p> <p>PL080963</p> |

The land to which By-law 1998-011 applies may be used for the uses as permitted in an R8 and in an R4 zone, and in addition may be used for the uses set out below, subject to the regulations set out in By-law 1984-63 and the following regulations which shall govern in case of conflict:

a) **Permitted Uses**

- (i) A maximum of four apartment houses which shall be attached, with each apartment house consisting of a maximum of three units, and one attached dwelling unit (13 units).
- (ii) One semi-detached dwelling (2 units).
- (iii) A parking lot with a maximum of 27 parking spaces for the exclusive use of the Oakville Club.
- (iv) Section 33 (1)(i) of By-law 1984-63 shall not apply.

b) **Regulations**

- (i) Minimum lot area - 0.36ha.
- (ii) For the uses described in s. (a)(i) above, the following shall apply:
 - a) The buildings shall be built entirely within the building envelopes shown in Part A in Schedule "C".
 - b) Notwithstanding (ii)(a) above, the total maximum floor area for the buildings, excluding personal recreation space, shall be 4100m².
 - c) Notwithstanding (ii)(a) above, the stairs and entry porch to each unit may project beyond the required front yard on Robinson Street.
 - d) Notwithstanding (ii)(a) above, the minimum setback for a terrace wall projection for covered parking in Part C in Schedule "C" from Water Street shall be a minimum of 0.5m.
 - e) Notwithstanding (ii)(a) above, the underground parking structure for Part A may project a maximum of 4.0m beyond the rear of the buildings shown in Part A in Schedule "C".
 - f) Minimum personal recreation space per dwelling unit shall be 30m².

- g) Notwithstanding (ii)(a) and (f) above, balconies for the units on the second and third floors may project a maximum of 4.0m beyond the rear of the buildings.
 - h) Maximum building height, excluding roof top mechanical rooms and equipment, shall be as shown in Part A in Schedule "C".
 - i) Roof top mechanical rooms and equipment are subject to the following regulations:
 - (i) Minimum setback from any roof edge adjacent to Robinson Street, Water Street, Navy Street and the south roof edge of the buildings - 2.0m.
 - (ii) Maximum projection above roof deck - 2.0m.
 - j) A minimum parking of 26 parking spaces shall be provided on one level underground, of which there shall be a minimum of 2 parking spaces assigned to each dwelling unit for residential purposes only. Any other use permitted shall provide the required parking for such use.
 - k) There shall be a maximum of one driveway from Water Street.
 - l) No vehicular access from Robinson Street shall be permitted.
 - m) Sections 38 and Section 40 of By-law 1984-63 shall not apply to this land.
- (iii) For the uses described in s. (A)(ii) above, the following shall apply:
- a) The building shall be built entirely within the building envelope shown in Part B in Schedule "C".
 - b) Notwithstanding (a) above, Section 35 of By-law 1984-63 for an R4 zone shall not apply.
 - c) A minimum parking of 4 parking spaces shall be provided of which there shall be a minimum of 2 parking spaces assigned to each dwelling unit for residential purposes only. Any other use permitted shall provide the required parking for such use.
 - d) A maximum of one driveway only per unit from Navy Street shall be permitted.
 - e) Maximum building height shall be 7.5m
- (iv) For the uses described in s. (A)(iii) above, the following shall apply:
- a) The parking lot shall be located entirely within the area in Part C in Schedule "C".
 - b) Notwithstanding (iv)(a) above, the minimum of 27 parking spaces shall be provided at grade, of which 17 spaces shall be covered.
 - c) There shall be a minimum setback of 3.0m along the south property boundary which shall be landscaped.
 - d) A maximum of one driveway shall be permitted from Water Street.

- (v) A minimum of 4 visitor spaces are required, for which a cash-in-lieu payment shall be provided
- (vi) The provisions of Section 15 1) and 2) shall also apply.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (655) | <u>Penex Winston Ltd.</u> Block 12, 13, & 14 Plan 20M-467 & Block 27 and 28, Plan 20M-474 | (1998-034)(1998-171) (2001-007)(2002-052) (2006-002)(2008-051) |

The land to which By-law 1998-034 applies, as amended by By-law 1998-171 and By-Law 2001-007, may be used for the uses and regulations contained within the general provisions of By-law 2001-007, as amended, and in addition, the following uses and regulations which shall govern in case of conflict:

1. **Permitted Uses**

a) **For Lands Zoned T1**

A place of amusement – employment is permitted abutting the highway corridor. Patios and outdoor patios are permitted.

Notwithstanding Section 57 and 58 of By-law 1984-63, as amended, retail sales of merchandise are permitted subject to the regulations noted in Section 2(a)(iii) below.

Notwithstanding Section 57 and 58 of By-law 1984-63, retail sale and display of food products are permitted to a maximum of 93m² per user.

b) **For Land Zoned 04**

Uses accessory to the uses permitted within the T1 zone subject to the applicable T1 regulations in By-law 1984-63.

2. **Regulations**

a) **For Lands Zoned T1**

- i) The total maximum gross floor area for restaurants and take-out eating establishments shall not exceed 7,500m² excluding restaurants and take-out eating establishments when located within a hotel or motor hotel.
- ii) The parking requirements for a hotel or motel shall be one (1) parking space per bedroom, plus 5.7 spaces per 100m² of ancillary area for any other use permitted within the hotel.

- iii) Retail sales of merchandise and limited retail sales shall not exceed 10% of the total gross floor area of all buildings constructed on Blocks 13 and 14, Plan 20M-467 and Blocks 27 and 28, Plan 20M-474, and shall not exceed 2,750m² for the entire site.
- iv) A Standard Parking Ratio of 5.7 spaces per 100m² for all uses (including Patio's) shall be applied to the entire site.
- v) The Landscaped Areas Excluding the Buffer Strip shall be:
 - Front yard (Minimum) 25% of area of required front yard;
 - Other Yards (Minimum) 10% of all other required yards must be provided;
 - Notwithstanding the minimum buffer strip required along all yards abutting a road or highway corridor, the existing buffer strip in the yards abutting the roads and along the highway corridor shall be the required buffer strip
- vi) Yards:
 - a) For the purpose of this by-law, the front yard shall be deemed to be the portion of the site adjacent to Upper Middle Road East measured 255 metres from the intersection of Winston Park Drive and Upper Middle Road East.
 - b) Minimum yards:
 - From public streets - 15 metres;
 - From northeasterly lot line between Upper Middle Road and Bristol Circle - 5 metres.
 - c) Setback from 04 zone - Minimum - 0 metres.

b) **For Lands Zoned 04**

The provisions of Section 78(2)(a),(c) and (e) of By-law 1984-63, as amended, shall not apply.

The provisions of Section 67(1)(a) of By-law 1984-63, as amended, shall not apply.

Yards - Minimum - 0 metres.

3. **Regulations for Individual Lots**

- a) Individual lots within the total site need not provide frontage on a public road.
- b) The minimum required lot areas specified in By-law 2001-007 as amended, are not required provided that the aggregate lot area is not less than 11.6 hectares.
- c) The lands to which this By-law applies are relieved from the requirements to provide parking on the individual lots provided that the aggregate parking on the total site complies with By-law 2001-007, as amended.

- d) Minimum distance between buildings - 0 metres.
- e) The minimum required lot frontage specified in By-law 2001-007 as amended, is not required for individual lots provided that the aggregate lot frontage complies with By-law 1984-63, as amended herein.
- f) The minimum required landscaped area need not be provided on individual lots provided that the aggregate landscaped area on the total site complies with Section 2. a) v) herein.
- g) Notwithstanding the provisions of Section 15 1) b) i) of By-law 1984-63, as amended, required lanes for exit and entrance and required aisles may be shared with adjacent lots provided that they are secured by rights-of-ways or easements which have been granted by way of severance or subdivision.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (656) | <u>Forgione (formerly Fedorsen and McQuaig)</u> Part of Lot 7 Conc. 3, SDS, 1409 Lakeshore Road East | (1999-024) (2000-176) (2007-096) |

The land to which By-law 2000-176 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, for the RO1 zone, subject to the applicable regulations therefor, and the following regulations, which shall govern in case of conflict:

- a) Yards:
 - (i) Front yard – Minimum – 40.5m
 - (ii) Side yard – westerly – Minimum – 3.5m
- b) Building Height:
 - (i) To ridge of roof – Maximum – 11m
 - (ii) To midpoint of roof – Maximum – 9.75m
- c) Dwelling depth – Maximum – 21m
- d) Private garage floor area – Maximum – 56m² – The existing historical barn/stable is hereby exempted from Section 40 1)e)iv) of By-law 1984-63 and shall not be included in the calculation of private garage floor area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------------------|
| (657) | <u>Melrose Realty Developments Limited</u> Part Lot 27 Plan M-11 | (1998-086) (1998-196)(2010-057) |

The land to which By-law 1998-086 applies, as amended by By-law 1998-196, may be used for the uses and regulations contained within the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations which shall govern in case of conflict:

Permitted Uses

- a) For Lands Zoned R12(a)
R12 uses except for semi-detached dwellings.

Regulations

- a) For Lands Zoned R12(a)
- (i) Lot Coverage - For Lots 1 and 2 as shown on Schedule C - Maximum - 45%.
 - (ii) Yards:
 - (1) Front yard setback - Minimum - 5.5 metres;
 - (2) Notwithstanding Section 39C(II) of By-law 1984-63, as amended, the side yard setback for Lot 3 as shown on Schedule “C” shall be a minimum of 7.5 metres measured from the top of bank as delineated by the Halton Region Conservation Authority.
 - (iii) Gross Floor Area - Maximum - 230m².
 - (iv) Building height - Maximum - 7.5 metres with no part of any structure exceeding 9 metres from established grade.
 - (v) Section 40 7) e) of By-law 1984-63 shall not apply.
- b) For Lands Zoned R12
- (i) Yards:
 - (1) Front yard setback - Minimum - 15 metres;
 - (2) Rear yard setback - Minimum - 7.5 metres measured from top-of bank as delineated by the Halton Region Conservation Authority.
 - (ii) Building height - Maximum - 7.5 metres with no part of any structure exceeding 9 metres from established grade.
 - (iii) Gross Floor Area - Maximum - 230m² per unit.
 - (iv) Section 40 7) e) of By-law 1984-63 shall not apply.

- (v) Vehicular Access - Driveway access shall be via a common driveway from Lakeshore Road West. The centreline of the common driveway shall be located a minimum of 20 metres from the eastern lot line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (659) | River Oaks Developments Inc. Part of Lots 19 and 20, Concession I, S.D.S. | (1998-099) |

The land shown on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for the R11 and R12 zones except where in conflict with the following in which case the following shall apply.

For lands zoned R11 and R12

(i) **Regulation**

- (1) Flankage yard along any daylight triangle - Min.- 1m.
- (2) Rear yard for lots abutting Commercial Zone - Minimum 10.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (660) | Zenon Environmental Inc. Part of Lots 32 and 33, Conc. 1, NDS | (1998-209) (1999-134) |

The land shown on Schedule “B” may be used for those uses and regulations contained within the general provisions of By-law 1984-63, except where in conflict with the following, in which case the following shall apply:

(i) **Permitted Uses**

In addition to the uses permitted in an agricultural zone, the following uses shall be permitted:

- (1) The assembly of manufactured products, manufacturing, warehousing, storage of products and research and development facilities related to water and wastewater servicing systems, within an enclosed building;
- (2) Outside storage in conjunction with uses identified in paragraph (i) (1) provided that it is screened using fencing and/or landscaping;
- (3) Offices including administrative offices related to and on the same lot as any use permitted in this subsection;

- (4) Day nursery in conjunction with uses identified in paragraph (c) (i), and
- (5) Stormwater management facilities.

(ii) **Regulations**

Notwithstanding the Agricultural provisions of By-law 1984-63, for the uses permitted in paragraph (i), the following regulations apply:

- (1) Sections 56, 64, and 67 of By-law 1984-63 apply.
- (2) For the purpose of calculating parking, Section 67 (2) (b) (i) shall apply.
- (3) Notwithstanding yard provisions within By-law 1984-63, all structures and parking shall be built within the development envelope shown on Schedule “C” of this by-law.
- (4) Landscaped Area - Minimum 35% of the area to be developed (8 hectares). The landscaped area shall include any required stormwater management facilities and lands zoned “O2” but shall exclude the top of bank buffer which is outside of the development envelope as per Schedule “C”.
- (5) Floor Area (max.) - 16,300 square metres
- (6) Offices including administrative offices shall not exceed 49% of the built floor area.
- (7) The maximum building height, excluding roof-top mechanical equipment shall be 15 metres measured from a geodetic elevation of 155.1 metres above sea level and shall not exceed 3 storeys.
- (8) Outside storage shall not exceed 40% of the development envelope as shown on Schedule “C”.

Private Open Space Zone - O2

In the O2 Zone, as shown on Schedule “A” and as identified on Schedule “C” bounded by the surveyed treeline and the 7.62 metre top of bank buffer from the Fourteen Mile Creek valley, only the following use(s) shall be permitted: private parks including walking trails.”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (661) | <u>1252411 Ontario Inc.</u> Part Lot 20 Conc. 1, SDS | (1998-047) (2000-107) |

The lands shown in hatchmarks on Schedule “B” may be used for the C2 uses permitted in the general provision of By-law 1984-63, as amended, subject to the applicable regulations in

By-law 1984-63 as amended, and in addition, to the following regulations which shall govern in case of conflict:

a) **Regulations**

- (i) Yard adjacent to Neyagawa Boulevard - Minimum 5 metres;
- (ii) Projections such as canopies, awnings, patios, bay windows, roof projections with no floor area above, ramps and covered pedestrian walkways may project a maximum of 2.0 metres into the yard adjacent to Neyagawa Boulevard.”

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (662) | <u>Rotherglen School</u> Part of Lot 18 Conc. 1 S.D.S. | (1999-057) |

a) The land shown on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, subject to the applicable regulations for the P/E zone except where in conflict with the following in which case the following shall apply:

- (i) For lands zoned P/E
- (i) **Regulations**
 - (1) Minimum Front Yard - 20 metres;
 - (2) Minimum Flankage - 14 metres;
 - (3) Minimum Side yard - 15 metres;
 - (4) Minimum Rear Yard - 20 metres;
 - (5) Maximum Lot Coverage - 20% of Lot Area;
 - (6) For the purposes of this by-law, the yard abutting Neyagawa Boulevard shall be deemed to be the front yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (663) | <u>Oakville Executive Golf Course Ltd.</u> Part of Lots 22 & 23 Conc. 2, NDS | (1998-052) (2008-051) |

a) The land to which By-law 1998-052 applies may be used for the 05 uses permitted in the general provisions of By-law 1984-63 subject to the regulations provided for such uses and, in addition, the following uses and regulations set out herein:

Permitted Uses

- 1 For Land identified as Part of Lot 22, Concession 2, N.D.S
In addition to 05 uses, one detached dwelling.
- 2 For Land identified as Part of Lot 23, Concession 2, N.D.S
In addition to 05 uses, one detached dwelling.
- 3 Notwithstanding Section 15 1) b) i) of By-law 1984-63, required parking shall be permitted within the Ontario Hydro corridor.

Regulations

For detached dwellings

- 1 Yards - Minimum - As existing on the date of passing of this by-law.
- 2 Building height - Maximum - As existing on the date of passing of this by-law.
- 3 Gross Floor Area - Maximum - As existing on the date of passing of this by-law.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (664) | <u>Awny Taha</u> Part Lot 47 Plan M-1, and Part 10,HR 102 Pt. Block A, Plan 748 | (1998-210) (1999-224) |

The land to which By-law 1999-224 applies may be used for the following uses only and such uses are subject to the general regulations for such uses except where in conflict with the following, in which case the following shall apply:

- a) **Permitted Uses:**
All C2 uses except restaurant take-out and restaurant drive-in.
- b) **Regulations**
 - (i) Lot area - Minimum - 0.26 ha;
 - (ii) Lot coverage - Maximum - 25%. No single commercial operation shall occupy more than 70% of a permitted building area;
 - (iii) Rear yard setback - Minimum - 1.5m;
 - (iv) Side yard setback - Minimum - 6.0m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (665) | <u>River Oaks Development Inc. Fernbrook Homes</u> Part of Lots 18, 19, & 20 Conc. 1, SDS | (1998-250) (1999-130) |

The land shown on Schedule “B” may be used for those uses and regulations contained within the general provisions of By-law 1984-63, except where in conflict with the following, in which case the following shall apply:

- (i) **Regulations For Lands Zoned R5 and R12**
 - (1) Front Yard Setback - 3.0 metres;
 - (2) Front Yard for Private Garage - Minimum - 6 metres
 - (3) Flankage yard along any daylight triangle - 1m. min

- (ii) **Regulations For Lands Zoned R5a**
 - (1) Front Yard Setback - 10 metres (min.)
 - (2) Frontage - 10 metres (min.)
 - (3) For the purposes of this by-law, the lot lines abutting Lots 33 and 35 shall be deemed the side lot lines and the lot line abutting Block 131 shall be deemed the rear lot line.

- (iii) **Regulations for Lands Zoned R5b**
 - (1) Frontage - 10 metres (min.)
 - (2) Front Yard Setback - 27 metres (min.)
 - (3) For the purposes of this by-law, the lot lines abutting Lots 34 and 36 shall be deemed the side lot lines and the lot line abutting Blocks 126 and 131 shall be deemed the rear lot line.

- (iv) **Regulations for Lands Zoned R12a**
 - (1) Front Yard Setback - 4.5 metres min. to dwellings except for the garage which shall have a minimum setback of 6 metres;
 - (2) Front Yard Setback for Private Garage for Lots 1, 2, 3 on northwest side of the extension of River Oaks Boulevard - 15 metres min.

- (v) **Lands Zoned R8**
 - (1) Permitted uses: multiple-attached dwellings;
 - (2) For the purposes of this by-law, the frontage shall be deemed to be from the extension of River Oaks Boulevard;

- (3) For lots abutting the TransCanada Pipeline - No permanent structures requiring a foundation will be erected within 7 metres of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, inground pools, accessory structures including above-ground pools if inground footings are required;
- (4) Front Yard - 3 metres min. to dwellings except for a garage which shall have a minimum setback of 6 metres;
- (5) Side Yard - 1.75 metres provided the minimum separation distance between buildings is 3.5 metres;
- (6) Rear yard - min. 7.5 metres except for the most northerly 2 units of Block 5 and the most northerly unit on Block 10 which shall be 4.5 metres;
- (7) Maximum lot coverage for dwellings with attached garages - 40%, where the garage has an area of not less than 33.5m²;
- (8) Covered porches that are not enclosed, up to a maximum area of 150m², are excluded from any lot coverage calculation.

(vi) **Permitted uses for Lands zoned O2**

- (1) Private parks. No structural development including but not limited to playground equipment, gardens, garden sheds and pathways shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (666) | <u>Town of Oakville, Roman Catholic Diocese</u> Part of Lot 11 Conc. 1, S.D.S | (1998-255) (2008-051) |

The land to which By-law 1998-255 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended for an R5 and R12 zone, subject to the applicable regulations therefore, and the following regulations, which shall govern in case of conflict:

- a) For Land Zoned R5
 - (i) Notwithstanding the 0.3m (1 foot) reserve along Eighth Line, the lot abutting Eighth Line shall be deemed to have frontage on Eighth Line;
 - (ii) For the purpose of calculating lot area and lot coverage, the public owned 0.3m (1 foot) reserve along Eighth Line and daylight triangle adjoining the lot shall be deemed to be part of the lot;

- (iii) Notwithstanding Section 15 1) b) i) of By-law 1984-63, driveway access shall be provided from Street A via a right-of-way over the abutting lot to the west. No driveway access shall be permitted from Eighth Line;
- (iv) Maximum combined driveway width from Street A - 5.4m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (667) | <u>Oakville Glass and Mirror</u> Part Lot 31 Con. 3 SDS | (1999-032) (2007-096) |

- a) The lands shown in hatchmarks on Schedule “B” may be used for the C3A uses in By-law 1984-63 and in addition the assembly of windows and doors as an accessory use and the retail sale of windows and doors assembled on the site, all subject to the regulations for the C3A zone except where in conflict with the following, in which case the following shall apply:
 - (i) Front yard - Minimum-12 meters
 - (ii) Rear yard - Minimum- 2 meters
 - (iii) North side yard - Minimum- 2.5 meters
 - (iv) South side yard adjacent to residential uses - Minimum- 28 meters
 - (v) Minimum landscaped buffer strip width adjacent to residential uses -7.5 meters
 - (vi) Maximum floor area for assembly of windows and doors - 100m², however this portion of the building shall be excluded from any calculation of floor area to be permitted for retail sales.
- b) For the purposes of this by-law assembly means the cutting, drilling and fastening of light metal sections to create window and door frames and the installation of glazing units and door components into those frames but does not include the welding of metal sections, the cutting of metal sections with torches, the use of presses for forming metal sections, the use of raw materials or the painting of the finished product;
- c) For the purposes of this by-law the area for assembly means the portion of the building existing as of April 12, 1999, having a maximum floor area of 100 m² and shown on Schedule “C” to this by-law. All tools used in the assembly process must be located within this floor area and must not be located in any other portion of the building.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---------------------------------------|----------------------|
| (668) | Murray House 75 Navy Street | (1999-036) |

The land to which By-law 1999-036 applies may be used for the following uses only, subject to the regulations in By-law 1984-63 and subject to the following regulations, which shall prevail in the event of conflict with the general regulations.

1 **Permitted Uses**

- (i) Offices, excluding medical offices
- (ii) Combined office, excluding medical offices and residential uses.
- (iii) Residential dwelling units

2 **Regulations**

The following regulations shall apply to all structures on the site as shown on Schedule “C”:

- a) Minimum setbacks and maximum building height as shown on Schedule “C”;
- b) The table in (II) (j) “Regulations For By-law 1999-036” shall apply to uses permitted in this by-law;
- c) No roof top mechanical equipment or room shall be permitted on any roof except for equipment that existed prior to April 26, 1999;
- d) No landscape buffer adjacent to residential uses shall be required.
- e) No covered parking shall be permitted at grade;
- f) No residential dwelling unit shall be permitted below the first floor except when used in combination with the residential unit on the first floor or with other residential units in the building;
- g) No commercial use below the first floor when the first floor of the building is used for a residential unit;
- h) Where residential uses are combined with office uses, the residential uses shall be located above the office use and shall obtain access entirely from separate entrances.
- i) No leasable floor area for office use shall be permitted below the first floor of the building, and where an office is located on the 1st floor (ground floor), the basement area shall only be used for stairs, elevators, escalators, ventilating shafts and common areas such as mechanical rooms.

(j) REGULATIONS TABLE FOR BY-LAW 1999-036

| Regulations | Office, excluding medical offices | Combined office, excluding medical offices, and residential dwelling | Residential dwelling units |
|---|--|--|---|
| Maximum # of residential units | Nil | 3 | 4 |
| Minimum residential unit size | N/A | 130m ² per unit, except for the unit on the fourth floor which shall be a minimum of 100m ² | 130m ² per unit, except for the unit on the fourth floor which shall be a minimum of 100m ² |
| Minimum private recreational space per residential unit | N/A | 15m ² | 15m ² |
| Maximum leasable floor area | 459m ² | 349m ² | N./A |
| Minimum Total Parking | 18 spaces | Office - 1 space per 28m ² of leasable floor area Residential - 2 spaces per unit of which 0.25 spaces shall be specifically designated as visitor parking | 2 spaces per unit of which 0.25 spaces shall be specifically designated as visitor parking |
| Minimum Parking Space Size | 14.3m ² with a minimum length of 5.34m and a minimum width of 2.68m | For office excluding medical - 14.3m ² with a minimum length of 5.34m and a minimum width of 2.68m For residential - 16.7m ² with no less than 2.7 m in width | 16.7m ² with no less than 2.7m in width |
| Minimum Landscape area | 50m ² | 50m ² plus 15 m ² per dwelling unit | 190m ² |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (669) | <u>556754 BC Ltd.</u> 2774 South Sheridan Way Block 2 Plan 20M-518 | (1999-094) |

a) The land shown on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, and in addition for hotel and hotel ancillary uses subject to the M6 regulations and the regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following, in which case the following shall apply:

- (1) Minimum Front Yard - 18 metres;
- (2) For the purposes of this by-law, the yard abutting Sherwood Heights Drive shall be deemed to be the front yard;
- (3) Maximum floor area for restaurant uses - 70m²;
- (4) Maximum number of suites - 100;
- (5) Maximum number of meeting rooms - 2;
- (6) Maximum floor area of each meeting room - 13m²;
- (7) Minimum Flankage - 14 metres (South Sheridan Way);
- (8) Minimum Rear Yard - 14 metres;
- (9) Minimum paved parking - 117 spaces;
- (10) Minimum landscaping in required front yard - 33%;
- (11) Maximum building height - 4 storeys.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (670) | <u>Imasco Enterprises Inc.</u> Part of Lot 26 & 27, Conc. 1, SDS, | (1999-098) (2002-121) |

The land to which By-law 1999-098 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where the use is in conflict with the following, in which case the following shall apply, and subject to the regulations therefore in the general provisions of By-law 1984-63 and to the additional regulations set out herein, which regulations shall govern in the case of conflict.

a) For land zoned R8 (a)

- (i) **Permitted Uses** - All uses except detached dwellings, duplex dwellings, maisonettes and apartment buildings;

- (ii) **Additional regulations**
 - (1) Minimum lot area per unit- 180m²;
 - (2) Minimum front yard setback - 4.5m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m;
 - (3) For lots abutting the TransCanada Pipeline - No permanent structures requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, inground pools, accessory structures including above-ground pools if inground footings are required;
 - (4) Notwithstanding Subsection 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.5 m of the property line;
 - (5) Minimum internal side yard setback - 1.8m, providing the minimum separation distance between buildings is 3.5m;
 - (6) Minimum flankage side yard setback - 3.5m;
 - (7) Minimum lot frontage for multiple-attached dwellings - 20.5m;

- b) For land zoned R5 (a)
 - (i) **Additional regulations**
 - (1) Minimum front yard setback- 6m to dwelling except for a garage which shall have a minimum setback of 7.5m;
 - (2) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street;
 - (3) Notwithstanding Subsection 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.5 m of the property line;
 - (4) For lots abutting the TransCanada Pipeline - No permanent structures requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, inground pools, accessory structures including above-ground pools if inground footings are required;

- c) For land zoned R12 (a)
- (i) **Additional regulations**
- (1) For lots abutting the TransCanada Pipeline - No permanent structures requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, inground pools, accessory structures including above-ground pools if inground footings are required;
- d) For land zoned R11 (b)
- (i) **Additional Regulations**
- (1) Minimum 3m side yard adjacent to the Open Space O4 zone;

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (671) | <u>TYBA (Shorewood) Investment</u> Part of Lot 18 Conc. 4, SDS, 318 Lakeshore Rd. W. | (1999-120) |

The land to which By-law 1999-120 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, for the RO1 zones, subject to the applicable regulations for such uses in By-law 1984-63, except where in conflict with the following regulations, which shall govern in case of conflict:

Regulations

- (i) For Lots 3 to 7 and 12 to 17 as shown on Schedule B
- (1) Front Yard Setback - Minimum 7.5m
- (2) Rear Yard Setback - Minimum 13.5m
- (ii) For Lot 2 as shown on Schedule B
- (1) Front Yard Setback - Minimum 10.5m
- (iii) For Lots 8, 9, 10 and 11 as shown on Schedule B
- (1) Front Yard Setback - Minimum 7.5m

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (672) | <u>439967 Ontario Limited</u> Part of Lot 20 Conc. 1, SDS and Part of Road allowance Between Lots 20 & 21, 2400 Neyagawa Blvd. | (1999-162) |

The land to which By-law 1999-162 applies may be used for the following uses only subject to the regulations for such uses except where in conflict with the following regulations, in which case the following shall prevail:

- a) **Permitted Uses For Lands Zoned R8(a) and R8(b)**
- (i) The uses permitted in subsection 33(1) except for paragraphs (a), (b), (d), (e), (f)
- b) **Regulations For Lands Zoned R8(a)**
- (i) For lots abutting the TransCanada Pipeline - No permanent structures requiring a foundation will be erected within 10 metres of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures including aboveground pools if in-ground footings are required;
- (ii) Minimum yards for the condominium - as per Schedule "C" to this by-law which is the draft approved plan of condominium with the exception of unit 17 which may have a yard adjacent to the public walkway of 7m;
- (iii) Covered porches that are not enclosed, up to a maximum area of 150m², are excluded from any lot coverage.
- c) **Regulations For Lands Zoned R8(b)**
- (i) For lots abutting the TransCanada Pipeline - No permanent structures requiring a foundation will be erected within 7 metres of the property line abutting the limit of the TransCanada Pipelin easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures including aboveground pools if in-ground footings are required;
- (ii) Covered porches that are not enclosed, up to a maximum of 150m², are excluded from any lot coverage;
- (iii) Minimum interior side yard-1.75m;
- (iv) Minimum lot frontage - 14m;
- (iv) Maximum number of townhouse units - 3.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (673) | <p style="text-align: center;"><u>Colborne Court</u></p> <p style="text-align: center;">Part of Lot 10 Conc. 3, S.D.S. Colbourne Court</p> | <p style="text-align: center;">(1999-019)</p> <p style="text-align: center;">(2010-057)</p> |

The land to which By-law 1999-019 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended for the R01 and 02 zones, subject to the applicable regulations therefore, and the following regulations, which shall govern in case of conflict:

a) **General Regulations for land zoned Residential R01**

- (i) For zoning purposes only, the private road, as shown on Schedule “C” to this by-law, shall be considered a public street and the lot frontages on the private road for the individual lots shall be used for the purpose of determining zoning compliance;
- (ii) For zoning purposes, Parcels 1 - 12 inclusive as shown on Schedule “C” are deemed to be lots and may be divided into 12 separate condominium units;
- (iii) No driveway access to the individual units is permitted from Lakeshore Road except from the private road shown on Schedule “C”;
- (iv) Maximum number of dwellings permitted - 12;
- (v) The front yard averaging provision in the notes in Section 39B(i) of By-law 1984-63 will not apply;
- (vi) For the purpose of this by-law the Lot Coverage Maximum requirement in Section 39 (B) (i) will not apply;
- (vii) For the purpose of this by-law the Floor Area / Lot Ratio requirement in Section 40 3) Notes for Development Controls for the single family detached dwellings in the Infill Housing Areas (RO Zones) Subsection (b) will not apply;

b) **Specific Regulations for Parcels 1-12 inclusive (Residential R01) as per the following chart:**

| Parcel | Min. Area (m ²) | Min. Frontage (m) | Min. Side Yard (m) | Min. Rear Yard (m) | Min. Front Yard (m) | Max. Gross Floor Area *(m ²) |
|--------|-----------------------------|-------------------|--------------------|--|---------------------|--|
| 1 | 930 | 36 | 3 + 3 | 4 | 6 | 363 |
| 2 | 755 | 36 | 3 + 3 | 4m within 12.4m of the south lot line; 1m for remainder of lot | 6 | 324 |
| 3 | 755 | 30 | 3 + 3 | 4 | 6 | 324 |
| 4 | 950 | 17 | 3 + 3 | 4m – northwest 5m - northwest | 6 | 324 |

| Parcel | Min. Area (m ²) | Min. Frontage (m) | Min. Side Yard (m) | Min. Rear Yard (m) | Min. Front Yard (m) | Max. Gross Floor Area *(m ²) |
|--------|-----------------------------|-------------------|------------------------|------------------------------------|---------------------|--|
| 5 | 900 | 45 | 3 + 3 | 5 | 6 | 324 |
| 6 | 875 | 35 | south - 3 north - 5 | 5 | 6 | 324 |
| 7 | 800 | 9 | 3 + 3 | 5 m - northwest 3 m - southeast | 6 | 324 |
| 8 | 650 | 20 | 3 + 3 | 3 | 6 | 280 |
| 9 | 670 | 25 | 3 + 3 | 2 | 6 | 304 |
| 10 | 750 | 24 | 3 + 3 | 9 | 6 | 280 |
| 11 | 610 | 24 | 3 + 3 | 4 | 6 | 280 |
| 12 | 665 | 34 | 3 + 3 | 4 m - southwest | 6 | 304 |

* The maximum allowable gross floor area per parcel has been determined in part by giving some recognition for the 02 area.

Regulations for Parcels 15, 16 and 17 (Private Park 02)

- (i) Notwithstanding the minimum lot area, lot frontage and permitted uses in Sections 78 and 79 of By-law 1984-63, the only permitted use for land zoned Private Park 02 (Parcel 15, 16 and 17 on Schedule C) will be private open space. No structural development, including but not limited to, playground equipment, swimming pools, fencing or decks will be permitted except for a perimeter fence which may be constructed along the perimeter of the site. In addition, no dumping or storage of any material shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (674) | <u>1206555 Ontario Ltd.</u> Lot 202, Plan M-7 2293 and 2297 Lakeshore Rd. W | (1999-177) (2000-104) |

The lands shown in hatchmarks on Schedule “B” to By-law 2000-104 may be used for the uses set out in By-law 1984-63 for the C3R zone subject to the regulations for such uses, except where in conflict with the regulations specified below, in which case the following shall apply:

a) **Regulations**

- (i) For the purposes of this by-law the lot frontage shall be considered to be on Lakeshore Road West;
- (ii) Ingress and egress may be provided to Lakeshore Road West by means of one driveway to be entirely located within 16.5m of the northwest lot line and this driveway may provide for right-in and right-out turns only;
- (iii) Maximum front yard set back - 2m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (675) | <u>Stellar Construction Enterprises Limited</u> Part of Block 2 Plan 20M-526 Designated as Parts 1,2,3, & 4 on Plan 20R-13308 | (1999-146) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (676) | <u>547495 Ontario Limited</u> Blocks 10 and 11 Plan 20M-246 | (1999-187) |

The land to which By-law 1999-187 applies may be used for the uses permitted in By-law 1984-63 subject to the regulations for such uses, except where in conflict with the following, in which case the following regulations shall prevail:

a) **Regulations**

- (i) Parking space shall be defined as a rectangular area not less than 2.6m in width and a minimum length of 5.75m with an area not less than 14.95m² exclusive of driveways and aisles usable for the temporary parking of a motor vehicle unless otherwise specified;
- (ii) No aisle may be less than 6.5m in width throughout.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (677) | <u>Del Real Estate Consultants Inc.</u> Block 16 Plan 20M-332 | (1999-052) |

The land to which By-law 1999-052 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, for the P/E zone, subject to the applicable regulations for such uses in By-law 1984-63, and the following permitted uses and regulations:

a) **Permitted Uses**

- (i) A building designed to be exclusively used to accommodate seniors with central kitchen and dining facilities, common indoor and outdoor amenity areas, and residential units which may but are not required to contain separate kitchen facilities for the private use of the occupants.

b) **Regulations - for a senior citizens' retirement home noted above.**

- (i) Lot Area - Minimum - 1.0 hectare;
- (ii) Number of units - Maximum - 145;
- (iii) Building height - Maximum:
- (1) For the 3 storey component - 3 storeys and 13.5 metres above established grade excluding rooftop mechanical equipment;
- (2) For the 2 storey component - 2 storeys and 10 metres above established grade excluding rooftop mechanical equipment;
- (iv) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof upon which they are located;
- (v) Setbacks:
- (1) Front yard - Minimum - from Nottingham Gate - 7.5 metres;
- (2) Side yard - Minimum - from the R8 zone - 18 metres to the 3 storey component and 12.5 metres to the 2 storey component;
Side yard - Minimum - from north lot line - 15 metres;
- (3) Rear yard - from the O4 zone - Minimum - 25 metres;
- (vi) Lot Coverage - Maximum - 30%;
- (vii) Parking - Minimum - 48 parking spaces;
- (viii) The main entrance to the building, parking and loading areas shall not be located within the yard abutting the R8 zone;
- (ix) No parking shall be permitted within the required front yard;
- (x) Unit size - Minimum - 22m².

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (678) | <p style="text-align: center;"><u>Matam Holdings Inc.</u> 1388 Dundas St. W Part Lot 24 Con 1, SDS</p> | <p style="text-align: center;">(2000-017) (2000-185) (2000-216) (2007-140)</p> |

The land to which By-law 2000-216 applies may be used for the uses permitted in By-law 1984-63, the Town's Comprehensive Zoning by-law, as amended, except where in conflict with the following, in which case the following shall prevail.

- a) For lands zoned R13
- i) **Regulations**
- (1) For those lots fronting onto Pine Glen Road - Minimum front yard setback to garage door - 8.5 metres;
 - (2) For those lots fronting onto Pine Glen Road - Minimum front yard setback to dwelling - 4.5 metres.
- b) For lands zoned R8
- i) **Permitted Uses**
- 1) All uses in the R8 zone including "stacked townhouses" but excludes detached dwellings, duplexes, maisonette and apartment units.
 - 2) "**Stacked Townhouse**" means a building or structure divided vertically and horizontally into three or more non-communicating dwelling units, each dwelling having private access to the outside. An end unit containing a single dwelling unit attached to the stacked Townhouse may be divided vertically.
- ii) **Regulations**
- 1) Minimum number of dwelling units - 53
 - 2) Front lot line is deemed to be Proudfoot Trail.
 - 3) Minimum front yard – 3.0m
 - 4) Minimum side yard abutting Dashwood Drive – 3.0m
 - 5) Minimum side yard abutting the O1 zone – 3.0m
 - 6) Minimum rear yard – 3.0m
 - 7) Minimum distance from condominium road or walkway to face of garage – 6m

- 8) Maximum lot coverage – 40%
 - 9) Maximum building height, measured from the centre of each block along the internal condominium road – 14.5m
 - 10) Maximum number of storeys – 4
 - 11) Parking – a minimum of 2.2 spaces per unit of which 0.2 spaces are visitor parking
 - 12) Maximum porch encroachment – 1.8m into any required yard
 - 13) Maximum balcony encroachment – 1.8m into any required yard
 - 14) Maximum projection for cantilevered bay windows and box windows – 0.6m into any required yard
- c) For lands zoned R7
- i) **Permitted Uses**
 - (1) All uses in the R7 zone except maisonettes and apartment houses.
 - ii) **Regulations for multiple attached dwelling units:**
 - (1) Lot area minimum - 180 metres² per unit
 - (2) Lot frontage minimum - 29 metres
 - (3) Lot coverage maximum - 65%
 - (4) Front yard minimum - 3.0 metres except for a garage which shall be 5.5 metres
 - (5) Side yard minimum for end unit - 1.5 metres
 - (6) Separation distance minimum - 3.0 metres
 - (7) Flankage yard minimum - 2.5 metres
 - (8) Rear yard minimum - 7 metres
 - (9) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation including the access stairs connecting the porch to the ground, may project into the required front yard or side yard to within 1.5 metres of the property line.
 - iii) **Regulations for semi-detached dwelling units:**
 - (1) Lot area minimum - 360.0 metres² per unit
 - (2) Lot coverage maximum - 45%;
 - (3) Front yard minimum - 3.0 metres except for a garage which shall be 5.5 metres;
 - (4) Flankage yard minimum - 2.5 metres
 - (5) Rear yard minimum - 7 metres;

- (6) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation including the access stairs connecting the porch to the ground, may project into the required front yard or side yard to within 1.5 metres of the property line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (679) | <p style="text-align: center;"><u>Dawn Victoria Homes</u> <u>(formerly Hamount Investments Limited)</u> Part of Block A Plan 835</p> | <p style="text-align: center;">(2000-029) (2001-139) (2002-066) (2003-008)</p> |

The lands to which by-law 2000-029 applies, as amended by By-laws 2001-139, 2002-066 and 2003-008, may be used for the uses permitted in the general provisions of By-law 1984-63, as amended for the R9, R8 and C6 zones subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following permitted uses and regulations, in which case the following shall prevail:

- b) For Lands Zoned R9 - Block 81 on Schedule C
- (i) **Permitted Use**
 Special care/special need dwellings - defined as a building containing more than 4 dwelling units; which units have a common entrance from street level; where occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; which may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and includes retirement houses and lodges, nursing homes, granny flats, and group homes with more than 10 individuals exclusive of staff.
- (ii) **Regulations** - For Block 81 on Schedule C
- (1) Lot Area - Minimum - 1.1 hectare;
 - (2) Number of units or beds - Maximum - 133;
 - (3) Building height - Maximum - 2 storeys and 10 metres above established grade excluding rooftop mechanical equipment;

- (4) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof abutting a public street;
- (5) Setbacks:
 - Front yard - Minimum - from Postridge Drive - 5.0 metres;
 - Side yard - Minimum - 3.0 metres;
 - Flankage yard - Minimum - 5.0 metres;
 - Rear yard - Minimum - 15 metres;
- (6) Lot Coverage - Maximum - 35%;
- (7) Landscaped area - Minimum - 30% of the lot area;
- (8) Parking Regulations:
 - a) Parking Spaces - Minimum - 50 surface parking spaces;
 - b) No parking areas shall be permitted within the front yard and no parking shall be permitted within 7.5m of the front lot line;
 - c) No loading areas shall be permitted within the front or rear yard;
 - d) Parking facilities shall be located on the same lot as the main use;
 - e) No parking space shall measure less than 16.7m² in area, and furthermore
 - The average unobstructed width of parking spaces for a use must be not less than 2.7m,
 - No parking space in a parking area may be less than 2.6m in width throughout, and
 - Where any parking space in a parking area is limited on a side by a wall, the unobstructed width of that parking space must be not less than 2.7m throughout,
 - f) Landscaped buffer strip adjacent to residential zone
 - Minimum - 5.0m.
- (9) 9.3m² per parking space must be provided for aisles and maneuvering space, exclusive of entrance ways and exit ways,
- (10) No aisles may be less than 6m in width,
- (11) For each parking area, at least 1 lane for entrance and 1 lane for exit must be provided giving access to and from a street or public laneway, and each lane, where separated, must be at least 3m wide but if combined may have a total width of not less than 5.4m,
- (12) Individual parking spaces must be arranged so that each space has access to and from a public street or laneway unobstructed by any other parking space and so that a vehicle occupying the space is able to enter and leave the property in forward motion,

- (13) Surface parking facilities must be arranged and signed so that emergency vehicles have unimpeded access to the property,
- (14) Parking areas must be constructed and maintained with a stable and dustless surface of hot mix asphalt or concrete which meets the Town of Oakville Public Works Department's standard specifications with provisions for drainage which comply with the requirements of the Town,
- (15) Entrances and exits shall be surfaced in the same manner as the parking area,
- (16) Subject to paragraph 9, open parking areas must be curbed with continuous 150 mm curbing so located as to prevent vehicles from damaging buildings, fences or landscaping features,
- (17) Any lighting must be arranged so as to deflect the light from adjacent residential premises.

c) For Lands Zoned R8

i) **The following uses only are permitted:**

- a. 28 multiple attached dwellings of which 12 units being on Postridge Drive may use up to a maximum 40m² of floor area per unit for the commercial uses specified below, on the ground floor only:
 1. The practice of a domestic art, except for the teaching of music;
 2. Artist studio, galleries and craft shops;
 3. Flower shop, barber shop, dry cleaning (depot only), computer repair;
 4. Personal services such as but not limited to, a hairdressing salon and acupuncturist;
 5. Dress making and tailoring establishment;
 6. Tanning salon, travel agency, video rental store;
 7. Convenience store.

ii) **Regulations**

- a. Minimum front yard – 1.5m (for the purposes of this by-law the frontage is considered to be along Postridge Drive);
- b. Minimum rear yard – 4m (Morning Dove Drive);
- c. Minimum exterior side yard – 7.5m with the exception of a permitted setback to the daylight triangle of 1.7m;
- d. Minimum interior side yard – 2.5m;
- e. Minimum required parking for residential uses – 2 spaces per unit plus 0.25 spaces per unit for visitors;
- f. Minimum required parking for commercial uses – 1 space per 40m² of floor area;

- g. The basements of the 12 commercial/residential units shall only be used for storage and mechanical/furnace rooms;
 - h. Minimum landscaped area – 35 % of the lot area;
 - i. Maximum number of storeys above established grade – 3 excluding basements.
 - j. Maximum building height above established grade excluding basements – 12m.
 - k. For the purposes of this by-law, washrooms located on the ground floor of the commercial units are excluded from the calculation of leaseable floor area.
- d) For lands Zoned C6
- i. **Permitted Use**
 - 1. A carwash in addition to C6 uses
 - ii. **Regulations**
 - 1. Landscaped area – Minimum 40 % of lot area;
 - 2. Minimum setback from Morning Dove Drive which shall be landscaped – 5 metres;
 - 3. Minimum setback from south lot line adjacent to residential uses – 16.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (680) | <u>Kholov</u> 2253 Ninth Line Part Lot 5 Conc. 1, SDS | (2000-030) |

Notwithstanding the regulations contained in subsection 90(25T), the land to which By-law 2000-030 applies may be used for the uses permitted in By-law 1984-63 and in addition for the following uses subject to the general regulations for the PBA zone and further subject to the following additional regulations which shall govern in the case of conflict:

- a) **Permitted Use Within Existing Building**
 - (i) Medical/Dental office;
 - (ii) One dwelling unit;
 - (iii) Offices for physicians and dentists for the treatment of their patients and in addition one dwelling unit used by one of the physicians or dentists as his or her private residence.

b) **Regulations**

- (i) Minimum yards for medical/dental office - as per yards for a dwelling unit in the PBA zone;
- (ii) Minimum parking - as per the requirements in By-law 1984-63 for the residential use and 1 parking space per 23m² of office use as per the requirement for a medical office in the M5 zone provided that if a doctor or dentist lives on the premise 1 fewer parking space will be permitted. These spaces may be of a stable, dust free surface if located on the Enbridge or TransCanada easements or covered with asphalt and striped in accordance with the regulations contained in By-law 1984-63 if located elsewhere on the property.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (681) | <u>World Custom Homes, Genstar Dev. Co. & The Town of Oakville</u> Part Lot 25 & 26 Part of Road Allowance between Lots 25 & 26, Con. 1 SDS 1528 Dundas St. W | (2000-033) (2002-005) |

The land to which By-law 2000-033 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following permitted uses and regulations, in which case the following shall prevail:

a) For lands zoned R8 (a)

In addition to the R8 regulations, the following:

- (i) **Permitted Uses** - all uses except detached dwellings, duplex dwellings, maisonettes and apartment buildings:
- (ii) **Additional Regulations**
 - (1) Minimum lot area per unit - 180m²;
 - (2) Minimum front yard setback - 4.5m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m;
 - (3) Minimum internal side yard setback - 1.5m, providing the minimum separation distance between buildings is 3.0m;

b) For land zoned R12 (a) and R13 (a)

In addition to the R12 and R13 regulations, the following:

(1) Minimum flankage yard - 6 .0m.

c) For land zoned R9 (a):

The following uses only will apply:

(i) **Permitted Use**

- (1) Special care/special need dwellings - Defined as a building containing more than 4 dwelling units; which units have a common entrance from street level; where occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; which may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery and drug shopping, laundry, beauty and barber, house-keeping, nursing, medical, respite care and attendant services are provided at various levels; and includes retirement houses and lodges and nursing homes with more than 10 individuals exclusive of staff.
- (2) Private School, churches and other places of worship, daycare subject to the Public Use/Education regulations except that Section 84.A (2) (b) (viii) does not apply.

(ii) **Regulations** - For the Special care/special need dwellings

The following regulations only:

- (1) Lot Area - Minimum - 1.4 hectare;
- (2) Number of units - Maximum - 133;
- (3) Number of beds - Maximum - 133;
- (4) Building height - Maximum - 3 storeys and 13.5 metres above established grade excluding rooftop mechanical equipment;
- (5) All rooftop mechanical equipment and enclosures which exceed 2 metres in height must be setback a minimum of 5 metres from all edges of the roof abutting a public street;
- (6) Setbacks:
Front yard - Minimum - from the easterly lot line (Third Line) - 7.5 metres;
Side yard - Minimum - 4.5 metres;
Rear yard - minimum - from the westerly lot line (Third Line) - 7.5 metres;
- (7) A landscaped buffer strip at least 4.5m wide is provided in each yard abutting the easterly lot line and the westerly lot line along Third Line;
- (8) Lot Coverage - Maximum - 30%;

- (9) Landscaped area - Minimum - 30% of the lot area excluding required landscape buffers;
- (10) Parking Regulations:
- a) Parking Spaces - Minimum - 50 surface parking spaces;
 - b) No parking shall be permitted within 4.5m of the front lot line;
 - c) No loading areas shall be permitted within the required front or rear yard;
 - d) Parking facilities shall be located on the same lot as the main use;
 - e) No parking space shall measure less than 16.7m² in area, and furthermore;
 - The average unobstructed width of parking spaces for a use must be not less than 2.7m,
 - No parking space in a parking area may be less than 2.6m in width throughout, and
 - Where any parking space in a parking area is limited on a side by a wall, the unobstructed width of that parking space must be not less than 2.7m throughout,
 - f) 9.3m² per parking space must be provided for aisles and maneuvering space, exclusive of entrance ways and exit ways,
 - g) No aisles may be less than 6m in width,
 - h) For each parking area, at least 1 lane for entrance and 1 lane for exit must be provided giving access to and from a street or public laneway, and each lane, where separated, must be at least 3m wide but if combined may have a total width of not less than 5.4m,
 - i) Individual parking spaces must be arranged so that each space has access to and from a public street or laneway unobstructed by any other parking space and so that a vehicle occupying the space is able to enter and leave the property in forward motion,
 - j) Surface parking facilities must be arranged and signed so that emergency vehicles have unimpeded access to the property,
 - k) Parking areas must be constructed and maintained with a stable and dustless surface of hot mix asphalt or concrete which meets the Town of Oakville Public Works Department's standard specifications with provisions for drainage which comply with the requirements of the Town,
 - l) Entrances and exits shall be surfaced in the same manner as the parking area,

- m) Subject to paragraph 9, open parking areas must be curbed with continuous 150mm curbing so located as to prevent vehicles from damaging buildings, fences or landscaping features,
 - n) Any lighting must be arranged so as to deflect the light from adjacent residential premises.
- d) For land zoned C2 (a)
In addition to the C2 regulations
- (i) **Additional Regulation**
 - (1) Lot area - Minimum - 3.4 ha;

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (682) | <u>49395 Ontario Limited 1399840 Ontario Limited</u> Part Lot 17 Conc. 3, SDS 219 - 229 Deane Ave. | (2000-062) (2002-229) |

The land to which By-law 2002-229 applies may be used for the uses permitted in the general provisions of By-law 1984-63 amended for the R03 zone subject to the regulations therefore, and the following regulations which shall govern in case of conflict:

- a) **Regulations For The Lands Zoned Residential R03**
- (i) For zoning purposes only, the private road, as shown on Schedule “C” to this by-law, shall be considered a public street and the lot frontages on the private road for the individual lots shall be used for the purpose of determining zoning compliance;
 - (ii) For zoning purposes, Parcels 1-9 inclusive as shown on Schedule “C” are deemed to be lots and may be divided into 9 separate condominium units;
 - (iii) Maximum number of dwellings permitted – 9;
 - (iv) Maximum building height – no part of any structure shall exceed 9.5 metres from the established grade, and no lofts or mezzanines shall be permitted above the floor of the second storey.
 - (v) The front yard averaging provision in the notes in Section 39B(i) of By-law 1984-63 will not apply;
 - (vi) Minimum front yard setback for dwelling from private road – 4.5m;
 - (vii) Minimum setback for garage from private road – 6.0m;
 - (viii) Minimum lot area – 483sq. m.
 - (ix) Minimum rear yard from Deane Avenue for lot 1 – 17.5m;

- (x) Minimum side yard setback for lot 1 along private road – 2.3m.
- (xi) The location of the yards for unit 1 are to be determined as shown on Schedule “C” to this by-law and shall be subject to the regulations contained herein and the general regulations that apply to the R03 zone;

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (683) | <u>Bayshire Investments Limited</u> Part of Lots 7 & 8 Conc. 1, SDS | (2000-061) (2003-103) (2004-053)(2004-130) (2006-063)(2010-057) |

- a) The lands to which Subsection 89(683) applies may be used for the uses in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following regulations shall prevail:
- b) **Regulations For Lands Zoned R5**
 - (i) Front yard - Minimum - 6.0 metres;
 - (ii) Section 40 1) c) shall not apply;
 - (iii) Separation distance between dwellings - Minimum - 2.4 metres;
 - (iv) No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the dwelling closest to the street.
 - (v) Maximum Lot Coverage - 40%;

For Lands Zoned R12

- (vi) Maximum Building Height - 10.5m;
No part of any structure shall exceed 12.5m from the established grade;
- (vii) Maximum Floor Area/Lot Area Ratio - 70%.

For Lands Zoned R5(b)

- (viii) Maximum Lot Coverage - 40%;
- (ix) Notwithstanding the maximum lot coverage allowed in R5(b) zone, an additional 5% of lot coverage is permitted, for the first storey only, for unenclosed porches and that portion of any eaves projecting beyond the allowable 0.60m projection so long as they form part of the front or side elevations.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (684) | <u>William Welsh</u> 2221 Ninth Line Part Lot 5, Conc. I SDS | (2000-130) |

The lands to which By-law 2000-130 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses, and in addition the following use subject to the regulations set out in this by-law:

a) **Additional Permitted Use**

Office uses, excluding medical offices, within the existing dwelling structure subject to the regulations for parking as set out in Section 67(1) of By-law 1984-63 and the following specific regulations:

b) **Regulations**

- Maximum floor area for office uses - 130m² net leaseable floor area;
- Minimum number of parking spaces - 5, excluding the spaces located in the detached garage;
- Minimum lot area - 1808m²;
- Maximum building footprint and height - as existing on date of passing of this by-law (October 16, 2002).

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (685) | <u>Bridgenorth Development Corporation</u> Part Lot 12 Concession I SDS | (2001-163) |

The land to which By-law 2001-163 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R8 and O4 zones, subject to the applicable regulations therefore, and in addition, the following uses and regulations, which shall govern in case of conflict.

a) **Permitted Uses For Lands Zoned R8**

Multiple attached dwellings and all R8 uses except the following:

- (i) Detached dwelling
- (ii) Duplex dwelling

- (iii) Maisonette
- (iv) Apartment house

b) **Regulations For Lands Zoned R8**

- (i) Lot frontage – Minimum – 21 metres
- (ii) Side yard - Minimum – 1.5 metres
- (iii) Side yard adjacent to Trafalgar Road – Minimum – 3.5 metres.
- (iv) Front yard – Minimum – 6 metres.
- (v) Maximum number of multiple attached dwelling units – 53.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (686) | <u>Longboat Development (1986) Corp</u> 324 Trafalgar Rd Part of Lot 12, Conc. 1, SDS | (2000-118)(2001-016) (2006-002)(2007-096) (2008-051)(2010-057) |

The land to which By-law 2001-016 applies may be used for the uses permitted in By-law 1984-63, the Town's Comprehensive Zoning by-law, as amended, except where in conflict with the following, in which case the following shall prevail.

a) **Permitted Uses** - For Land Zoned C3A(a)

- i. Retail sale of any merchandise, which need not comply with regulations set out in Section 42 2) 4(b) of By-law 1984-63;
- ii. Service commercial uses, including animal clinics, banks, trust companies, credit unions, rental outlets, and personal service shops, such as barbers and hairdressers;
- iii. Business and professional offices;
- iv. Undertakings established or maintained by a governmental authority;
- v. Commercial schools;
- vi. Restaurants, take-out eating establishments and drive-in restaurants;
- vii. Auto related uses, except for automobile body shops, automobile wreckers or automobile salvage yards. No auto related uses shall be permitted within 30m of Regional Road 5;
- viii. Billiard rooms and athletic facilities, excluding places of amusement – commercial except as an accessory use;
- ix. Public halls;
- x. A day nursery;

b) **Regulations**

- i. All uses are to be located within enclosed buildings;
- ii. Lot area - minimum - 0.5ha;
- iii. Maximum Total Floor Area of Buildings - 1,100m²;
- iv. Setbacks for all buildings and structures -
 - From Regional Road 5 - 9m;
 - From Trafalgar Road - All buildings in which the aggregate area of the window and pedestrian door openings facing Trafalgar Road is greater than 30% of the area of the external walls facing Trafalgar Road may locate a minimum of 3 m from Trafalgar Road. All other buildings must be located a minimum of 9 m from Trafalgar Road;
 - From south property line - Minimum - 7.5m;
 - From easterly property line - Minimum - 0m;
 - From Trafalgar Road and Regional Road 5 daylight triangle - Minimum - 0m;
- v. No parking areas, aisles and drive-through lanes permitted within 3m of Trafalgar Road and 9m of Regional Road 5.
- vi. All areas for loading in conjunction with loading docks must be screened by an opaque wall of at least 4m in height. No service bay doors or loading areas in conjunction with loading docks shall face Trafalgar Road or Regional Road 5.
- vii. All setback requirements shall include any 0.3m reserves;
- viii. Roof eaves and eaves troughs, awnings and canopies may project not more than 2m into the yards abutting Trafalgar Road and Regional Road 5;
- ix. Landscaped buffer strip:
 - Adjacent to Regional Road 5 - Minimum - 9m;
 - Adjacent to Trafalgar Road - Minimum - 3m;
- x. Parking regulations - the parking regulations and standards contained in Section 15 and Section 43 of By-law 1984-63 as they apply to the C2 zone apply, with the exception of Section 15 3) e);
- xi. Building and structure height - Maximum - 3 storeys and 12m, excluding rooftop mechanical equipment and enclosures;
- xii. Height of rooftop mechanical equipment and enclosures - Maximum 5m above any roof upon which they are located;
- xiii. All rooftop mechanical equipment and enclosures which exceed 2m in height must be setback a minimum of 5m from all edges of the roof abutting a public street;

- xiv. All garbage and recycling facilities shall be located within the commercial buildings on the site;
- xv. Notwithstanding the requirements of this by-law, the lands may be divided to create lots for the buildings provided that the aggregate of the lands comply with the minimum lot area and minimum setbacks as set out in this by-law. Each individual lot must comply with all the other requirements of By-law 1984-63 as amended. Any 0.3m reserves will be deemed to be part of any required buffer strip and shall be included in any setback requirement;
- xvi. Notwithstanding Section 15 1) b) i) of By-law 1984-63, parking spaces and parking aisles may be shared with the abutting properties to the east provided that the rights-of-way are registered on title.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (688) | <u>Legend Creek Developments</u> 2332 Upper Middle Road West, Part Lot 29, Con. 2 SDS otherwise known as Part 3, Plan 20R-11843 | (2000-192) |

The lands to which By-law 2000-192 apply may be used for the uses in By-law 1984-63 subject to the regulations for such uses and further subject to the following regulations which shall prevail in the case of conflict:

- a) **Regulations for Part 3, Plan 20R-11843 (the Condominium)**
 - (i) Maximum number of detached dwellings - 27;
 - (ii) For detached dwellings, the maximum floor area of the second storey shall be limited to 45% of the floor area of the main floor;
 - (iii) For Zoning purposes only, the private road as shown on Schedule “B” to this by-law, shall be considered a public street and the lot frontages on the private road for the individual lots shall be used for the purpose of determining front yard setbacks and building heights;
 - (iv) For Zoning purposes, units 1 to 27 as shown on Schedule “B” are deemed to be lots;
 - (v) Notwithstanding Section 12(3) of By-law 1984-63, for units 12 to 16 as shown on Schedule “B” to this by-law, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the rear yard but must be located a minimum of 1.5m from the property line;

- (vi) For units 1 to 4 inclusive, all permanent structures will be located not more than 33.5m from the front lot line. This restriction shall include, but not be limited to, in-ground pools, and accessory structures, including above ground pools;
 - (vii) Minimum front yard - 6.0m to face of garage; - 4.5m to face of dwelling;
 - (viii) Minimum rear yard for dwellings on lots 1 to 4 inclusive - 22.5m;
 - (ix) Maximum lot coverage for units 9, 10, 14, 15, 18, 19 20, 23, 24, 25 and 26 - 45%;
 - (x) Maximum building height - 7.5m.
- b) **Regulations for Part 5, Plan 20R-11843 (the existing dwelling at 2332 Upper Middle Road West)**
- (i) Notwithstanding the provisions of Section 82 of By-law 1984-63, the yards for the existing dwelling at 2332 Upper Middle Road West and the lot frontage and lot area (Part 5, Plan 20R-11843) are as they existed on October 2, 2000.
- c) **Regulations for Part 1, Plan 20R-11843**
- (i) Notwithstanding the provisions of Section 82 of By-law 1984-63, the yards for the lot frontage and lot area are as they existed on October 2, 2000.
 - (ii) These lands are to be developed only in conjunction with the abutting lands to the east.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (689) | <u>1415475 Ontario Inc.</u> Part of Lot 9, Conc. 1, S.D.S. | (2000-197) |

The lands to which By-law 2000-197 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- For Land Zoned R8
- a) **Permitted Uses**
R8 uses except for detached dwellings, duplexes, maisonettes and apartment houses.
 - b) **Regulations**
The regulations for the R8 zone apply except as noted below:
 - (i) Maximum Number of Units - 45 multiple attached dwellings;

- (ii) **Setbacks:**
- (1) Front yard - Minimum - 4.5 metres to dwelling except for a garage which shall have a minimum setback of 6 metres;
 - (2) Separation distance between multiple attached dwellings - Minimum - 3.5 metres;
 - (3) Rear yard - Minimum - 7.5 metres;
- (iii) Visitor Parking Spaces - Minimum - 14 parking spaces;
- (iv) For zoning purposes only, the private driveway shown on Schedule “B” to this by-law, shall be considered the frontage for the individual dwelling units and shall be used for the purpose of determining setbacks.
- c) Notwithstanding Section 12(3) of By-law 1984-63, uncovered platforms, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the rear yard but must be located a minimum of 3 metres from the property line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (690) | <u>1415475 Ontario Inc.</u> Part of Lot 9 Con. 1, S.D.S. | (2000-198) (2010-057) |

The lands to which By-law 2000-198 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) **Permitted Uses:**

- (i) The permitted uses in the R5 zone.
- (ii) One storey and one and one half storey dwellings.

b) **Regulations**

The regulations for the R5 zone apply except as noted below:

- (i) For one storey and one and one half storey dwellings:
 - (1) Lot coverage - For lots containing an area of less than 650m² -maximum - 40%;
 - (2) Side yard setback - 1.2 metres and 0.6 metres;
 - (3) the separation distance between one storey and one and one half storey dwellings shall not be less than 1.8 metres;

- (4) where a one storey or one and one half storey dwelling abuts any other dwelling type, the separation distance between dwellings shall not be less than 2.4 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (691) | <p><u>MacDonald, Hays (In Trust), Tweedie (Estate) & Gavrilovic</u> Part of Lot 6 Concession 1, S.D.S.</p> | <p>(2000-214) (2007-096)</p> |

- a) Parts 6, 10, 15, 16 and 23 on Schedule “B” to this by-law may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, for the M1 zone, subject to the applicable regulations therefore, and the following uses and regulations, which shall govern in case of conflict:
- (i) **Permitted Uses**
- (1) Business and professional offices
- (ii) **Regulations**
- (1) Front yard – Minimum – 15m;
- (2) Side yard – Minimum – 3m;
- (3) Rear yard – Minimum – 7.5m;
- (4) Floor area – Maximum – one times lot area;
- (5) Building height – Maximum – four storeys
- (6) Landscaped area – Minimum – 10% of lot area;
- (7) Buffer strip – Minimum – 3m adjacent to Ninth Line, except for drive-ways that provide access to and from internal parking areas;
- (8) Parking:
- A) For business and professional offices – one space for every 28m² of leaseable floor area, subject to the regulations set out in Section 67(1) of By-law 1984-63, as amended;
- B) For buildings which contain medical offices occupying more than 60% of the leaseable floor area – one space for every 23.2m² of leaseable floor area, subject to the regulations set out in Sections 67(1) and 67(3) of By-law 1984-63, as amended.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (692) | <p align="center"><u>Masterplan Developments (Sundial Homes/Joshua Creek)</u> <u>Limited</u> Part of Lot 6 Concession 1, S.D.S.</p> | <p align="center">(2000-214) (2003-104) (2010-057)</p> |

The lands to which By-law 2003-104 applies may be used for the uses permitted in By-law 1984-63 as amended, subject to the regulations for such uses except where in conflict with the following uses and regulations which shall govern in case of conflict:

a) **Regulations for Lands Zoned R5**

Minimum Front Yard: 6.0m

Maximum Lot Coverage: 40%

b) **Regulations for Lands Zoned R12**

(i) Maximum Floor Area/Lot Area Ratio: 70%

(ii) Minimum setback along any daylight triangle: 0.7m

(iii) Maximum Building Height: 10.5m

(iv) No part of any structure shall exceed 12.5m from the established grade.

(v) Notwithstanding Section 40 7) c) of By-law 1984-63, where lot frontages are equal to or greater than 18.0m, no dwelling unit shall have a garage greater than 56m²

(vi) where lot frontages are equal to or greater than 18.0m, no dwelling unit shall have a maximum aggregate garage door width greater than 8.0m or any individual door width greater than 5.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (693) | <p align="center"><u>Argo Developments</u> Part Lot 30 Conc. 1 SDS 2461 and 2473 Upper Middle Road West</p> | <p align="center">(2000-219) (2001-036)</p> |

Deleted by 2001-036

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (694) | <p align="center"><u>Mattamy Development Company</u> Part of Lots 29 & 30, Concession 1 S.D.S., 2175 Bronte Road</p> | <p align="center">(2000-222)(2001-136) (2001-187)(2003-053) (2003-144)(2003-180) (2004-001)(2004-041) (2005-055)(2005-110) (2006-066)(2006-117)</p> |

The lands to which By-law 2006-117 applies may be used for the uses permitted in By-law 1984-63 as amended, subject to the regulations for such uses, and in addition subject to the following regulations, which regulations shall prevail in the case of conflict:

- a) **Regulations for multiple attached dwellings on lands zoned R7**
- i) Lot area – Minimum – 171.5m²;
 - ii) Lot frontage – Minimum – 7.0m;
 - iii) Lot coverage – Maximum – 65%
 - iv) Front yard – Minimum – 3m, except for a garage which shall have a minimum front yard of 6m;
 - v) Side yard – Minimum – for end unit, 1.5m except for a minimum of 3m on a flankage lot;
 - vi) Rear yard – Minimum – 6m;
 - vii) Front yard porch encroachment – Maximum – 1.5m
 - viii) Flankage yard porch encroachment – Maximum – 1.5m
- b) **Regulations for lands zoned R13(a)**
- i) For lots abutting the TransCanada Pipeline – no permanent structures requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to in-ground pools, accessory structures and including above-ground pools if in-ground footings are required.
- c) **Regulations for lands zoned R13b**
- i) All buildings and structures including above ground pools with in-ground footings and in-ground pools shall maintain a minimum setback of 10 m from the boundary of the TransCanada Pipeline easement.

d) **Regulations for lands zoned R5**

i) For one storey and one and one half storey dwellings:

- (1) Lot coverage – For lots containing an area of less than 650m² – Maximum – 40%;
- (2) Front yard minimum – for dwelling 4.5m
- For garage 6m;

e) **Regulations for lands zoned C1**

i) **Permitted Uses:** C1 uses

i. **Regulations**

1. Front Lot Line – the front lot line shall be deemed to be the westerly lot line.
2. Front yard abutting the westerly lot line – 0m.
3. Side yard abutting Westoak Trails Boulevard – 0m.
4. Side Yard abutting northerly property lot line – 9m.
5. Rear yard abutting Baronwood Drive – 0m.
6. Notwithstanding the requirement to provide a buffer strip of at least 7.62m wide in each yard where a commercial zone is adjoining a residential zone, the required buffer strip adjacent to the lands zoned R13 shall have a minimum width of 3.0 metres.

f) **Regulations for lands zoned R13**

ii) Minimum front yard setback to garage door for lots fronting onto 24 or 26m right-of-way – 8.5m

g) **For lands zoned R8 (a)**

In addition to the R8 uses and regulations, the following:

1. **Permitted Uses**

- i. Special care/special need dwellings/long term care dwelling - defined as a building containing more than 4 dwelling units; which units have a common entrance from street level; where occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings and outdoor amenity areas; which may or may not have exclusive sanitary and/or culinary facilities; that are designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery and drug shopping, laundry, beauty and barber, housekeeping, nursing, medical, respite care and attendant services are provided at various levels.

- ii. Retirement houses and lodges and nursing homes with more than 10 individuals exclusive of staff.
- iii. A day nursery in conjunction with the special care/special need dwelling/long term care dwelling.

2. **Regulations** - For the Special care/special need dwellings

The following regulations only:

- i. Lot Area - minimum – 1.75 hectares;
- ii. Maximum # of Buildings – 2;
- iii. Number of units - maximum – 100 (Retirement home);
- iv. Number of beds - maximum – 168 (Long term care dwelling);
- v. Building height - maximum –
 - a) Buildings within 70m of the south lot line shall be a maximum of 3 storeys and 14 metres above established grade excluding rooftop mechanical equipment/enclosures;
 - b) Building height – maximum - Buildings within 70m of the north lot line shall be a maximum of 4 storeys and 14 metres above established grade excluding rooftop mechanical equipment/enclosures;
- vi. Where rooftop mechanical equipment and enclosures are within 2 metres of the roof edge the roof top mechanical equipment and enclosures shall not be greater than 3 metres in height and must be fully screened with building materials used in the construction of the main building. Where rooftop mechanical equipment and enclosures are located greater than 2 metres of the roof edge it shall not exceed 5 metres in height;
- vii. Setbacks:
 - Front yard - Minimum - from the easterly lot line (Baronwood Drive)- 20 metres;
 - Side yard - Minimum – from northerly lot line - 7.5 metres;
 - Side yard – Minimum – from southerly lot line – 13.5 metres
 - Rear yard - Minimum - from the westerly lot line -7.5 metres;
- viii. A landscaped buffer strip at least 4.5m wide shall be provided along the east lot line excluding driveways with a minimum 7.5m landscape buffer provided along the south lot line and a minimum 4.5m landscape buffer provided along the north lot line;
- ix. Lot Coverage - Maximum - 30%;
- x. Landscaped area - Minimum - 40% of the lot area including buffer strip;
- xi. All garbage containers shall be located within enclosed buildings;

- xii. **Parking Regulations:**
 - a. Parking spaces – Minimum – 102 parking spaces;
 - b. Driveway width shall be a minimum of 5.5m;
 - c. No parking shall be permitted within 4.5 metres of the front lot line or within the required setback from the south lot line;
 - d. Parking facilities shall be located on the same lot as the main use;
 - e. No parking space shall measure less than 16.7m² in area, and the average unobstructed width of all parking spaces for a use must be no less than 2.6m in width;
 - f. No aisles may be less than 6m in width;
 - g. Parking areas must be constructed and maintained with a stable and dustless surface of hot mix asphalt or concrete, which meets the Town of Oakville Public Works Department’s standard specifications, with provisions for drainage which comply with the requirements of the Town;
 - h. Entrances and exits shall be surfaced in the same manner as the parking area;
- xiii. Any lighting must be arranged so as to deflect the light from adjacent residential premises.

h) **For land zoned R8**

- (i) **Permitted Uses:** R8 uses except for detached dwellings, duplexes and maisonettes.
- (ii) **Regulations for multiple attached dwellings:**
 - 1. For zoning purposes only, the private road shall be considered a public street and the frontages on the private road for the blocks, shall be used for the purpose of determining zoning compliance.
 - 2. For zoning purposes only, the blocks shall be Blocks A to F as depicted on Schedule “C” for the purpose of determining zoning compliance.
 - 3. Maximum number of units – 57 multiple attached dwellings.
 - 4. Maximum number of storeys – 3.
 - 5. Minimum lot area per unit – 130m².
 - 6. Maximum lot coverage – 50%.
 - 7. Front yard – Minimum – 4.5 metres to dwelling except for a garage which shall have a minimum setback of 6 metres.
 - 8. Side yard – Minimum – for end unit, 1.5m except for a minimum of 3m on a flankage lot.

9. Separation distance between multiple attached dwellings – Minimum – 3.5 metres.
10. Rear yard – Minimum – 7.0 metres.

(iii) **Regulations for Apartment Houses:**

1. Maximum number of units – 109.
2. Maximum building height – 4 storeys and 14 metres above established grading excluding rooftop mechanical equipment/enclosures.
3. Where rooftop mechanical equipment and enclosures are within 2 metres of the roof edge the roof top mechanical equipment and enclosures shall not be greater than 3 metres in height and must be fully screened with building materials used in the construction of the main building. Where rooftop mechanical equipment and enclosures are located greater than 2 metres of the roof edge it shall not exceed 5 metres in height.
4. Minimum setback to O1 Zone – 7.5m.
5. Minimum setback to northerly lot line – 7.5m.
6. Minimum setback to southerly lot line – 10m.
7. Minimum setback to Baronwood Drive – 10m.
8. Minimum setback to Block E as found on Schedule C – 7.5m
9. Parking – 1.75 parking spaces per unit of which 0.25 paved parking spaces per unit shall be specifically designated as visitor parking.

i) **Regulations for lands zoned R8(b) as shown on the attached Schedule “A”**

(i) **Permitted Uses:** Multiple attached dwellings only

(ii) **Regulations:**

1. For zoning purposes only, the private road shall be considered a public street and the frontages on the private road for the blocks, shall be used for the purpose of determining zoning compliance.
2. For zoning purposes only, the blocks shall be Blocks 1 to 10 as depicted on Schedule “C” to By-law 2006-117 for the purpose of determining zoning compliance.
3. For zoning purposes only, Baronwood Drive shall be considered a flankage yard.
4. Maximum number of units – 69 multiple attached dwellings.
5. Maximum number of storeys – 3, however Blocks 7 and 8 on Schedule “C” to By-law 2006-117 shall be limited to 2 storeys.

6. Maximum building height – 11.0m, however Blocks 7 and 8 on Schedule “C” to By-law 2006-117 shall be limited to 9.0m.
7. Minimum lot area per unit – 130m².
8. Maximum lot coverage – 50%.
9. Front yard – Minimum – 4.5 metres to dwelling except for a garage which shall have a minimum setback of 6 metres.
10. Side yard – Minimum – for end unit 1.5 metres, except for a minimum of 3 metres on a flankage lot.
11. Separation distance between multiple attached dwellings – Minimum – 3.0 metres.
12. Rear yard – Minimum – 7.0 metres.
13. Parking - Minimum of 2.25 spaces per unit of which 1 space per unit shall be enclosed, 1 space per unit may be provided in tandem, and 0.25 parking spaces per unit shall be specifically designated as visitor parking.

j) **Regulations for lands zoned R13 as shown on the attached Schedule “A”**

- (i) **Permitted Uses:** Detached dwellings only

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (695) | <p style="text-align: center;"><u>Metrus Developments</u></p> <p style="text-align: center;">Part of Lots 33, 34 & 35 Con. 4 SDS, designated on Reference Plan 20R-13319 as Parts 1, 2, 3 and 4</p> | <p style="text-align: center;">(2001-033) (2003-098) (2005-128) (2007-096) (2009-069) <u>OMB Orders 0517 & 1852 (2010-057)</u></p> |

The lands described in Schedule “B” of By-law 2003-098 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63 as amended, except where in conflict with the following, in which case the following shall prevail:

For lands zoned R(8)(a)

Permitted Uses:

- 1). All R8 uses except detached dwellings, duplex dwellings, maisonettes, and apartments.

Regulations:

- | | | |
|------|--|---|
| i) | Lot Coverage – Maximum | 37% |
| ii) | Rear Yard Setback – Minimum | 7.0 metres |
| iii) | Side Yard Setback – Minimum Northerly end unit on Block 3 as shown on Schedule ‘B’ to By-law 2009-069 | 3.0 metres to the dwelling unit and 1.5 metres to the porch located on the same level as the main floor or lower which is covered or uncovered and with or without a foundation. |
| iv) | Front Yard Setback – Minimum | 4.5 metres to the dwelling unit and 3.0 metres to the porch located on the same level as the main floor or lower which is covered or uncovered and with or without a foundation |
| v) | Building Height – Maximum Blocks 1 & 2 as shown on Schedule ‘B’ to By-law 2009-069 | 12 metres |
| vi) | Notwithstanding Section 12. 3. c) uncovered platforms greater than 0.6 metres in height measured from surrounding grade are permitted to project into the required front and rear yards to a maximum of 1.85 metres. | |

For the Lands zoned R5**Permitted Uses:** R5 Uses**Regulations:**

- i) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- ii) Front yard minimum -6m

For the Lands zoned R5(a)**Permitted Uses:** R5 Uses**Regulations:**

- i) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- ii) Front yard setback – not less than 7.5m and not greater than 15m.

For the Lands zoned R5(b)

Permitted Uses: R5 Uses

Regulations:

- i) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.
- ii) Maximum lot coverage – 40 % for one storey or one and one half storey dwellings.
- iii) Front yard minimum -6m

e) **For Lands zoned R8**

Permitted Uses:

All R8 uses except detached dwellings, duplex dwellings, maisonettes, and apartments.

Regulations:

- i) Front Yard minimum - 3.0m to dwelling
- 5.8m to garage
- ii) Side yard minimum 1.2m
- iii) Flankage yard minimum 2.5m
- iv) Daylight triangle 0.7m
- v) Porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project no more than 1.5m into the required front or flankage yards provided that no part of the covered porch extends beyond the first half of the dwelling closest to the front lot line.
- vi) Separation distance 2.4m
- vii) Lot area minimum 200m²
- viii) Lot coverage maximum 55%
- ix) Notwithstanding Section 12 3) (e) of By-law 1984-63, uncovered platforms on the same level as the main floor level of the dwelling, above the access doors to the basement walkouts, may project 2.5m into the required rear yard.

f) **For Lands zoned R13**

Permitted Uses: R13 Uses**Regulations**

- i) Minimum frontage 10.8m
- ii) Front Yard Minimum - 3.0m to dwelling
- 5.8m to garage
- iii) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 2.5 metres from the property line.
- iv) Notwithstanding iii) above and Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 1.5 metres from the property line for one storey and one and one half storey dwellings.
- v) Notwithstanding Section 39Ai of By-law 1984-63, no part of any structure shall exceed 11.0m in height from the established grade.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (696) | <u>Fernbrook Homes (Bayshire) Limited</u> Part Lots 7 & 8 Concession 1 SDS | (2001-054) |

The land to which By-law 2001-054 applies may be used for the following uses only subject to the regulations for such uses except where in conflict with the following regulations, in which case the following shall prevail:

- a) **Permitted Uses**
 - (a) The uses permitted in Subsection 33 (1) except for detached dwellings, duplex dwellings, maisonettes, and apartment buildings.
- b) **Regulations**
 - a) For the purposes of this by-law the private road shall be deemed to be a public road and the frontage of the units shall be considered to be the southerly limit of the Enbridge easement;
 - b) Minimum separation distance between blocks of buildings - 3.0 metres.

- c) The maximum unit height is the vertical distance measured between the established grades at the center face of the garage for each unit to the mid-point of the roof between the top-of-ridge and top-of-fascia.
- d) Parking may be provided in a front yard.
- e) Minimum setback to front face of dwelling – 4.5m from the back of the southerly concrete curb of the private roadway.
- f) Minimum distance between the garage door and the back of the southerly concrete curb on the private road – 6m.
- g) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundations, including the access stairs connecting the porch to the ground, may project into the setback specified in (e) and (f) above by 1.5m or 1.5m into the flankage yard.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (697) | <u>Seibert Automotive Corp.</u> 1080 South Service Rd W Part of Block 4, 20M-396 | (2001-058) (2001-007) |

Deleted by By-law 2001-007

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (698) | <u>PDL Developments</u> Part of Lot 11 Conc 1, SDS | (2002-006) (2001-056) |

The land to which By-law 2002-006 applies may be used for the uses set out in the general provisions, subject to the regulations of the general provisions except where in conflict with the following regulations in which case the following regulations will apply.

- a) For the Lands zoned R5

Regulations

No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.

side yard setback

1.2m - minimum

PART VI

SPECIAL PROVISIONS

| | |
|-------------------------------------|----------------------------|
| side yard setback abutting pipeline | 6.0m - minimum |
| separation distance | 2.4m - minimum |
| front yard setback | 4.5m to dwelling - minimum |
| | 6.0m to garage - minimum |
| lot coverage - 1 storey | 45% - maximum |

b) For the Lands zoned R5(a)

Regulations

No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.

| | |
|--|----------------------------|
| side yard setback | 1.2m - minimum |
| side yard setback abutting pipeline | 6.0m - minimum |
| separation distance | 2.4m - minimum |
| front yard setback | 4.5m to dwelling - minimum |
| | 6.0m to garage - minimum |
| rear yard setback | 9.0m - minimum |
| rear yard setback to pipeline easement | 10.0m - minimum |
| lot coverage - 1 storey | 45% - maximum |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (699) | <u>Procor</u> 2001 Speers Rd. Pt. Lots 26 and 29, Con. 3 SDS | (2001-059) |

The land to which Special Provision 699 applies may be used for the uses permitted within By-law 1984-63 subject to the regulations contained therein except where in conflict with the following:

Notwithstanding the standards for outside storage and outside operations found in By-Law 1984-63, as amended, for the lands shown upon Schedule “B” to this By-law outside storage and outside operations shall be permitted without compliance to footnotes 10, 11, 15, 16, 17 contained within Section 58 of By-law 1984-63, as amended provided the property is used for one or more of the following uses:

- i) Manufacture of railway cars and railway car parts
- ii) Assembly of railway cars
- iii) Repair, maintenance, cleaning of railway cars

- iv) Painting, coating, lining and passivation of railway cars
- v) Dismantling of railway cars or railway car parts
- vi) Maintaining a yard for the storage of railway cars or railway car parts
- vii) Operation of stress relief furnace facilities
- viii) Business office and accessory uses incidental to any one or more of the above uses

The uses referenced from i) to viii) above shall be permitted without compliance to Section 63, general provisions applicable to all Employment zones, of By-law 1984-63, as amended, provided that such uses are carried out in compliance with all applicable provincial regulations.

Additional E2 uses may be permitted upon the property, as shown upon Schedule "B" provided the property complies with all other standards in By-Law 1984-63 except for the provisions respecting outside storage and outside operations contained within Section 58 as referenced above, shall not apply to any additional use of the lands for any of the uses referenced as i) to viii) within paragraph 1 above.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (700) | LeBlanc 461 Cornwall Road Part Lot 11, Con. 3 SDS | (2001-060) (2009-023) |

The land to which By-law 2009-023 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations therefore in the general provisions of By-law 1984-63 and the additional regulations which shall govern in case of conflict. These lands are also subject to By-law 2008-177, an interim control by-law to control drive thru facilities.

Regulations

- I. Maximum total floor area = 10,000 m²
- II. No single use may occupy more than 35% of the total permitted floor area (3,500 m²)
- III. Front yard (Chartwell) - Minimum 7.0 m
- IV. Side yard (CNR lands)- Minimum 3.0 m
- V. Flankage yard (Cornwall) - Minimum 3.3 m
- VI. Rear yard - Minimum 10.5 m
- VII. No buildings or structures are permitted within 7.5 metres of lands zoned O4

- VIII. Vehicular parking associated with C1 uses is permitted within 7.5 metres of lands zoned O4

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (701) | <u>Reitzel</u> 1311 & 1313 Speers Rd., Part Lot 23, Con. 3, SDS | (2001-061) |

The land to which Special Provision 701 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except where in conflict with the following regulation:

Notwithstanding the footnotes for outside storage found in Section 58 of By-Law 1984-63, as amended, for the lands shown in Schedule "B" to this by-law outside storage shall be permitted within the front yard as shown in hatching on Schedule "C" provided the property continues to be used for the rental and repair of construction equipment and vehicles, and in addition the outside storage shall not be subject to footnotes 11, 15, 16, 17 found in Section 58 of By-Law 1984-63, as amended, provided that the outside storage is limited to the storage of rental and repaired, or waiting to be repaired construction vehicles and equipment.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (702H) | <u>Part of Lot 32, Con III SDS</u> Part of Lot 32 Conc. III SDS | (2001-007) (2007-096) |

Deleted by Bylaw 2007-096

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (703) | <u>Canadian Country Club Communities</u> Part of Lot 20 Con. II S.D.S. 1333 Dorval Dr. | (2001-053) |

The land zoned O2 to which By-law 2001-053 applies may be used for the following use only and such use is subject to the general O2 regulations.

- a) **Permitted Uses**
 (i) Privately operated parks

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (704) | <u>Bronte Community Developments Corp.</u> Part of Lot 30 Conc. 1, SDS | (2001-077) (2004-052) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses set out below subject to the regulations therefore in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

1. **Regulations for multiple attached dwellings on lands zoned R7**
 - i. Lot area – Minimum – 171.5m²;
 - ii. Lot frontage – Minimum – 7.0m;
 - iii. Lot Coverage – Maximum – 65%;
 - iv. Front Yard – Minimum – 3m, except for a garage which shall have a minimum front yard of 6m;
 - v. Side Yard – Minimum – for end unit, 1.5m except for a minimum of 3m on a flankage lot;
 - vi. Rear Yard – Minimum – 6m;
 - vii. Front Yard porch encroachment – Maximum – 1.5m.

2. **Regulations for lands zoned R13 and R12**
 - i. All buildings and structures including above ground pools with in-round footings and in-round pools shall maintain a minimum setback of 7.5m from the boundary of the TransCanada Pipeline easement. In the case where a lot has a side yard abutting the TransCanada Pipeline the side yard setback from the easement shall be 4.5m.

3. For lands zoned R8(a)
 - (i) **Permitted Uses** – all R8 uses except detached dwellings, duplexes, maisonettes, and apartment buildings

 - (ii) **Regulations**
 1. For zoning purposes only, the private road shall be considered a public street for determining zoning compliance;

2. Maximum number of units – 75 multiple attached dwellings units as shown on Schedule “C” as follows;

| Block # | # of Units |
|----------------|-------------------|
| 8 | 7 |
| 9 | 6 |
| 10 | 7 |
| 11 | 6 |
| 12 | 6 |
| 13 | 6 |
| 14 | 6 |
| 15 | 6 |
| 16 | 4 |
| 17 | 3 |
| 18 | 3 |
| 19 | 4 |
| 20 | 7 |

3. Maximum number of storeys – 3;
 4. For zoning purposes established grade will be measured from the private road at the centre of each unit;
 5. Minimum lot area per Block – 0.05ha;
 6. Minimum lot frontage per unit – 5.5m;
 7. Maximum lot coverage per Block as shown on Schedule “C” as follows:

| Block # | Coverage (%) |
|----------------|---------------------|
| 8 | 38 |

| Block # | Coverage (%) |
|----------------|---------------------|
| 9 | 47 |
| 10 | 48 |
| 11 | 42 |
| 12 | 36 |
| 13 | 36 |
| 14 | 47 |
| 15 | 49 |
| 16 | 46 |
| 17 | 42 |
| 18 | 47 |
| 19 | 40 |
| 20 | 30 |

8. Minimum front yard setback for dwelling from the private road – 3.0m;
9. Minimum front yard setback for the garage from the private road - 6.0m;
10. Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yard but must be located a minimum of 1.5m from the private road allowance;
11. Minimum rear yard setback for Blocks 8, 9, 10, 11, 14, 15, 16, 17, 18, 19 and 20 – 6.0m;
12. For Blocks 12 and 13 abutting the TransCanada Pipeline – no permanent structures requiring a foundation will be erected within 7.5m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to inground pools, accessory structures and including above-ground pools if inground footings are required;
13. Side yard – minimum – for end units, 1.5m except for a minimum of 2.5m on a flankage lot;

14. Minimum setbacks of all buildings including accessory buildings and structures from daylight triangles - 0.7m
15. Separation distance between multiple attached dwellings units – minimum –3 metres;
16. Minimum 19 visitor parking spaces shall be provided within the private road allowance.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (705) | <u>River Oaks Developments Inc.</u> Block 22, Plan 20M-558 | (2001-086) |

The land to which By-law 2001-086 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R5 and R12 zones, subject to the applicable regulations therefore, and the following regulations which shall govern in case of conflict:

- a) **Regulations:** For R5 and R12 Lots fronting on River Glen Boulevard
 - (i) Front Yard – minimum – 6.0 metres with 7.5 metres to the garage except where the garage is set back a minimum of 15 metres in which case the dwelling shall have a front yard setback of not less than 4.5 metres.
 - (ii) Front Yard for Private Garage – minimum – 7.5 metres
 - (iii) No part of an attached garage is permitted to protrude more than 1.5 metres in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street.

- b) **Regulations:** For R5 lots not fronting on River Glen Boulevard
 - (i) Front Yard:
 - (1) To main wall of dwelling – Minimum – 4.5m.
 - (2) To face of garage – Minimum – 6.0m
 - (ii) Setback from daylight triangle – Minimum – 1.0m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (706) | Heritage Gate Limited Block 148 Registered Plan 20M-502 | (2001-091) |

The land to which By-law 2001-091 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R8 zone, subject to the applicable regulations therefore, and in addition the following uses and regulations, which shall govern in case of conflict. In the case of “stacked townhouses”, the regulations that apply in the R8 zone to multiple attached dwellings shall apply to stacked townhouses except where in conflict with the following regulations, in which case the following shall govern:

a) **Definitions**

“**Stacked townhouse**” means a building or structure divided vertically or horizontally into three or more non-communicating dwelling units, each dwelling unit having private access to an outside yard area adjacent to the building or a private amenity area;

“**Private Amenity Area**” shall take the form of one or more exterior landscaped open space areas, which may be located either at or above grade and may be located on the garage roof. Such amenity space shall be provided in accordance with the following standard:

- (i) The required amenity space for each stacked townhouse building shall not be less than 7.5% of the building lot area.

b) **Permitted Uses**

Stacked townhouses and all R8 uses except the following:

- (i) Detached dwelling
- (ii) Duplex dwelling
- (iii) Maisonette
- (iv) Apartment house

c) **Regulations**

- (1) Maximum Number of Multiple Attached Dwelling Units – 62.
- (2) Maximum Number of Stacked Townhouse Units – 24.
- (3) Minimum Floor Area, Multiple Attached Dwelling – 130 square metres.
- (4) Minimum Floor Area, Stacked Townhouse – 60 square metres.
- (5) Maximum Building Height Stacked Townhouse to the roof peak – 12.5 metres.

- (6) Minimum Number of Parking Spaces – 182 parking spaces, of which, 22 spaces must be for visitor parking.
- (7) Yards shall be in accordance with Schedule “C” to this by-law.
- (8) Stacked townhousing shall only be permitted within the location highlighted on Schedule “C” to this by-law.
- (9) Front Yard – for the purpose of this by-law, the front yard shall be deemed to be the lot line adjacent to Heritage Way.
- (10) Building envelope of stacked townhouse units shall be in accordance with Schedule “C” to this by-law.
- (11) Notwithstanding the regulations outlined in Section 38 and Section 40 (24) for multiple attached uses, where there is a separation between multiple attached dwelling units and stacked townhouses within a block, the minimum separation distance between the dwelling units shall be 2.5 metres.
- (12) The Lot Area Minimum set out in Section 38 for multiple attached dwellings is deleted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (707) | <u>PartSource</u> Part of Block A Plan 835, 368 Speers Rd | (2001-093) (2006-002) (2007-096) |

The land shown on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations in which case the following regulations shall apply:

Regulations

- i. Front yard setback (Speers Road) - Minimum - 3.0m
- ii. Side yard setback - Minimum - 0.0m
- iii. Flankage yard setback (Morden Road) – Minimum - 7.5m
- iv. Rear yard setback - Minimum - 10.0m
- v. Landscaped area including buffer - 15%
- vi. Buildings and structure height – Maximum - 7.0m
- vii. Where the use is an automotive parts sales store, the warehousing component shall not be less than 50% of the total floor area of the building and the warehouse component will be visually delineated and restricted from the customer sales area.

- viii. Where the use is an automotive parts sales store, this use need not comply with the regulations set out for retail sales warehouses but shall comply with the following:
- a) The sales area is clearly separate from the warehousing or storage area,
 - b) The warehousing or storage area is restricted to employees only,
 - c) The warehousing or storage area does not comprise less than 50% of the total floor area of the building or portion thereof occupied by the business,
 - d) The warehousing or storage area for the purpose of this section shall exclude the areas of malls, stairs, elevators, escalators, ventilating shafts, common areas such as mechanical rooms all basement areas, washrooms, fitting rooms and offices.
 - e) Parking – 1 space per 28m² of leaseable floor area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (708) | <u>Dawn Victoria Homes</u> Blocks 38 & 39 Plan 20M-737 | (2001-097) |

The lands may be used for the uses permitted in the general provisions of By-law 1984-83, as amended, subject to applicable regulations therefore, and the following regulations which shall prevail in the case of conflict:

- a) For the Lands zoned R11
 - (i) **Regulations:**
For the semi-detached dwelling units and detached dwelling units, abutting Third Line or Hummingbird Way where the minimum lot area and lot frontage meet the R12 standards the following shall apply:
 - Maximum garage floor area – 35m²
 - Maximum garage door width 5.5m
 - Maximum driveway width – 6m.
 - (ii) Minimum setback from the lot line adjacent to Third Line – 6m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (709) | <u>NextHousebuilding (Oakville) Corp.</u> Part of Lot 11 Conc 1, SDS SW corner Dundas/Eighth | (2001-101) |

The lands to which By-law 2001-101 applies may be used for the uses permitted in the general provisions of by-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail.

- a) **Additional Regulations for Lands Zoned R12**
 - (i) Notwithstanding the minimum required building setbacks for the R12 zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle;
- b) **Additional Regulations for Lands Zoned R12 (a)**
 - (i) The proposed lot at the northwest corner of North Ridge Trail and Eighth Line is deemed for zoning purposes to have frontage on North Ridge Trail and may have access from an interior street by means of a rear lane.
 - (ii) Minimum front yard – 7.5m, however, open or covered porches are allowed to project 1.5m into the required front yard.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (710) | <u>Bot Holdings</u> 1225-1233, 1317 & 1407 Speers Road | (2001-098) |

The land to which Special Provision 710 applies may be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein which continue to apply except that where the lands continue to be used for a road and infrastructure construction operation outside storage and outside processing shall not be required to comply with footnotes 10, 11, 15, and 17 contained within Section 58 of By-Law 1984-63, as amended, and shall not be required to comply with the rear yard, buffer strip and landscaped area employment zone standards contained within Section 59 of By-law 1984-63, as amended, where the lands continue to be used for a road and infrastructure construction operation.

In addition to the above, lands located at 1225-1233 Speers Road shall have a minimum westerly side yard of 2.7 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (711) | <u>Praxair Canada Ltd.</u> 3361 Rebecca St. Part of Lot 34, Con 3, SDS | (2001-099) |

The land to which Special Provision 711 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein and in addition the production of industrial gases shall be a permitted use. Where the lands continue to be used for the production of industrial gases, outside storage and operations shall be permitted subject to the footnotes contained within Section 58 of By-law 1984-63, as amended.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (712) | <u>MacCharles</u> Easterly half of Lot 79, Plan M-8 | (2001-106) |

The lands to which By-law 2001-106 applies shown on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, and in addition, the following uses subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following regulations in which case the following regulations shall prevail:

a) **Permitted Uses:**

- i) A freestanding detached dwelling
- ii) The conduct of a trade or business, provided not more than 25% of the floor area is used for the purpose, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done from them, and there is no public office or visiting of the premises by customers, clients, or salesmen on business.

b) **Regulations:**

- i) Building height – maximum - 9.5m including all mechanical equipment, however under no circumstances shall the ridge of a pitched roof exceed a height of 11.5m above grade.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (713) | Genstar Titleco Limited Part of Lots 26 & 27 Con 1 S.D.S. | (2001-109) (2005-123) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses set out below subject to the regulations therefore in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

- a) For lands zoned R8(a)
- (i) **Permitted Uses** – all uses except detached dwellings, duplex dwellings, maisonettes and apartment buildings;
- (ii) **Regulations**
1. Minimum lot area per unit – 180m²
 2. Minimum front yard setback – 4.5m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m
 3. For lots abutting the TransCanada Pipeline – no permanent structures requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not limited to, inground pools, accessory structures including above-ground pools if inground footings are required;
 4. Notwithstanding Subsection 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.5m of the property line;
 5. Minimum internal side yard setback – 1.5m, providing the minimum separation distance between buildings is 3.0m;
 6. Minimum flankage side yard setback – 3.5m, except where the flankage yard abuts a O1 zone a 3m side yard setback is required;
 7. Minimum lot frontage for multiple-attached dwellings – 20.5m
- b) For lands Zoned R5(a)

- (i) **Regulations**
1. Minimum front yard setback – 6m to dwelling except for a garage which shall have a minimum setback of 7.5m;
 2. No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall adjacent to the portion of the floor area of the dwelling closest to the street;
 3. Notwithstanding Subsection 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.5m of the property line;
 4. For lots abutting the TransCanada Pipeline – No permanent structure requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools, accessory structures including above-ground pools if in-ground footings are required;
- c) For land zoned R12(a)
- (i) **Regulations**
1. For lots abutting the TransCanada Pipeline – No permanent structures requiring a foundation will be erected within 7m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools, accessory structures including above-ground pools if in-ground footings are required;
- d) For land zoned R12(b)
- (i) **Regulations**
1. Minimum 3m side yard setback adjacent to the Open Space 04 zone;
- e) For land zoned C1(a)
- (i) **Permitted Uses** – The commercial uses permitted in a C1 zone excluding service stations and public halls; and in addition the following uses:
1. Private school only in conjunction with a day nursery use
 2. Commercial school
- (ii) **Regulations**
1. Minimum lot area – 0.5 hectares;
 2. Yard requirements – minimum
 1. Front yard (Street A) – 15m

2. Side yard – 7.5m
 3. Side yard abutting Third Line – 7.5m
 4. Rear yard – 7.0m
3. Landscape buffer strip – Minimum
 1. Front yard – 3.0m across the full width of the yard excluding driveway
 2. Side yard abutting residential – 7.5m across the full width of the yard
 3. Side yard abutting Third Line – 3.0m across the full width of the yard
 4. Rear yard – 7.5m across the full width of the yard;
 4. An outdoor amenity space associated with the day nursery use and private school use may be located within the rear or easterly side yard landscaped buffer strip to within 2m of the property line;
 5. A barrier wall not less than 1.8m in height shall be provided along the rear lot (north) and side lot (west) lines adjacent to residential uses;
 6. The private school use in conjunction with the day nursery use is restricted to a combined total floor area maximum of 500m²
 7. In addition to the minimum C1 parking requirements for the total leaseable floor area, an additional 10 parking spaces will be required and specifically identified for the private school use permitted in conjunction with a day nursery;
 8. Vehicular access shall not be permitted to Third Line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (714) | <u>Special Interest Cars</u> 451 Woody Rd | (2001-127) |

The land to which Special Provision 714 applies may be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein which continue to apply except that outside storage shall be permitted subject to the footnotes for outside storage contained in Section 58 of By-law 1984-64, as amended, except that outside storage shall not be required to comply with footnote 16 contained within Section 58 of By-law 1984-63, as amended.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (715) | <p style="text-align: center;"><u>Sam-Sor Enterprises Inc.</u> <u>Genstar Titleco Limited and</u> <u>N.H.D. Developments Limited</u> Part of Lot 28, Concession 1, S.D.S.</p> | <p style="text-align: center;">(2001-134)(2005-163) (2006-023)(2006-096) (2006-134)(2007-096) (2008-176)</p> |

The lands shown in hatchmarks on Schedule “B” to By-law 2001-134 may be used for the uses set out below subject to the regulations therefore in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

- a) For lands zoned R7
- (i) **Permitted Uses** – all R7 uses except detached dwellings, semi-detached, maisonettes and apartment houses;
 - (ii) **Regulations**
 1. Lot area - Minimum – 171.5m² per unit;
 2. Lot Coverage – Maximum – 65%;
 3. Front Yard – Minimum – 3m, except for a garage which shall have a minimum front yard of 6m;
 4. Side yard - Minimum for end unit, 1.5m except for a minimum of 3m on a flankage lot;
 5. Front Yard porch encroachment – Maximum – 1.5m
- b) For land zoned R8(a)
- (i) **Permitted Uses:**
R8 uses except for detached dwellings, duplexes, maisonettes and apartment houses.
 - (ii) **Regulations for multiple attached dwellings:**
 1. Maximum number of storeys – 3.
 2. Minimum lot area per unit – 130m².
 3. Maximum lot coverage – 50%.
 4. Front yard – Minimum – 4.5 metres to dwelling except for a garage which shall have a minimum setback of 6 metres.
 5. Side yard – Minimum – for end unit, 1.5m except for a minimum of 3 m on a flankage lot.

6. Separation distance between multiple attached dwellings – Minimum – 3 metres.
 7. Rear yard – Minimum – 7.5 metres
- c) For land zoned R13
- i) **Permitted Uses:** R13 uses
 - ii) **Regulations**
 1. For those lots fronting onto Pine Glen Road – Minimum front yard setback to garage door – 8.5m;
 2. For those lots fronting onto Pine Glen Road – Minimum front yard setback to dwelling – 4.5m.
- d) For land zoned R13(a)
- i) **Permitted Uses:** R13 uses
 - ii) **Regulations**
 1. For lots abutting the TransCanada Pipeline – No permanent structures requiring a foundation will be erected within 7.5m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools, accessory structures, and including above-ground pools if in-ground footings are required
- e) For land zoned R12(a)
- i) **Permitted Uses:** R12 uses
 - ii) **Regulations**
 1. For lots abutting the TransCanada Pipeline – No permanent structures requiring a foundation will be erected within 7.5m of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools, accessory structures, and including above-ground pools if in-ground footings are required
- f) For land zoned C1(a)
- i. **Permitted Uses:** C1 uses except service station
 - ii. **Regulations:**
 1. Yard Requirements – Minimum
 - a. Front yard abutting east lot line (Postmaster Drive) 7.9m

- b. Side yard abutting north lot line (Dundas St.) 2m
 - c. Side yard abutting south lot line (Crestmont Dr.) 6m
 - 2. Maximum lot coverage 26%
- g) For land zoned R7(a)
 - i. **Permitted Uses:** The permitted uses as set out in paragraph a).
 - ii. **Regulations:**
 - 2. Regulations as set out in paragraph a).
 - 3. Minimum lot frontage per unit – 7.6m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (716) | <u>Erectoweld</u> 1195 Speers Rd Part of Lot 22, Con. 3, SDS | (2001-144) (2002-012) |

The land to which Special Provision 716 applies may be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein which continue to apply except:

- a) That where the lands continue to be used for shop prefabrication and machinery of metal piping assemblies and various other metal components and machinery outside storage and outside operations shall not be required to comply with footnotes 10, 11, and 15, contained within Section 58 of By-Law 1984-63, as amended, and
- b) A rear yard setback of 0m shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (717) | <u>Radian Communication Services</u> 1126 Invicta Drive Pt. Lt 5, Plan 608 | (2002-012) |

The land to which Special Provision 717 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except:

- a) Where the lands continue to be used for the warehousing and other associated operations related to the manufacture of telecommunication equipment outside storage shall be

permitted subject to footnotes 11, 15, 16, and 19 contained within Section 58 of By-law 1984-63, as amended, and

- b) Landscaped area - Minimum of 7% of the lot area shall be permitted

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (718) | <u>Xerox</u> 1333 N. Service E Pt. Lts 7 &8, Con 2, SDS | (2002-011) |

The land to which Special Provision 718 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except:

- a) Where the lands continue to be used for the manufacturing of toner and other Xerox related materials, outside storage shall be permitted subject to footnotes 11, 15, 16, and 19 contained within Section 58 of By-law 1984-63, as amended, and
- b) A 27m front yard setback to the main structure shall be permitted and shall not be applied to the existing electrical substation and concrete vault on site, and
- c) A 3m buffer strip abutting the highway corridor shall be permitted

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (719) | <u>Direct Equipment</u> 1363 Cornwall Road Pt. Lots 18 & 19, Plan M-544 | (2001-147) (2002-173) |

The land to which By-law 2002-173 applies may be used for the uses permitted in the general provisions of By-Law 1984-63, as amended, subject to the applicable footnotes and standards for such uses in By-law 1984-63, as amended. In addition, the following uses are permitted: general industrial operations, outside storage, outside processing and transportation terminals, subject to the footnotes and standards therefore, excluding footnote 16, in the general provisions of By-law 1984-63, as amended.

By-law 2001-147 is hereby repealed.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (720) | <u>486 Woody Road</u> Part of Lot 17, Con. 3, SDS | (2001-154) |

The land to which Special Provision 720 applies may be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein which continue to apply except:

- a) That where the lands continue to be used for the manufacturing of welding machines outside storage and outside operations shall be a permitted use and shall not be required to comply with footnotes 11, 15, and 16 contained within Section 58 of By-Law 1984-63, as amended, and
- b) A rearyard setback of 7.5m shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (721) | <u>Emco</u> 1387/1403 Cornwall Road, Pt. Lots 20, 21 & 22, M-544 | (2001-155) |

The land to which Special Provision 721 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except that where the lands continue to be used for the storage and distribution of plumbing, piping and building products, outside storage shall be permitted subject to footnotes 11, 15, 16, and 19 contained within Section 58 of By-law 1984-63, as amended.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (722) | <u>Dawn Victoria Homes</u> Part Lot 12, Concession 2 SDS (382 Upper Middle Road East), and Block 12 of Plan 20M-460 | (2003-129) (2004-131) (2008-051) |

The lands to which By-law 2003-129 applies may be used for the uses set out below subject to the regulations therefore in By-law 1984-63, and to the following regulations, which shall govern in case of conflict:

i) **For lands Zoned R8**

a) **Permitted Uses**

- i. All uses specified in Section 33 (1), except for the uses noted in i, k, l, n, o, p, and q, up to a maximum of 15 residential units.

b) **Regulations**

- i. Regulations Table:

| | |
|---|-----------------------------|
| Maximum Building Height | 9.75m and 3 storeys |
| Minimum Lot Area | 1800m ² |
| Minimum Lot Frontage | 50m |
| Maximum Building Envelope (in lieu of yards) | As depicted in Schedule "D" |

- ii. Notwithstanding s. i, no part of any structure shall exceed 9.75m from established grade, except rooftop and mechanical equipment, which shall not exceed a maximum height of 5m.
- iii. The landscaping and coverage provisions of Section 38 do not apply.
- iv. In addition to the parking regulations set out in Section 15 and Section 30 of By-law 1984-63, as amended, the following parking regulations shall also apply to these lands. In case of conflict, the regulations set out below shall prevail:
1. Notwithstanding Section 15 and Section 30 of By-law 1984-63, where required parking is provided underground, it may be provided in tandem for all individual dwelling units.
 2. 1.75 paved parking spaces per residential dwelling unit shall be provided, of which 0.25 paved parking spaces per unit shall be designated as visitor parking.
 3. Notwithstanding section Section 15 2) a), one visitor parking space may be located within the front yard.
 4. All motor vehicle access to the site shall be from Upper Middle Road only.

- v. No structures, including decks, patios, gazebos, and chimneys, are to be located outside the building envelope as depicted in Schedule “D” to By-law 2002-87.
- vi. Section 40(18) of By-law 1984-63 shall not apply.

ii) **For Lands Zoned O4 (Identified as Block 12 of Plan 20M-460 and as Parts 2, 3 and 4 in Schedule “C” to By-law 2003-129):**

a) **Permitted Uses**

All uses permitted in the O4 zone, except detached dwellings and agricultural uses.

b) **Regulations**

For greater clarification, the O4 zone, in addition to Block 12 of Plan 20M-460 and the valley lands and ravine lands identified as Parts 2 and 3 on Schedule “C” to By-law 2003-129, includes the entire 7.5m development setback from top-of-bank as established by Conservation Halton, and more particularly identified as Part 4 on Schedule “C” to By-law 2003-129.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (723) | <u>Marek, Grygiencza/Zuk, Baron/Cauduro, and Herak and Argo Developments and 887718 Ontario Limited</u> Part Lots 9 & 10 Conc. 1, SDS Part of Lot 10, Conc. 1 SDS | (2001-189)(2002-086) (2002-203)(2003-031) (2003-082)(2007-189) (2004-002)(2005-138) (2005-139)(2006-108) (2007-096)(2010-057) |

The land to which By-law 2001-189 applies may be used for the uses period in By-law 1984-63 as amended subject to the regulations for such uses except where in conflict with the following uses and regulations which shall govern in case of conflict:

a) **Regulations for Lands Zoned R5**

- (i) Front yard – Minimum – 6.0m;
- (ii) Section 40 1) c) shall not apply;
- (iii) Separation distance between dwellings – Minimum 2.4m;

- (iv) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall of the portion of the dwelling closest to the street;
 - (v) Lot coverage – Maximum for a 1 and ½ storey dwelling – 40%.
- b) **Regulations for Lands Zoned R12**
- i) Notwithstanding the minimum required building setbacks for the R12 zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle.
- c) *DELETED BY By-Law 2005-138*
- d) **Additional Uses Permitted for Lands Zoned C1(a)**
- i. Veterinary clinics;
 - ii. Commercial school;
 - iii. Florists;
 - iv. Service shops
- e) **Regulations for Lands Zoned C1(a)**
- i) Front yard (Dundas Street) – Minimum – 9m;
 - ii) Lot coverage – Maximum – 30%;
 - iii) In addition to any required landscaping, in the general provisions for the C1 zone, a buffer strip with a minimum width of 6m, containing trees and shrubs in accordance with an approved site plan, and including provisions for a pedestrian/cycle path with a minimum width of 3m running across the frontage of the subject lands, save and except in the location of roadways, to be constructed to permit vehicular ingress and egress between Dundas Street and the Neighbourhood Commercial Centre to be built upon the subject lands. The 6 metre buffer will be expanded at the easterly end of the Neighbourhood Commercial Centre on a 45 degree angle over a distance of 9 metres to meet the 15 metre berm/buffer adjacent to the neighbouring residential lands.
- f) **Permitted Uses for Lands Zoned R8 (deleted by By-Law 2005-139)**
- (i) Apartment buildings
- g) **Regulations for Lands Zoned R8**
- i. Maximum number of dwelling units – 253
 - ii. Maximum building height – 4 storeys and 11m

- iii. Height of all rooftop mechanical equipment and enclosures on the roof – maximum 5.5m above the roof upon which they are located;
 - iv. All rooftop mechanical equipment and enclosures which exceed 2m in height must be setback a minimum of 4m from all edges of the roof abutting a street.
- h) *Deleted by By-law 2006-108*
- i) **Regulations for Lands Zoned R8(a)**
- i. Setbacks for multiple attached dwellings
 - Frontyard – 4.5m to dwellings except for a garage which shall have a minimum setback of 6m;
 - Sideyard – minimum 3.5m except when a multiple attached dwelling abuts another multiple attached dwelling in which case the minimum sideyard shall be 1.75m providing the minimum separation distance between dwellings is 3.5m.
 - ii Maximum lot coverage for all blocks – 46%

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (724) | <u>Marine Cove Developments</u> Lots 87, 88, 102 & 103, Part of Lots 89, 90, 91, 92, 93, 100 & 101, Plan M-8 | (2002-002) (2005-120) (OMB No.2346) |

The lands to which By-law 2002-002 applies may be used for the uses permitted in the By-law 1984-63, as amended, subject to the regulations for such uses and in addition, subject to the following uses and subject to the following regulations, which shall prevail in the case of conflict:

For the lands zoned R8(a)

- a) Permitted Uses

Multiple attached dwelling units - maximum - 6

b) **Regulations**

- 1. Minimum lot area 1220m²
- 2. Minimum lot depth 29.2m
- 3. Minimum front yard 6.0m
- 4. Minimum side yards 2.1m
- 5. Maximum Coverage 55%

For the lands zoned R8(b)

- a) Permitted Uses
 Multiple attached dwelling units- Maximum - 14
 Detached dwelling units- Maximum - 4
- b) Regulations:
- 1) Minimum lot area - 5500m²
 - 2) Minimum frontage - 27 m
 - 3) Minimum setbacks as shown on Schedule "C"
 - 4) Minimum separation distance between adjacent buildings as shown on Schedule "C"
 - 5) Minimum number of visitor parking spaces - 6
 - 6) Minimum northerly setback to supports for balcony/decks - 0.5m
 - 7) Coverage maximum - 47%
 - 8) Building height measured from the centerline of the condominium roadway and adjacent to the midpoint of the width of dwelling unit. maximum 10.5m
 - 9) Width of private road – within 35 m of Ontario Street - 7.5m

For lands zoned R8(c)

- a) Permitted Uses: Multiple attached dwelling units - maximum - 4 units
- b) Regulations
1. Minimum lot area - 845m²
 2. Notwithstanding Section 9(3) lands zoned R8(c) do not require frontage on a public street, however, access to Ontario Street shall be provided for each dwelling unit by means of condominium roadways
 3. Minimum setbacks as shown on Schedule "C" to By-law 2005-120
 4. The aisle/condominium roadway shared between zones R8(c) and R5(a) shall be a minimum of 6m
 5. One visitor parking space shall be required for lands zoned R5(a) and R8(c) which shall be provided within the lands zoned R8(b) under SP(724)
 6. Minimum southerly setback to supports for balcony/decks - 0.5m
 7. Coverage including balconies/decks - 57%
 8. Building height measured from the centre point of the condominium cul-de-sac road located in the R8(b) zone – Maximum 10.5m

For lands zoned R5(a)

- a) Permitted Uses: Semi-detached dwellings – Maximum – 4 units
- b) Regulations for semi-detached dwellings:

1. Minimum lot area – 1175m²
2. Minimum frontage – 34m
3. Minimum setbacks as shown on Schedule “C” to By-law 2005-120
4. Minimum visitor parking required as provided in R8(c), subsection b) 5. above
5. Minimum separation distance between adjacent buildings as shown on Schedule “C” to By-law 2005-120
6. Lot coverage – maximum 50%

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (725) | <u>1286382 Ontario Ltd.</u> 1110 Dundas St. W | (2001-170) |

The lands to which By-law 2001-170 apply may be used for the uses permitted in the R5 zone subject to the regulations for such uses except where in conflict with the following regulations in which case the following regulations shall prevail:

- a) **Regulations for Lands Zoned R5**
- (i) Front yard – minimum – 6.0m;
 - (ii) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard to within 3.5 metres of the property line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (726) | <u>1160659 Ontario Limited</u> Part of Lot 25 Concession II, SDS | (2001-202) |

The land to which By-law 2001-202 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, and in addition the following permitted use subject to the regulations therefore in the general provisions of By-law 1984-63 and the additional regulations set out herein, which regulations shall govern in the case of conflict:

Additional permitted use:

Furniture sales showroom and associated office, warehouse, and furniture assembly facility

Additional regulations for the furniture sales showroom and associated office, warehouse, and furniture assembly facility only:

1. Floor area maximum 9700m²
2. Furniture sales showroom provided that:
 - a) The furniture sales showroom is clearly separate from the office, warehouse, assembly and storage area,
 - b) There is no display of goods or furniture sales within the associated office, warehouse, assembly and storage area,
 - c) The associated office, warehousing, assembly and storage area does not comprise less than 40 % of the total floor area of the building or portion thereof occupied by the business, and
 - d) For the purposes of this by-law, floor area shall exclude the areas of malls, stairs, elevator, escalators, ventilating shafts, common areas such as mechanical rooms and washrooms
 - e) There is no restaurant space.
3. Landscaped area:
minimum – 55% of area of required front yard – other yards – minimum – 10% of area of lot excluding area of front yard
4. Parking Regulations
 - a) Parking spaces – Minimum – 100 spaces
– Maximum – 125 spaces

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (727) | <u>Daimler Chrysler Canada Inc.</u> 2350 Trafalgar Road | (2003-079) (2010-057) |

The lands to which By-law 2003-079 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following permitted uses and regulations, in which case the following shall prevail:

II. (1) **Permitted Uses**

- a) All uses permitted in the UCC3R – Commercial Residential Mixed Use Zone – in Section 14 of Special Provision 89 (592H) of By-law 1984-63, as amended, shall be permitted on the lands. Any residential use shall only be permitted in a building fronting Oak Park Boulevard and/or Taunton Road. For greater certainty and for the purpose of this By-law, Section 14 (iv) and the holding symbol and conditions in Section 4 (a to c) of Special Provision 89(592H) shall not apply to these lands.
- b) Notwithstanding the uses permitted in Section 1(a) of this By-law, a stand-alone public parking lot shall not be permitted.
- c) In addition to the uses permitted in Section 1(a) of this By-law, one automobile dealership for the sale and leasing of new and used automobiles including a service and repair facility (excluding a body shop) all within an enclosed building, and the accessory outdoor storage and display of vehicle inventory shall be permitted. The single automobile dealership building and any accessory structures, parking, driveways and landscaped areas shall be limited to only Area A shown on Schedule C attached, and subject to the other regulations of this By-law. For greater certainty and for the purpose of this By-law, the term “automobile” includes cars and trucks. No other “automobile related use” as defined in Section 2 of By-law 1984-63 shall be permitted anywhere on these lands, and the automobile dealership shall not be located on the same lot as a residential use. No door allowing vehicular access to a service and repair facility shall be permitted in any portion of the eastern face of the building fronting Trafalgar Road. Doors allowing vehicular access to a service and repair facility on the most southern face of a building shall be screened in accordance with the applicable additional landscaping regulations in Section 2(h) of this By-law.

III. (2) **Regulations**

The Regulations of the UCC3R – Commercial Residential Mixed Use Zone – in Section 15 of Special Provision 89 (592H) of By-law 1984-63 shall apply to these lands, subject to the following provisions:

- A. Height
 - a) The maximum height of any building or structure, excluding any rooftop mechanical equipment and enclosures, shall be 21 metres (6 storeys) above established grade.
 - b) Notwithstanding Section 2(a) of this By-law, the maximum height of any building or structure related to a permitted automobile

dealership, excluding any rooftop mechanical equipment and enclosures, shall be 12 metres above established grade.

B. Building and Structure Setbacks

c) Setbacks for all buildings and structures:

- From Trafalgar Road –All buildings in which the aggregate area of the window and pedestrian door openings facing Trafalgar Road is greater than 30% of the external walls facing Trafalgar Road may locate a minimum of 3 metres from Trafalgar Road. All other buildings must be located a minimum 9 metres from Trafalgar Road.
- For all portions of a lot adjacent Oak Park Boulevard and Taunton Road – Maximum 3 metres.
- From southerly boundary of the lands – Minimum 1 metre
- From any Daylight Triangle – Minimum 0 metres

d) Notwithstanding the setbacks in Section 2 (c) of this By-law, the setbacks for a permitted automobile dealership on the lands within Area A on Schedule C of this By-law, shall be substantially in accordance with the approved site plan (Sheet No. SP1), revised February 24, 2003.

e) For greater certainty and for the purpose of this By-law, balconies, canopies, awnings, roof eaves, eaves troughs, cornices, windows and other similar architectural rooftop or façade elements may project not more than 2 metres into the required building setbacks along Trafalgar Road, Oak Park Boulevard and Taunton Road.

C. Landscaped Areas

f) A minimum 3 metre wide landscaped area, including a 1 metre high fence and/or landscape screen shall be provided in front of any surface parking area along Trafalgar Road and Taunton Road.

g) A minimum 1 metre wide landscaped area shall be provided along the southerly boundary of the lands.

h) Notwithstanding the landscaping regulations in Section 2 (f and g) of this By-law, for lands permitting an automobile dealership as shown on Schedule C, the following additional landscaping provisions shall apply:

- Trafalgar Road – a minimum 2 metre high fence and/or landscape screen shall be provided in front of any surface parking area along Trafalgar Road. A minimum 1 metre

high fence and/or landscape screen shall extend westerly along any surface parking area abutting the south boundary of the lands from the landscaped area along Trafalgar Road for a maximum distance of 12 metres.

- Oak Park Boulevard – a minimum 6 metre wide landscape area shall be provided in front of any surface parking area along Oak Park Boulevard. This landscaped area shall include a trellis wall along Oak Park Boulevard that is a minimum 6 metres high and includes a minimum 1 metre high landscape screen.
- Internal Parking Area Landscaping – A minimum 3 metre wide landscaped area shall be provided where surface parking (excluding driveways) abuts the western and northern boundary of the lands identified as Area A not abutting Oak Park Boulevard or Taunton Road as shown on Schedule C. A minimum 9 metre landscaped area shall be provided instead of the minimum 3 metres, where surface parking related to an automobile dealership abuts a lot containing a residential use. Within the minimum landscape area, a buffer screen not less than 1.8 metres high and consisting of a solid fence and/or landscaping shall be provided.
- Minimum Landscaped Area – A minimum 15% of the lands permitting an automobile dealership shall be landscaped. Such landscaping may include all landscaped buffers and any landscaped area between an automobile dealership building and Trafalgar Road. The landscape area between an automobile dealership building and Trafalgar Road may also be used for access to and the outdoor display of automobiles notwithstanding the definition in Section 2 of By-law 1984-63.

D. Parking & Vehicular Access

- i) No vehicular access to Trafalgar Road shall be permitted.
- j) There shall be only one vehicular access from Oak Park Boulevard.
- k) There shall be a maximum of two vehicular access driveways from Taunton Road. Where two lots abut Taunton Road, only one access driveway to Taunton Road per lot shall be permitted.

- l) For an automobile dealership use, the minimum parking required shall be 1 space per 20m² of floor area. Notwithstanding Section 15 (i) of Special Provision 89(592H), surface parking for an automobile dealership shall be permitted in a yard abutting Taunton Road, Oak Park Boulevard and Trafalgar Road provided such parking is in accordance with the landscaping regulations of this By-law. Outdoor storage and display of vehicles shall be permitted in a parking area related to the automobile dealership, except any parking area fronting Oak Park Boulevard shall be limited and reserved for only visitors and customers of the automobile dealership. In addition, limited outdoor display of automobiles shall also be permitted in the landscaped area setback between the automobile dealership building and Trafalgar Road. No other landscaped area on the lands permitting an automobile dealership shall be used for outdoor display of automobiles.
 - m) Tandem parking may be permitted within the parking area related to the permitted automobile dealership use within Area A. Tandem parking may also be provided for the exclusive use of residents of a dwelling unit in a combined commercial/residential building on the lands, regardless of whether such resident parking is provided underground.
- E. Garbage Enclosure
- n) Notwithstanding Section 17 of Special Provision 89 (592H), garbage and recyclable materials related to a permitted automobile dealership shall be stored and screened by a garbage containment enclosure as defined in Section 2 of By-law 1984-63, provided such enclosure is not located on part of the lands adjoining a public street.
- F. Lot Areas
- o) The minimum lot area shall be 0.40 hectares.
 - p) The maximum lot area for the single automobile dealership use permitted in this By-law shall be 1.3 hectares. Any residual parts of the land shall be temporarily seeded with grass and maintained by the owner in an orderly manner until future development.
 - q) The minimum and maximum lot areas set out in this By-law shall exclude all public road dedications and daylight triangles.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (728) | Gitto Group Corporation Part of Lot 54 and Lots 55, 56, 57 & 58 Plan M-9 | (2002-003) |

The lands to which By-law 2002-003 applies may be used for the uses permitted in the By-law 1984-63, subject to applicable regulations for such uses and in addition subject to the following regulations, which shall govern in the case of conflict with the general regulations:

Regulations

- a) Notwithstanding the Floor Area/Lot Area Maximum, the maximum floor area shall not exceed 350m².
- b) The existing lot shown as Lot 14, on Schedule “B” hereto and abutting Rebecca Street is deemed for zoning purposes to have frontage on Rebecca Street however vehicular access is restricted to the rear private lane shown as Block 16 on Schedule B. Proposed Lots 5, 6 and 14 may have access over proposed Block 16 and the existing lot east of the proposed Lot 14, may have access over proposed Block 16, however, where any access is gained to these properties from proposed Block 16 to any garage on the properties, a minimum setback to the entrance to the garage of 5.5m is required from the boundary of proposed Block 16.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (729) | <u>1418985 Ontario Ltd.</u> Part 5 Registered Plan 20R – 4323 | (2001-253) |

The land to which By-law 2001-253 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the C3R zone, subject to the applicable regulations therefore, OR the following use shall be permitted:

- a) **Permitted Use For Lands Zoned C3R**
An automobile related use limited to a new or used car dealership without repair facilities, subject to the following regulations:
- b) **Regulations For Automobile Related Use**
 - (i) Maximum Floor Area – 150 square metres
 - (ii) Front Yard Minimum – 27 metres

- (iii) Side Yard Minimum – 1 metre
- (iv) Rear Yard Minimum – 7 metres
- (v) Parking – the existing parking area on the lot may be used for the parking of vehicles displayed to a maximum of 20 vehicles.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (730) | <u>Diman Properties Ltd.</u> 128 Morden Road | (2002-038) (OMB Order 0129) |

a) Notwithstanding any provision to the contrary, the land shown on Schedule ‘B’ may be used for a 10 unit detached dwelling condominium and accessory uses in accordance with the attached schedule “C” and the following:

- i) Minimum setback from Morden Road 6.0m to a dwelling unit and 4.5m to an un-enclosed porch
- ii) Minimum setback from westerly side lot line 7.5m except Unit 1 which will have a minimum setback of 4.0m
- iii) Minimum setback from the main internal driveway 6.0m for any garage; 5.0m for any dwelling
- iv) Minimum setback from easterly side lot line 14.0m to a dwelling unit and 15.0m to any garage, except Unit 2 which will have a minimum setback of 9.0m
- v) Minimum landscape strip width along easterly side lot line 1.5m
- vi) Minimum Rear Yard Setback 7.5m
- vii) Maximum Number of Units 10
- viii) Minimum Number of Parking Spaces 1 garage and driveway per unit and 4 visitor parking spaces.
- ix) Minimum distance between dwelling units 2.4m.
- x) Minimum Width of Main Internal Driveway 6.0m

Passed in accordance with Ontario Municipal Board Order #0129, issued January 14, 2002.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (731) | <u>Tankmart Holdings Inc.</u> 2231 Wycroft Rd Lot 8, Plan M-167 | (2002-046) |

The land to which Special Provision 731 applies may be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein, and in addition a transportation terminal use shall also be permitted subject to the regulations contained within By-law 1984-63, as amended.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (732) | <u>General Electric</u> 420 S. Service Rd. E Pt. Lt 12, Con 3, SDS Lots 113 & 114, Plan 1009 | (2002-047) |

The land to which Special Provision 732 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except:

- a) A minimum front yard setback of 0m shall be permitted, and
- b) An existing hydro substation shall be permitted within the westerly side yard with a minimum side yard setback of 2.5m
- c) A 0m buffer strip abutting the highway corridor shall be permitted, and
- d) Where the lands continue to be used for the manufacturing of light bulbs and related materials, outside Storage shall be permitted subject to footnotes, 11, 15, and 19 contained within Section 58 of By-law 1984-63, as amended.
- e) Outside storage/processing may be screened from public view along roads abutting the lot by fencing, walls, landscaping, or any combination thereof,
- f) Garbage containers in flankage locations, as an alternative to enclosure, may be screened from public view along roads abutting the lot by fencing, walls, landscaping, or any combination thereof

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (733) | <u>Messenger Mechanical</u> 557 Chartwell Rd Pt. Lt. 10, Con 3, SDS | (2002-048) |

Dismissed by OMB

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (734) | <u>Allcolour Paints Limited</u> 1257 Speers Rd. Pt. Lot 23, Con 3, SDS | (2002-049) |

The land to which Special Provision 734 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except:

- a. A 0m rear yard setback shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (735) | <u>Target Construction</u> 2479 Beryl Road Lot 27, Plan 166 | (2002-050) |

The land to which Special Provision 735 applies may be used for the uses permitted within By-Law 1984-63, as amended, including a construction business and /or a pool/landscaping business, subject to the regulations contained therein except:

- a. where the lands continue to be used for a light industrial operation or continue to be used for a construction business and /or pool/landscaping business, outside storage shall be permitted subject to footnotes 11 and 16 contained within Section 58 of By-law 1984-63, as amended

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (737) | <p style="text-align: center;"><u>Dalman Holdings</u> 2429 Eighth Line Part Lot 10, Conc. 1, SDS</p> | (2002-071) |

The land to which by-law 2002-071 applies may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations for such uses and in addition subject to the regulations provided herein, which regulations shall prevail in the case of conflict.

a. **Regulations for Lands Zoned R5**

- (i) Front yard - Minimum- to the garage face – 7.5 metres to the dwelling – 6.0 metres
- (ii) Each driveway must contain a hammerhead or similar turn-around facility to permit vehicles to access the Eighth Line in a forward direction.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (738) | <p style="text-align: center;"><u>Fernbrook Homes (Bayshire) Limited</u> Part Lot 9, Conc. 1 SDS</p> | <p style="text-align: center;">(2002-107) (2003-120) (2008-074)</p> |

The lands to which By-law 2002-107 applies, as amended by By-law 2003-120, may be used for the uses set out below only, subject to the general provisions of By-law 1984-63 for such uses, except where in conflict with the specific regulations set out below, in which case the specific regulations shall prevail.

Permitted Uses

43 multiple attached units and the following additional uses:

- a) The practice of a domestic art (except the teaching of music in any multiple attached dwelling)
- b) A group home provided that it is no closer than 800 metres to any other group home, that no more than one group home is permitted on each of map 91(1) to 91(27) of this By-law and further that there is no more than two group homes per Planning Community
- c) A foster home

- d) Shared accommodation licensed or approved under Provincial statute for 5 or fewer residents

Regulations

- a) No permanent structure requiring a foundation will be erected within 7.5 metres of the property line abutting the limit of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures including above ground pools if in-ground footings are required;
- b) Minimum front yard setback to front face of dwelling 4.5m from the back of the southerly concrete curb of the private road;
- c) Minimum separation distance between blocks of buildings – 3m;
- d) Minimum distance between the garage door and the back of the southerly concrete curb on the private road – 6m;
- e) For the purposes of this by-law, the private road shall be deemed to be a public road and the frontage of the units shall be considered to be the southerly limit of the Enbridge easement;
- f) The maximum unit height is the vertical distance measured between the established grade at the center face of the garage for each unit to the mid-point of the roof between the top-of-ridge and top-of-fascia;
- g) Parking may be provided in a front yard;
- h) Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundations, including the access stairs connecting the porch to the ground, may project into the setback specified in (b) and (d) above by 1.5m or by 1.5m into the flankage yard.
- i) Minimum number of visitor parking spaces – 11, which may be located adjacent to the private roadway.
- j) Minimum front yard setback for lots adjacent to a turning circle – 3.5 metres.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (740) | <u>Van Beek Nursery</u> Part Lot 29 Conc. 2, NDS | (2002-079) (2007-096) |

The land to which By-law 2002 - 079 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the PBA zone, subject to the applicable regulations therefore, and in addition, the following uses and regulations, which shall govern in case of conflict.

a) **Permitted Uses For Lands Zoned PBA (740)**

- (i) The retail sales of nursery stock, consisting of plants, shrubs, soil and trees on the subject lands as indicated on Map Schedule “B”,
- (ii) The retail sale of accessory nursery and garden supplies, such as, fertilizers, garden chemicals, garden tools, patio stones, soil and rails.
- (iii) The gross floor area of all buildings used for display and retail sales shall not exceed 250 square metres.

b) **Regulations For Lands Zoned PBA (740)**

- (i) Yards – Setback minimum – 15 metres
- (ii) Lot coverage – Not to exceed 10%
- (iii) Parking provided for all retail sales – Minimum 20 spaces
- (iv) Outside storage of any accessory nursery and garden supplies – 15 metre minimum setback from Regional Road 25 and Lower Base Line and only within the hatched area illustrated on Schedule “C”.
- (v) All nursery related buildings and structures shall be located within the hatched area illustrated on Schedule “C”.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (741) | <u>Bandcroft Corporation</u> 2270 South Service Road West Pt. Lt. 4, Plan M-167 | (2002-108) |

The land to which Special Provision 741 applies may be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein except:

- a) Where the lands continue to be used for light manufacturing operations outside storage and operations shall be permitted subject to footnotes 11, and 15 contained within Section 58 of By-law 1984-63, as amended
- b) Will be screened from public view along all roads abutting the lot by tree plantings.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (742) | <p align="center">Bronte Equipment Con 3 SDS PT LOTS 32, 33 RP 20R5186 Part 3 725 McPherson Road</p> | <p align="center">(2002-110) (OMB Order 1356 & 1534) (2006-002)</p> |

The land to which Special Provision 742 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein including a vehicle dealership. For the purposes of this by-law, “vehicles” shall include those as defined in Section 2 of by-law 1984-63, as amended, and in addition the following vehicles: fire trucks, garbage trucks, buses, school buses, construction, road building construction and maintenance equipment and vehicles.

The subject land may also be used for the storage of shipping containers provided that the containers are located in the rear yard in the area shown on Schedule “C” in cross-hatchmarks, and are stacked no more than two high.

Notwithstanding Sections 59 and 60 of By-law 1984-63, the minimum landscaped area shall be 8%, and a minimum of five trees or shrubs will be planted and maintained in the front yard buffer strip.

Passed in accordance with Ontario Municipal Board orders 1356 and 1534 issued November 12, 2002

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (743) | <p align="center"><u>Eighth Line Developers Group</u> Part Lot 10 Conc. 1, SDS</p> | <p align="center">(2002-114)</p> |

The lands to which By-law 2002-114 apply may be used for the uses permitted in the general provisions of By-law 1984-63 subject to the regulations for such uses and the specific regulations provided herein which shall prevail in the case of conflict.

Regulations for Lands Zoned R12

- i) Access shall not be provided from Eighth Line.

- ii) Access to rear yard garages is to be provided from a private condominium roadway.
- iii) Any required visitor parking may be provided on individual lots or on the private roadway.
- iv) Required front yard setbacks are to be taken from Eighth Line and the public road immediately east of the subject lands and not from the private roadway.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (744) | <u>Fuji Machine Shop</u> Con 3 SDS PT LOTS 32, 33 RP 20R5186 Part 1 811 McPherson Rd. | (2002-128) (OMB Order 1356 & 1534) |

The land to which Special Provision 744 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein except where the lands continue to be used for the fabricating, manufacturing and repairing of heavy machinery, outside storage, including storage of vehicles, trucks and cranes shall be permitted in the rear yard.

Passed in accordance with Ontario Municipal Board orders 1356 and 1534 issued November 12, 2002

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (745) | <u>Randall Street Developments</u> Lot 13, Pt. Lot 8, 12, 14, Block 91, Registered Plan 34 | (2002-180) |

The land to which By-law 2002-1 80 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R8 zone, subject to the applicable regulations therefore, and in addition the following uses and regulations, which shall govern in case of conflict.

a) **Permitted Uses**

All R8 uses except the following:

- (i) Detached dwelling
- (ii) Duplex dwelling
- (iii) Maisonette
- (iv) Apartment building

b) **Regulations**

- (1) Maximum Number of Multiple Attached Dwelling Units 8.
- (2) Lot Coverage maximum 62%.
- (3) Maximum Building Height including mechanical equipment or mechanical rooms 12.62 metres.
- (4) Front Yard minimum 4.0 metres.
- (5) Side Yard minimum 1.2 metres.
- (6) Rear Yard minimum most northerly lot line setback to dwelling 20.5 metres.
- (7) Rear Yard minimum most northerly lot line to open parking 8.3 metres.
- (8) Rear Yard minimum most northerly lot line to deck area 14.5 metres.
- (9) Rear Yard minimum for remainder of rear lot line 6 metres to dwelling and 0 metres to deck area.
- (10) Landscaped Area minimum including decks and rooftop amenity area 25%.
- (11) The Lot Area Minimum set out in Section 38 for multiple attached dwellings does not apply.
- (12) Shared driveway and shared parking is permitted

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (746) | <p style="text-align: center;"><u>Parkmount and Morista</u> 560, 658 and 772 Winston Churchill Blvd</p> | <p style="text-align: center;">(2002-189) (2006-002) (OMB Order 1356 & 1534) (2008-074)</p> |

- a) The lands may be used for the E1 uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, and for the uses subject to the footnotes and standards set out below Below, which shall prevail in the event of conflict.

(e)

| Permitted Uses | Footnote | Standards |
|----------------|----------|-----------|
|----------------|----------|-----------|

| Permitted Uses | Footnote | Standards |
|------------------------------------|-----------------|------------------|
| Administrative Office | | a,b |
| Athletic Facility | 8 | |
| Business and Professional Office | | b |
| Commercial School | | a,b |
| Daycare | 7 | b |
| Drive-Through Facility | 1 | |
| Financial Institution | | a,b |
| Hotel | 1 | |
| Light Industrial Operations | | a,b |
| Limited Retail | | a,b |
| Medical Office | | a,b |
| Outside Storage | 2,3,4,5,6,7 | a |
| Parking – Heavy Vehicles | 1 | |
| Place Of Amusement – employment | 1 | |
| Place of Worship | | b |
| Public Hall | 1 | a |
| Restaurant | | a,b |
| Service Establishment – Commercial | | a,b |
| Service Establishment – Employment | | b |
| Vehicle Dealership | 1 | a |
| Vehicle Repair Facility | 1 | a |
| Vocational School | 8 | a,b |

Footnotes

1. Not permitted within 100m of an O5 zone.

2. Not permitted within 120m of an O5 zone, except that within 150m south of the northwest limit of the property not permitted within 80m of the O5 zone.
3. Not permitted in a yard abutting Winston Churchill Blvd.
4. Not permitted in the front yard.
5. Must be screened from public view along all roads abutting the lot by a minimum 1.8m high solid wooden fence or masonry wall and where outside storage exceeds 1.8m in height, it shall only be located in the rear yard, and in no case may it exceed the height of the building.
6. No storage of materials that cause dust, gas or fumes.
7. Only permitted as an accessory use.
8. Only permitted within an enclosed building.

Standards

- a) On lots abutting an O5 zone, a loading dock may not be located on any wall facing the lot line separating the property from the O5 zone.
- b) The maximum height of buildings within 120m of the O5 open space corridor is 11m.

Passed in accordance with Ontario Municipal Board orders 1356 and 1534 issued November 12, 2002

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (747) | <p style="text-align: center;"><u>Cambone</u> Conc. 3 SDS Pt Lot 18 245 Wyecroft Road onc 3 SDS Pt Lot 18</p> | <p style="text-align: center;">(2002-192) (OMB Order 1356 & 1534)</p> |

The land to which By-law 2002-192 applies may be used for the uses permitted within By-Law 1984-63, as amended, subject to the regulations contained therein and the southern portion of the building to a maximum of 1000m², as shown in Schedule "C" to this by-law may also have the additional use, limited retail, subject to the regulations contained within By-law 1984-63, as amended.

Passed in accordance with Ontario Municipal Board orders 1356 and 1534 issued November 12, 2002

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--------------------------|
| (748) | Shell Canada NW Corner Rebecca & Great Lakes Blvd. | (2002-198) (2005-080) |

The lands to which By-law 2002-198 applies may be used for the C6 uses permitted in By-law 1984-63, as amended, subject to the regulations for such uses and subject to the following regulations, which shall prevail in the case of conflict:

Regulations

1. The total gross floor area for a building or portion thereof containing a retail sale of food, sundry use, take-out restaurant shall not exceed 200m².
2. Maximum gross floor area for the display and retail sale of food, sundry, shall not exceed 150m².
3. Maximum gross floor area for take-out restaurant – 35m².

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (749) | <u>Donmar Contraplan Inc.</u> Lots 11, 14 & 15 Registered Plan 1 | (2002-214) |

Deleted by By-law 2007-010

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (751) | <u>Monarch/Liptay Partnership-1293529 Ont. Ltd.</u> <u>Bronte Creek Community Limited</u> Part Lots 31, 32 and 33 Con 1 S.D.S. | (2002-237)(2003-003) (2005-100)(2005-184) (2006-094)(2007-096) (2008-051)(2008-110) (2009-055)(2009-093) (2010-057) |

The lands may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63 as amended, except where in conflict with the permitted uses and regulations specified below, in which case the following shall prevail.

- 1) **For lands zoned R13**
 - (i) **Regulations**

- a) Building Height Maximum – 8.5m (2 storeys), and no part of any structure shall exceed 11 m from the established grade, and no lofts or mezzanines shall be permitted above the floor of the second storey.
 - b) Notwithstanding Section 40)2a), porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 0.9 metres from the property line.
- 2) **For lands zoned R13 (a)**
- (i) **Regulations**
 1. The regulations as set out in paragraph 1 apply.
 2. All buildings and structures shall maintain a minimum setback of 7 metres from the boundary of the O1(a) zone (TransCanada Pipeline easement). This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.
- 3) **For lands zoned R13 (b)**
- (i) **Regulations**
 1. The regulations as set out in paragraph 1 apply.
 2. Minimum rear yard – 10m.
 3. No buildings and structures shall be located within 5 metres of the rear and/or side lot lines abutting the O1(b) zone. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.
- 4) **For lands zoned R13 (c)**
- (i) **Regulations**
 1. The regulations as set out in paragraph 3 apply.
 2. All buildings and structures shall maintain a minimum setback of 7 metres from the boundary of the O1(a) zone (TransCanada Pipeline easement). This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.

5) **For lands zoned R13 (d)**

- (i) **Permitted Uses** – all R13 uses and Stormwater Management Pond uses shall be permitted.
- (ii) **Regulations** - The regulations set out in paragraph 1 shall apply where such lands are not required for stormwater management pond uses as determined by the Town of Oakville.

6) **For lands zoned R7**

- (i) **Permitted Uses** – all R7 uses except detached dwellings, semi-detached dwellings, maisonettes and apartment buildings
- (ii) **Regulations**
 - 1. Lot area minimum – 171.5m² per unit.
 - 2. Lot frontage minimum – 7m per unit.
 - 3. Lot coverage maximum – 65%.
 - 4. Front yard minimum – 3m, except for a garage which shall have a minimum front yard of 6m.
 - 5. Rear yard minimum – 6m.
 - 6. Side yard minimum for end unit – 1.5m, except for a minimum of 3m on a flankage lot.
 - 7. Front yard porch projection maximum – 1.5m, except that access stairs connecting a porch to the ground may project an additional 0.6 metres.
 - 8. Flankage yard porch projection maximum – 1.5m, except that access stairs connecting a porch to the ground may project an additional 0.6 metres.
 - 9. Building height maximum – 11m, provided that no lofts or mezzanines shall be permitted above the floor of the second storey.
 - 10. Notwithstanding Subsection 40 6) a) of By-law 1984-63, where there is a separation between multiple attached dwelling units within a block, the minimum separation distance between dwelling units shall be 3.0 metres.
 - 11. Section 15 1) and 2) of By-Law 1984-63, as amended shall apply as they pertain to detached, semi-detached, duplexes and dwellings with a maximum of four dwelling units.

7) **For lands zoned R7 (a)**

- (i) **Permitted Uses** - The permitted R7 uses as set out in paragraph 6 apply.
- (ii) **Regulations**

1. Regulations set out in paragraph 6 above apply except the minimum rear yard shall be 10m.
 2. No buildings and structures shall be located within 5 metres of the rear and/or side lot lines abutting the O1(b) zone. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.
- 8) **For lands zoned R8**
- (i) **Permitted Uses** – all R8 uses except detached dwellings, duplex dwellings, maisonettes and apartment buildings
 - (ii) **Regulations**
 1. Lot area minimum – 185m² per unit.
 2. Lot coverage maximum – 50%.
 3. Front yard minimum – 4.5m, except for a garage which shall have a minimum front yard of 6m.
 4. Side yard minimum - 1.5m, except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m.
 5. Front yard porch projection maximum – 1.5m, except that access stairs connecting a porch to the ground may project an additional 0.6 metres.
 6. Flankage yard porch projection maximum – 1.5m, except that access stairs connecting a porch to the ground may project an additional 0.6 metres.
 7. Building height maximum – 11m.
 8. Rear Yard Minimum – 6m
- 9) **For lands zoned R8 (a)**
- (i) **Permitted Uses** - The permitted R8 uses as set out in paragraph 8 apply.
 - (ii) **Regulations**
 1. Regulations as set out in paragraph 8 apply.
 2. The lands zoned R8(a) shall be considered as one block for zoning purposes, notwithstanding its division into two parcels.
 3. All buildings and structures shall maintain a minimum setback of 7.5 metres from the boundary of the O1(a) zone (TransCanada Pipeline easement). This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.

4. No buildings and structures shall be located within 5 metres of the rear and/or side lot lines abutting the O1(b) zone. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.
- 10) **For lands zoned R8 (b)**
 - (i) **Permitted Uses** - The permitted R8 uses as set out in paragraph 8 apply.
 - (ii) **Regulations**
 1. Regulations as set out in paragraph 8 apply.
 2. Minimum rear yard and side yard adjacent to the O4 zone – 2.5 metres.
- 11) *Deleted by By-Law 2005-184*
- 12) **For lands zoned R8 (d)**
 - (i) **Permitted Uses** – all R7 uses as set out in paragraph 6 or all R8 uses as set out in paragraph 8 apply.
 - (ii) **Regulations** – all R7 uses shall be subject to the regulations as set out in paragraph 6 and all R8 uses shall be subject to the regulations as set out in paragraph 8.
- 13) **For lands zoned R8 (e)**
 - (i) All R8 uses and regulations as set out in paragraph 1 Special Provision 89(752) upon removal of the ‘H’ provision.
- 14) **For lands zoned RO8**
 - (i) **Permitted Uses** – all R08 uses except detached dwellings and duplex dwellings.
 - (ii) **Regulations**
Minimum rear yard and side yard adjacent to the O4 zone -2.5 metres.
- 15) Notwithstanding anything to the contrary in this by-law, for the purposes of establishing compliance with the zoning regulations applicable to the Blocks, compliance with the regulations shall occur at the time of creation of the individual lots within the Block.
- 16) **For Lands Zone R8(f)**

- (i) **Permitted Uses** – all R8 uses except detached dwellings, duplex dwellings, maisonettes and apartment buildings
- (ii) **Regulations**
 - 1. Lot area minimum – 185 m² per unit.
 - 2. Lot coverage maximum – 50%.
 - 3. Front yard minimum – 4.5 m, except for a garage which shall have a minimum front yard of 6 m.
 - 4. Side yard minimum – 1.5 m except for a minimum 3 m on a flankage lot, provided the minimum separation distance between buildings is 3 m.
 - 5. Front yard porch projection maximum – 1.5 m, except that access stairs connecting a porch to the ground may project an additional 0.6 metres.
 - 6. Flankage yard porch projection maximum – 1.5 m, except that access stairs connecting a porch to the ground may project an additional 0.6 metres.
 - 7. Building height maximum – 11 m.
 - 8. Rear yard minimum – 6 m.
 - 9. Lot frontage – minimum 26 m.
 - 10. The lands zoned R8(f) shall be considered as one block for the purpose of calculating lot coverage, notwithstanding its division into multiple parcels.

17) **For Lands Zone R8(g)**

- (i) **Permitted Uses** – the permitted R8 uses as set out in paragraph 16) apply.
- (ii) **Regulations**
 - 1. Regulations as set out for lands zoned R8(f) apply.
 - 2. Lot area minimum – 142 m².
 - 3. Where a lot abuts the private condominium road, the flankage yard shall be measured to the edge of the pavement.
 - 4. Where a lot abuts a daylight triangle, the setback shall be a minimum of 3.4 m.
 - 5. Building height maximum – 11.2 m.

- 18) Notwithstanding anything to the contrary in this By-law, for the lands zoned as R08, R8, R8(a), R(b), R8(d), R8(e), R8(f) & R8(g), common element condomini-

um parcels may be created on the lands subject to this By-law, and for the purposes of establishing compliance with the zoning regulations, common element roadways shall be considered as public streets for zoning purposes only.

- 19) Notwithstanding anything to the contrary in this By-law, for the lands zoned as R08, R8, R8(a), R(b), R8(d), R8(e), R8(f) & R8(g), a common element condominium parcel may be used in conjunction with multiple attached uses which include a roadway, walkways, parking and common elements area.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (752) | <u>Pineberry Estates Inc.</u> Part Lot 32. Con 1, S.D.S. | (2002-238) (2006-118) (2007-096)(2010-057) |

The lands may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63 as amended, except where in conflict with the permitted uses and regulations specified below, in which case the following shall prevail:

- a) For Lands Zoned R8
- (i) **Permitted Uses** – all R8 uses except duplex dwellings, maisonettes and apartment buildings.
- (ii) **Regulations for Multiple Attached Dwellings on lands zoned R8:**
1. Lot area minimum – 185m² per unit.
 2. Lot frontage minimum – 7.5m per unit.
 3. Lot coverage maximum – 50%
 4. Front yard minimum setback – 4.5m except for a garage, which shall have a minimum setback of 6m.
 5. Side yard minimum setback – 1.5m, except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m.
 6. Flankage yard porch projection maximum – 1.5m, except that access stairs connecting a front porch to the ground may project an additional 0.6m.
 7. Building height maximum – 11m.
 8. All buildings and structures shall maintain a minimum setback of 7.5m from the boundary of the O1(a) (TransCanada Pipeline easement). This

restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.

9. Notwithstanding Subsection 40 6) a) of By-law 1984-63, where there is a separation between multiple attached dwelling units within a block, the minimum separation distance between dwelling units shall be 3m.
10. Minimum rear yard – 7.5m
11. No buildings and structures shall be located within 5m of the rear and side lot line abutting the O1(b) zone. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.

(iii) **Regulations for Single Detached Dwellings on lands zoned R8:**

The regulations as set out in paragraph a)(ii) apply except as follows:

1. Lot area minimum – 464.5m².
2. Lot frontage minimum - 15m.

b) For lands zoned R8(a)

(i) **Permitted Uses** – Multiple Attached Dwellings only

(ii) **Regulations:**

The regulations set out in paragraph a) (ii) shall apply.

c) For lands zoned R8 (b)

(i) **Permitted Uses** – Multiple Attached Dwellings

(ii) **Regulations:**

1. The regulations set out in paragraph a)(ii) shall apply except as follows:
 - (i) Minimum rear yard and side yard adjacent to the O4 zone – 4.5m.

d) For lands zoned O4(a)

(i) **Permitted Uses** – Stormwater Management Pond uses and R8 uses shall be permitted.

(ii) **Regulations:**

The regulations set out in paragraph a)(ii) shall apply where such lands are not required for stormwater management pond uses as determined by the Town of Oakville.

- e) Notwithstanding anything to the contrary in this by-law, for the purposes of establishing compliance with the zoning regulations applicable to the Blocks, compliance with the regulations shall occur at the time of creation of the individual lots within the Blocks.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|------------------------------------|
| (753) | <u>Mattamy Development Company</u> Part of Lot 31, Concession 1 S.D.S. | (2002-239) (2004-039)(2010-057) |

1. The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

2. For Lands Zoned R13(a)
 - i) **Permitted Uses** – all R13 uses.
 - ii) **Regulations:**
 1. For those lots which abut the TransCanada Pipeline, all buildings and structures shall maintain a minimum setback of 7 m from the boundary of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.

3. For Lands Zoned R7(a)
 - i) **Permitted Uses** – all R7 uses except single detached dwellings, semi-detached dwellings, maisonettes and apartment buildings.
 - ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(a):**
 1. Lot area minimum – 135 m²;
 2. Lot frontage minimum – 5.5m;
 3. Lot coverage maximum – 65%;
 4. Front yard minimum setback– 3m, except for a garage which shall have a minimum of 6m;
 5. Side yard minimum setback – for end unit, 1.2m except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m;
 6. Rear yard minimum setback – 6m;
 7. Front yard porch (with or without foundations) projection maximum – 1.8m into the required front yard, except that access stairs connecting the porch to the ground may project an additional 0.6m;

8. Flankage yard porch (with or without foundations) projection maximum – 1.8m into the required flankage yard, except that access stairs connecting the porch to the ground may project an additional 0.6m.
4. For Lands Zoned R7(b)
 - i) **Permitted Uses:** The permitted uses as set out in paragraph 3i) apply.
 - ii) **Regulations:** The regulations as set out in paragraph 3ii) except for any side yard abutting an O1 zone the setback shall be a minimum of 4.2m
 5. For Lands Zoned R8(a)
 - i) **Permitted Uses** – all R8 uses except single detached dwellings, duplex dwellings, maisonettes and apartment buildings.
 - (ii) **Regulations for Multiple Attached Dwellings on lands zoned R8(a):**
 1. Lot area minimum – 185m² per unit;
 2. Lot frontage minimum – 7.5m per unit;
 3. Lot coverage maximum – 50%;
 4. Front yard minimum setback – 4.5m except for a garage which will have a minimum setback of 6m.;
 5. Side yard minimum setback – 1.5m. except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m.;
 6. Flankage yard porch (with or without foundations) projection maximum – 1.5m except that access stairs connecting the porch to the ground may project an additional 0.6m.;
 7. Building height maximum – 11m;
 8. All buildings and structures shall maintain a minimum setback of 7.0m from the boundary of the TransCanada pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required;
 9. Notwithstanding Subsection 40 6) a) of By-law 1984-63, where there is a separation between multiple attached dwelling units within a block, the minimum separation distance between dwelling units shall be 3m.;
 10. Minimum rear yard setback – 7.5m.
 6. For Lands Zoned R8(b)
 - i) **Permitted Uses** – Back-to-Back Multiple Attached Units only
 - ii) **Definition:** A building containing a minimum of 6 and no more than 18 dwelling units that is divided vertically and each unit is divided by common walls,

including a common rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front yard or flankage yard.

iii) **Regulations:** Subject to the R8 regulations for multiple attached dwellings except where in conflict, the following shall apply:

1. Lot area minimum – 80m²;
2. Lot frontage minimum – 6.0m;
3. Coverage maximum: 70%
4. Front yard minimum setback – 3m, except for a garage which shall have a minimum of 6m;
5. Side yard minimum setback – for end unit, 1.5m except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m;
6. Rear yard minimum setback – 0m;
7. Front yard porch and balconies projection maximum – 1.8m into the required front yard;
8. Flankage yard porch and balconies projection maximum – 1.8m into the required flankage yard.
9. Notwithstanding Subsection 40 6) a) of By-law 1984-63, where there is a separation between multiple attached dwelling units within a block, the minimum separation distance between dwelling units shall be 3m.

7. For Lands Zoned R13(b)

i) **Permitted Uses:** The permitted uses as set out in paragraph 2i) apply.

ii) **Regulations:**

1. For those lots which abut the TransCanada Pipeline, all buildings and structures shall maintain a minimum setback of 7m from the boundary of the TransCanada Pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.
2. Any side yard abutting an O1 zone the side yard setback shall be minimum of 4.2m.

8. For Lands Zoned R13(c)

i) **Permitted Uses:** The permitted uses as set out in paragraph 2i) apply.

ii) **Regulations:**

1. Any side yard abutting an O1 zone the side yard setback shall be minimum of 4.2m.

9. For Lands Zoned P/E(a)
- i) **Permitted Uses:** all P/E uses subject to the P/E regulations for such uses or all R7(a) uses as set out in paragraph 3i).
 - ii) **Regulations for R7(a) permitted uses:** The regulations as set out in paragraph 3ii)
10. For Lands Zoned P/E(b)
- i) **Permitted Uses:**
 1. All P/E uses subject to the P/E regulations for such uses
 2. All R8 except single detached dwellings, duplex dwellings, multiple attached dwellings and maisonettes
 - ii) **Regulations for Apartment uses on lands zoned as P/E(b):**
 1. Subject to the R8 regulations, except where in conflict with the regulations, in which case the following shall prevail:
 2. Minimum number of units – 80;
 3. Maximum number of storeys – 8;
 4. Maximum Building Height –25m above established grade excluding rooftop mechanical equipment/enclosures;
 5. Where rooftop mechanical equipment and enclosures are within 2m of the roof edge the roof top mechanical equipment and enclosures shall not be greater than 3 metres in height and must be fully screened with building materials used in the construction of the main building. Where roof top mechanical equipment and enclosures are located greater than 2 metres from the roof edge it shall not exceed 5 metres in height;
 6. Front Lot Line – the front lot line shall be deemed to be the westerly lot line adjacent to the P/E(a) zone;
 7. Rear Lot Line – the rear lot line shall be deemed to be the easterly lot line;
 8. Minimum front yard setback - 7.5m
 9. Minimum side yard setbacks – 7.5m
 10. Minimum rear yard setback – 0m
 11. Parking – 1.75 parking spaces per unit of which 0.25 paved parking spaces per unit shall be specifically designated as visitor parking.
11. For Lands Zoned C6(a):
- i) **Permitted Uses**
 - a. All C6 uses in Section 41 1), automobile service station except without the provision of repair service and maintenance to motor vehicles.
 - b. All C6 uses in Section 41 1) except the provision for a drive through window.

- c. Stand alone restaurant without the provision for a drive through window.
- ii) **Regulations:**
1. Front Lot Line – the front lot line shall be deemed to be the westerly lot line adjacent to Bronte Road (realigned);
 2. A maximum landscape buffer strip 9m wide shall be provided along the westerly property boundary adjacent to Bronte Road (realigned) excluding driveways, with a minimum 4.5m landscape buffer strip provided along the rear and side yards excluding driveways;
 3. Minimum front yard setback from Bronte Road (realigned) to any building including fuel pumps and canopies – 9m;
 4. Minimum side yard setback including setback to daylight triangles to any building including fuel pumps and canopies– 4.5m except for any side yard setback adjacent to residential uses – 7.5m;
 5. Minimum rear yard - 4.5m;
 6. Building and structure height – maximum 1 storeys and 6m;
 7. Parking standard for permitted uses in paragraph 11i)c) – 1 parking space for every 10m² of floor area;
 8. Sections 42 2) 5 c) d) & f) i) ii) iii) do not apply;
12. For Lands Zoned R8(c)
- i) **Permitted Uses**
- a. All R8 uses except single detached dwellings, duplex dwellings, multiple attached dwellings and maisonettes.
 - b. All C1 uses.
- ii) **Regulations for Apartment Uses on lands zoned R8(c):**
1. Minimum number of units – 102
 2. Maximum number of storeys – 8;
 3. Maximum Building Height –25 m above established grade excluding rooftop mechanical equipment/enclosures;
 4. Where rooftop mechanical equipment and enclosures are within 2 m of the roof edge the roof top mechanical equipment and enclosures shall not be greater than 3 metres in height and must be fully screened with building materials used in the construction of the main building. Where roof top mechanical equipment and enclosures are located greater than 2 metres from the roof edge it shall not exceed 5 metres in height;
 5. Front Lot Line – the front lot line shall be deemed to be the westerly lot line adjacent to Bronte Road (realigned);
 6. Rear Lot Line – the rear lot line shall be deemed to be the easterly lot line;
 7. Minimum front yard setback - 15m;

8. Minimum side yard setbacks – 7.5m;
9. Minimum rear yard setback – 3m;
10. Landscape area along westerly lot line – Maximum 9m in width;
11. Parking – 1.75 parking spaces per unit of which 0.25 paved parking spaces per unit shall be specifically designated as visitor parking.

iii) **Regulations for C1 Uses on lands zoned R8(c):**

1. Subject to the C1 regulations, except where in conflict with the regulations, in which case the following shall prevail:
2. Front Lot Line – the front lot line shall be deemed to be the westerly lot line adjacent to Bronte Road (realigned);
3. Rear Lot Line – the rear lot line shall be deemed to be the easterly lot line;
4. Minimum front yard setback - 15m;
5. Minimum side yard setbacks – 7.5m;
6. Minimum rear yard setback – 3m;
7. Landscape area along westerly lot line – Maximum 9m in width;

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (754) | <p style="text-align: center;"><u>RRL Burloak Inc.</u> Part of Lots 33, 34 and 35 Con 3 S.D.S.</p> | <p style="text-align: center;">(2003-002)(2003-089) (2005-025)(2006-002) (2007-001)(2007-096) OMB 1055 (2010-057)</p> |

The lands to which Section 89(754) applies may be used for the uses and regulations as follows:

4. C3A(a), C3A(b), C3A(c) and C3A(d) Zones

- i) For the parcels zoned C3A(a), C3A(b), C3A(c) and C3A(d) the following uses shall be permitted:
 - a) All C3 and C3A uses
 - b) All restaurant type uses including drive-through facilities, outdoor patios, sidewalk patios and terrace or rooftop patios
 - c) Places of amusement - employment

- d) O4 uses
 - e) Seasonal garden centre as restricted by 5(iii)(a) and (b)
 - f) Home improvement store with accessory outdoor storage all of which may be located in single or multiple occupancy buildings.
- ii) General merchandise stores such as the Bay, Sears, Walmart, and Zellers or any other department store exceeding 9290m² (100,000sq. ft.) as classified by Statistics Canada shall not be permitted.

5. Regulations for C3A Zones

The C3A(a) , C3A(b), C3A(c) and C3A(d) lands to which By-law 2005-025 applies shall be subject to the regulations contained in By-law 1984-63 except where in conflict with the following regulations in which case the following shall prevail:

- i) For the parcels zoned C3A(a), C3A(b), C3A(c) and C3A(d) the maximum aggregate leasable area shall be 54,811m² (590,000 ft²) not including cinemas and theatres. Any provision for leasable area beyond these limits will require an Official Plan Amendment.
- ii) For the parcels zoned C3A(a) and C3A(c) the maximum leasable area for cinema or theatre uses shall be 6,039m² (65,000sq. ft.).
- iii) For a period which expires on April 1, 2011 for the parcels zoned C3A(a), C3A(b), C3A(c) and C3A(d), the following restrictions shall apply:
 - a) A maximum leasable area of 11,148m² (120,000 sq. ft.) for a home improvement store plus an additional 1,858m² (20,000 sq. ft) of leasable area permitted for an accessory seasonal garden centre all of which is to be located on parcel C3A (b).
 - b) A maximum leasable area of 5,574m² (60,000 sq. ft.) for a food store plus an additional 697m² (7,500 sq. ft.) of leasable area permitted for an outdoor accessory seasonal garden centre all of which is to be located on Parcel C3A(b). There shall be no restriction on the aggregate of food sales in other permitted uses provided that the leasable area for food sales for each such other permitted use does not exceed 25% of the leasable area to a maximum of 500m² (5,380sq ft) per store.
 - c) Cinema and theatre uses shall be restricted to Parcels C3A(a) and C3A(c).
 - d) The aggregate leaseable area of all retail stores shall not exceed 33,444m² (360,000sq. ft.) and each store shall have a minimum leaseable area of 464m² (5,000sq. ft). Notwithstanding the foregoing a maximum of 12 such stores of less than 464m² (5,000 q. ft.) shall be permitted.
 - e) The following uses are excluded from the restrictions set out in sub-paragraph d) hereof:
 - Home improvement

- Supermarket
 - Cinema and theatre
 - All types of restaurants inclusive of patios
 - Service establishment – employment
 - Service establishment – commercial
 - Financial Institution
 - Beer/Liquor/Wine
 - Warehouse Membership Clubs
 - Places of amusement - employment
 - Professional, business, medical and administrative offices including veterinary clinic
 - Automobile Related Uses
 - Home and auto supply
 - Athletic facilities, athletic clubs, fitness facilities
 - Public hall
- iv) For Lands Zoned C3A(a), C3A(b), C3A(c) and C3A(d)
1. Retail uses need not comply with the regulations set out in Section 42 2) 4 (b) of By-law 1984-63, as amended;
 2. Parking - minimum of 1 space per 18m² of leasable floor area;
 3. Any building/structure setback abutting an O4 Zone shall be a minimum of 7.5m;
 4. Front Yard – for purpose of this by-law, the front yard shall be deemed to be the lot line adjacent to Wyecroft Road;
 5. Front and Flank Yards – Minimum 0m.
 6. A loading dock may not be located on any wall facing the South Service Road West or Wyecroft Road.
 7. Seasonal Garden Centres shall not be included in leasable area.
- v) For Lands Zoned C3A(b) and C3A(d)
- In addition to the restrictions set out in 5(iv):
1. Within 14 m of that portion of the South Service Road West that abuts the QEW only driveways, landscaping and non-required parking requirements shall be permitted.
 2. Minimum setback from that portion of the South Service Road West that abuts the QEW – 14m
- vi) For Lands Zoned C3A(b)
- In addition to the restrictions set out in 5(iv) and (v):
1. Outside storage for home improvement shall be screened.

2. Leasable area used for accessory seasonal garden centre shall be exempt from parking requirements set out in By-law 1984-63.

6. E1, E1(a) and E2 Zones Permitted Uses

The E1, E1(a) and E2 lands to which By-law 2005-025 applies may be used for the uses contained in the general provisions of By-law 1984-63 except where in conflict with the following uses, in which case the following shall prevail:

For Lands Zoned E1(a)

Permitted Uses:

Hotel and/or Offices only and accessory uses in conjunction therewith.

O4 uses

7. E1, E1(a) and E2 Zone Regulations

The E1, E1(a) and E2 lands to which this by-law applies are subject to the regulations contained in the general provisions of By-law 1984-63 except where in conflict with the following regulations in which case the following shall prevail:

i) For Lands Zoned E1, E1(a) and E2

The leasable area for the lands zoned E1, E1(a) and E2 shall be restricted as follows:

- a) Where only a single lane on-ramp from Burloak Drive to the east bound QEW is built and operational the total leasable area for C3A(a), C3A(b), C3A(c), C3A(d), E1, E1(a) and E2 uses shall not exceed the total leasable areas set out in sections 5(i) and 5(ii) of this by-law. Where E1, E1(a) and/or E2 parcels are developed the leasable area attributed thereto shall be deducted from the leasable area permitted under 5(i) on the basis of equivalent traffic generation in accordance with the following conversion factors:
- i) Multiply hotel floor area by 0.31 and deduct result from 5(i);
 - ii) Multiply office floor area by 0.70 and deduct result from 5(i);
 - iii) Multiply light industrial floor area by 0.45 and deduct result from 5(i);
 - iv) Multiply all other permitted uses by 1.0.
- b) Where in addition to the single lane on-ramp provided in a) above a second single lane on-ramp to the east bound QEW is built and operational the provisions in 7(i)(a) apply with the exception that an additional 19,509m² (210,000 ft²) of leasable area shall be permitted for the E1, E1(a) and E2 uses exclusively.

ii) For Lands Zoned E1 and E2

In addition to the restrictions set out in 7(i):

1. All buildings and structures shall maintain a minimum setback of 30m from the CN Rail line;
2. A safety berm of a minimum 2.0m in height shall be provided along the southerly (rear) property line adjacent to the CN Rail Line;
3. Any building/structure setback abutting an O4 Zone shall be a minimum of 7.5m.

iii) **For Lands Zoned E1(a)**

In addition to the restrictions set out in 7(i):

1. Minimum Lot Area – 1.5ha (4ac);
2. Front Yard – for the purpose of this by-law, the front yard shall be deemed to be the lot line adjacent to the QEW;
3. Any building/structure setback abutting an O4 Zone shall be a minimum of 7.5m;
4. Minimum setback from the QEW – 14m;
5. Within 14m of the QEW only driveways, landscaping and non-required parking requirements shall be permitted.

Passed in accordance with OMB Order 1055 issued April 26, 2005.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (755) | <p style="text-align: center;"><u>St. Mildred's Lightbourn School</u> Part of Lot 10, Concession 3 S.D.S. 1046, 1056, 1080, 1102 and 1112 Linbrook Road</p> | <p style="text-align: center;">(2003-009) (2008-051)</p> |

The lands to which By-law 2003-009 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, subject to the applicable regulations for such uses in By-law 1984-63, however, if the properties are used for a private school, the applicable regulations for this use as set out in By-law 1984-63, as amended shall apply except where in conflict with the following in which case the following regulations shall prevail, and the lands need not comply with Section 29(a)(1)(viii):

- a) **Permitted Use** – Private School
- b) **Regulations for Private School**

- i) The total number of full time equivalent students enrolled at the private school at any time shall be limited to a maximum of 625.
- ii) For the purposes of this By-law, the number of “full time equivalent students” enrolled at the private school shall be determined in accordance with the applicable regulations under the Education Act.
- iii) Notwithstanding the size of the building envelope the coverage of the building shall not be greater than 19% for the lands subject to By-law 2003-009.
- iv) Maximum floor area of the school – 9,800m², not including basement storage space.
- v) Maximum number of storeys - 2
- vi) Maximum floor area of the storage building - 220m²
- vii) Maximum building height of the storage building – 7.6m measured from established grade.
- viii) Maximum number of storeys for the storage building - 2
- ix) Building Setbacks shall be in accordance with Schedule “C” to this by-law.
- x) The buildings shall be built entirely within the building envelopes shown on Schedule “C”.
- xi) Paved Parking Spaces – 104.
- xii) Drop Off Lanes as shown on Schedule “C” to accommodate 22 vehicles in total.
- xiii) Bus Drop Off Lanes as shown on Schedule “C” to accommodate 10 buses in total.
- xiv) Notwithstanding Section 30(2)(h) of By-law 1984-63, as amended, a maximum of 56% of the required parking may be provided on the playground area.
- xv) Notwithstanding Section 15 2) a) of By-law 1984-63, as amended, parking will be permitted in the front yard.
- xvi) The parking spaces on the playground area need not comply with Section 15 1) c) ii) of By-law 1984-63.
- xvii) Minimum set back of the parking lots from the adjacent properties as shown on Schedule “C”

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (756) | <u>Heritage Crossing</u> Block 150 Plan 20M-502 Reeves Gate | (2003-051) |

The land to which By-law 2003-051 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R8 zone, subject to the applicable regulations therefore, and in addition the following regulation:

a) **Regulation**

- (1) Notwithstanding the minimum lot area per unit, a maximum of 35 Multiple Attached units are permitted.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (757) | <u>Bayshire Investments Limited</u> Part Lot 7 Con. 1, SDS | (2003-103) |

The lands to which By-law 2003-103 applies may be used for the uses permitted in By-law 1984-63 as amended subject to the regulations for such uses except where in conflict with the following uses and regulations which shall govern in case of conflict:

Regulations for Lands Zoned R5

- i) Minimum Front Yard: 6.0m;
ii) Maximum Lot Coverage: 40%;

Regulations for Lands Zoned R12

- i) Maximum Building Height: 10.5m;
No part of any structure shall exceed 12.5m from the established grade.
ii) Maximum Floor Area/Lot Area Ratio: 70%

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (758) | <u>774922 Ont. Inc. and Prkacin</u> Upper Middle Road CONC. 1 SDS PT. LOT 5 2037 Ninth Line PLAN 360 LOT 12 | (2003-061) |

The land to which Special Provision 758 applies may only be used for the uses permitted within By-law 1984-63, as amended, subject to the regulations contained therein, except where in conflict with the following regulations, in which case the following shall prevail:

- i) Notwithstanding the minimum required setbacks for the C3A zone, all Restaurants on Part (A) on Schedule "C" shall have a 20m minimum setback from the lot line of Part (B) as shown on Schedule "C".

- ii) Notwithstanding the minimum required setbacks for the C3A zone, all Restaurants with drive-through and Automobile Related Uses on Part (A) on Schedule “C” shall have a 46m minimum setback from the lot line of Part (B) as shown on Schedule “C”. Where there is a split zoning on a property, the requirements of the zone shall be met entirely within the boundaries of that zone.

For the purposes of this by-law, drive-through means a restaurant service or car wash provided to the user in the user’s vehicle.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (759) | <u>Genstar Titleco Limited and NHD Developments Limited</u> | (2003-088) |
| | <u>Basingstoke Enterprises Ltd.</u> | (2005-032) |
| | Part of Lots 26 and 27, Concession 1 S.D.S. | (2008-029) |
| | | (2008-176) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) For lands zoned R8(a)
- (i) **Permitted Uses** – all R8 uses except detached dwellings, duplex dwellings, maisonettes, and apartment buildings
 - (ii) **Regulations**
 1. Minimum lot area per unit – 180m²
 2. Maximum lot coverage – 45 %
 3. Minimum front yard setback – 4.5m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m
 4. Minimum internal side yard setback – 1.5m, providing the minimum separation distance between buildings is 3.0m
 5. Minimum lot frontage for multiple attached dwellings – 20.5m
- b) For lands zoned R8(b)

- (i) **Permitted Uses** – all R8 uses except detached dwellings, duplex dwellings, maisonettes, and apartment buildings
- (ii) **Regulations**
1. Minimum lot area per unit – 165m²
 2. Maximum lot coverage – 45%
 3. Minimum front yard setback – 4.5m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m
 4. Minimum internal side yard setback – 1.5m, providing the minimum separation distance between buildings is 3.0m
 5. Minimum lot frontage for multiple attached dwellings - 19.0m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (760) | <u>Emergency Shelter</u> Part Block 2 Registered Plan 20M-476 | (2003-112) |

The land to which By-law 2003 - 112 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the E2 zone, and in addition the following use, subject to the general regulations, except where in conflict with the following, in which case the following regulations shall prevail:

- a) **Permitted Use** – An Emergency Shelter
- The following definition shall apply:
- An emergency shelter is an institutional facility that provides supervised temporary lodging, board, and/or personal support services to homeless individuals, and may consist of bedroom facilities, central kitchen and dining room facilities, program areas, counseling areas, administrative offices, and general indoor and outdoor amenity areas. An emergency shelter shall be subject to the provisions of a purchase of service agreement with Halton Region.
- b) **Regulations**
- (i) Maximum number of beds - 40
 - (ii) Minimum number of parking spaces for an emergency shelter – 28.
 - (iii) Minimum front yard setback – 9 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (761) | <p style="text-align: center;"><u>Nuba Heights Investments Ltd.</u> Part of Lots 6 and 7, Concession 2, SDS</p> | <p style="text-align: center;">(2006-075) OMB #0094 and #1617</p> |

The lands to which By-law 2006-075 applies may be used for the uses permitted in the general provisions of 1984-63 subject to the regulations provided for such uses or alternatively for the following uses subject to the regulations for such uses under By-law 1984-63, except where in conflict with the following regulations, in which case the following regulations shall prevail:

a) **Permitted Uses**

Only the following uses are permitted: medical offices, business and professional offices, athletic/fitness facilities, restaurant/cafeteria uses and parking for such uses.

b) **Regulations**

- (i) Maximum Number of Storeys: 9
- (ii) Maximum Building Height: 38 metres above established grade, excluding the roof top mechanical equipment and rooms. The roof top mechanical equipment and rooms shall not exceed a maximum height of 5 metres measured from the roof on which they are located.
- (iii) Front Yard – Minimum Setback: 14 metres
- (iv) Flankage Yard – Minimum Setback: 3 metres
- (v) Maximum Gross Floor Area of Overall Building: 17,316 m², excluding parking areas within a building
- (vi) Maximum Net Floor Area (net floor area excludes the area of corridors, stairs, lobbies and atrium that are used in common by people having access to the building, herein referred to as the “Common Area”):
 - Medical office: 8,885 sq.m
 - Business & Professional office: 772 sq.m
 - Restaurant/cafeteria: 265 sq.m

PART VI

SPECIAL PROVISIONS

- Athletic/Fitness facility: 1,940 sq.m
 - Total Net Floor Area: 11,862 sq.m
(exclusive of common area and outdoor restaurant patio area)
- (vii) Minimum Parking:

For the purposes of this By-law, any change from one permitted land use to another permitted land use requires that the corresponding Parking Ratio(s), as set out in the following Table, be complied with; however, the minimum number of parking spaces provided shall be no less than 748.

| Proposed Uses | Maximum Gross Floor Area (sq.m) | Required Minimum Parking Ratio (sq.m) | Resulting Parking Required |
|---------------------------------|--|--|-----------------------------------|
| Medical Offices | 8,885 | 1 per 18 | 494 |
| Business & Professional Offices | 772 | 1 per 34 | 23 |
| Athletic/Fitness Facility | 1,940 | 1 per 22 | 88 |
| Restaurant/Cafeteria | 265 | 1 per 18 | 15 |
| Common Area | 4,621 | 1 per 36 | 128 |
| Outdoor Restaurant Patio | 833 | N/A | 0 |
| TOTAL | 17,316 | - | 748 |

approved by the Ontario Municipal Board Order #0094 and #1617

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (762) | <p style="text-align: center;"><u>Legend Creek Developments</u> 2077 & 2095 Bronte Road & Block 86, Plan 20M-802, Part of Lot 30, Con 1 S.D.S.</p> | (2003-197) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) For lands zoned R7
- (i) **Permitted Uses** – all R7 uses except detached dwellings, maisonettes, and apartment buildings
 - (ii) **Regulations**
 1. For zoning purposes only, the private road shall be considered a public street for determining zoning compliance
 2. For zoning purposes established grade will be measured at the base of the front wall taken at the centre point of each unit
 3. Maximum number of multiple attached dwelling units – 20
 4. Maximum number of semi-detached units – 2
 5. Minimum front yard setback for dwelling from the private road – 4.5m
 6. Minimum front yard setback for the garage from the private road - 6.0m
 7. Minimum rear yard setback – 7.5m except for unit 14, where the setback may be 7.2m and for unit 8 where the setback may be 5.6m
 8. Minimum setback to south lot line for units 9 and 10 – 0.5m
 9. Minimum setback to the north lot line for units 1 and 22 – 3.5m
 10. Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front yard but must be located a minimum of 3m from the private road;
 11. Minimum separation distance between buildings is 3.0m
 12. Parking may be provided in a front yard.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (763) | <p style="text-align: center;"><u>Eddie Tsang Management Ltd.</u> Con. 4 S.D.S. 2475 Lakeshore Road West</p> | <p style="text-align: center;">(2004-014) (2004-062) (2007-096)</p> |

The lands to which By-law 2004-014 applies may be used for the uses permitted in the General Provisions of 1984-63 subject to the regulations for such uses and in addition the following uses and regulations which shall prevail in the event of conflict:

1. **Permitted Uses:**

- a) 10 multiple-attached units adjacent to Lakeshore Road West and Bronte Road, each unit containing a single commercial use on the ground floor and basement areas only.
- b) 4 multiple attached units fronting onto the internal condominium roadway.
- c) A common element condominium area consisting of access, commercial and visitor parking.

2. **Regulations**

- a) Yards – 0.0m
- b) No part of any structure shall exceed an overall height of 14m measured from the established grade of each unit excluding a roof top access room or mechanical room and decorative finials.
- c) Maximum number of storeys - 3, excluding roof top access room or mechanical room.
- d) Minimum number of parking spaces; 28 residential parking spaces, and 10 commercial /visitor parking spaces.
- e) The buffer strip need not be provided and parking is permitted adjacent to the high density residential use.
- f) Residential uses are not required to be accessed by entirely separate entrances.
- g) Minimum personal recreation space of 25m² per multiple-attached unit is required and maybe in the form of rooftop gardens, balconies or yards or in combination thereof.
- h) No food preparation that requires exhaust hood ventilation or produces grease-laden vapour is permitted in the commercial units.
- i) For the 4 multiple attached units accessed from the condominium element, the conduct of a trade or business is permitted, provided not more than 25% of the floor area is used for the purpose, no sign is displayed, no person outside

members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done from them and there is no public office or visiting of premises by customers, clients or salesmen on business.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (764) | <p align="center"><u>Lakeshore Village Inc.</u> Part Lots 31, 32 & 33 Plan M-8</p> | <p align="center">(2004-031) (2006-002) (2007-096) (2008-074)</p> |

Deleted by By-Law 2008-074

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|----------------------------------|
| (765) | <p align="center"><u>Bayshire Investments Limited</u> Part of Lots 7 and 8, Concession 1, S.D.S.</p> | <p align="center">(2004-079)</p> |

The lands shown in hatchmarks on Schedule "B" may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the following uses and regulations which shall prevail in the event of any conflict:

For lands zoned R8(a)

- (i) **Permitted Uses** – all R8 uses except detached dwellings, duplexes, maisonettes and apartment buildings;
- (ii) **Regulations**
 1. Minimum front yard setback - 4.5m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m;
 2. Minimum internal side yard setback - 1.5m, providing the minimum separation distance between buildings is 3.0m;
 3. Minimum side yard setback on a flankage lot - 3.0m;
 4. Maximum building height - 11.0m;
 5. Maximum lot coverage - 50%;
 6. Maximum flankage yard porch projections - 1.5m, except that access stairs connecting a porch to the ground may project an additional 0.6m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (766) | <p style="text-align: center;"><u>Pineberry Estates</u> Part of Lot 32, Concession 1 S.D.S.</p> | (2004-038) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. For Lands Zoned R8(a)
 - i) **Permitted Uses** – all R8 uses except single detached dwellings, duplex dwellings, maisonettes and apartment buildings.
 - (ii) **Regulations for Multiple Attached Dwellings on lands zoned R8(a):**
 1. Lot area minimum – 185m² per unit;
 2. Lot frontage minimum – 7.5m per unit;
 3. Lot coverage maximum – 50%;
 4. Front yard minimum setback – 4.5m except for a garage which will have a minimum setback of 6 m.;
 5. Side yard minimum setback – 1.5m. except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m.;
 6. Flankage yard porch (with or without foundations) projection maximum – 1.5m into the required yard, except that access stairs connecting the porch to the ground may project an additional 0.6m.;
 7. Building height maximum – 11m.;
 8. Notwithstanding Subsection 40(24) of By-law 1984-63, where there is a separation between multiple attached dwelling units within a block, the minimum separation distance between dwelling units shall be 3m.;
 9. Minimum rear yard – 7.5m.

2. For Lands Zoned R7(a)
 - i) **Permitted Uses** – all R7 uses except single detached dwellings, semi-detached dwellings, maisonettes and apartment buildings.
 - (ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(a):**
 1. Lot area minimum – 135m²;

2. Lot frontage minimum – 5.5m;
 3. Lot coverage maximum – 65%;
 4. Front yard minimum setback – 3m, except for a garage which shall have a minimum setback of 6m;
 5. Side yard minimum setback – for end unit, 1.2m except for a minimum of 3m on a flankage lot, provided the minimum separation distance between buildings is 3m;
 6. Rear yard minimum setback – 6m;
 7. Front yard porch (with or without foundations) projection maximum – 1.8m into the required front yard, except that access stairs connecting the porch to the ground may project an additional 0.6m;
 8. Flankage yard porch (with or without foundations) projection maximum – 1.8m into the required flankage yard, except that access stairs connecting the porch to the ground may project an additional 0.6m.
3. For Lands Zoned P/E
- i) **Permitted Uses**
 - a. All P/E uses except for a private school and in addition, cemetery and columbarium uses in conjunction with a Place of Worship.
 - b. All R8 uses except single detached dwellings, duplex dwellings, multiple attached dwellings and maisonettes.
 - (ii) **Regulations for all uses in paragraph 3 i)a)**
 1. Front lot line – the front lot line shall be deemed to be the northerly lot line adjacent to Dundas Street West.
 2. Minimum side yard setback abutting the O4 zone – 7.5m
 3. Minimum rear yard setback abutting the R8(a) zone - 12m
 4. Minimum front yard setback from Dundas Street West – 9m
 5. Landscaped Area along Dundas Street West– maximum 9m in width
 - (iii) **Regulations for Apartment Uses on lands zoned P/E**
 1. Subject to the R8 regulations, except where in conflict with the regulations, in which case the following shall prevail:
 2. Minimum number of units – 62;
 3. Maximum number of storeys - 8
 4. Maximum Building Height –25m above established grade excluding rooftop mechanical equipment/enclosures;
 5. Where rooftop mechanical equipment and enclosures are within 2m of the roof edge the roof top mechanical equipment and enclosures shall not be

greater than 3 metres in height and must be fully screened with building materials used in the construction of the main building. Where roof top mechanical equipment and enclosures are located greater than 2 metres from the roof edge it shall not exceed 5 metres in height;

6. Minimum frontage – 20m along that part of the southerly lot line that abuts Street H;
7. Front Lot line – the front lot line shall be deemed to be the northerly lot line adjacent to Dundas Street West;
8. Minimum front yard setback (from Dundas Street West) – 15m;
9. Landscaped area along Dundas Street West– maximum 9m in width;
10. Minimum side yard setback abutting the westerly lot line (adjacent to the O4 zone) – 7.5m;
11. Minimum side yard abutting the easterly lot line – 7.5m;
12. Rear Lot Line – the rear lot line shall be deemed to be the southerly lot line adjacent to the R8(a) zone and Street H;
13. Minimum rear yard setback - 12m;
14. Parking – 1.75 parking spaces per unit of which 0.25 paved parking spaces per unit shall be specifically designated as visitor parking.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (767) | <p style="text-align: center;"><u>Oakville Honda</u> Part Lot 11, Con. 2 S.D.S. 490 Iroquois Shore Road</p> | (2004-081) |

The permitted uses and regulations contained in the general provisions of by-law 1984-63 apply to the lands to which by-law 2004-081 applies except where in conflict with the following:

- a) **Permitted Uses**
 - (i) A freestanding Vehicle Repair Facility.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (768) | <p style="text-align: center;"><u>Alex Georgantopoulos</u> Part of Lot 29, Concession 1 S.D.S. 2367 Upper Middle Road West</p> | (2004-037) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) For lands zoned R13(a)
- i) **Permitted Use** – 1 Single family detached dwelling
 - ii) **Regulations:**
 1. Minimum frontage on Brockberry Crescent – 5m
 2. Minimum yards for a single detached dwelling as shown on Schedule ‘C’
 3. Maximum building envelope for a single family detached dwelling shall be in accordance with Schedule ‘C’ to this by-law
 4. Accessory structures subject to R13 requirements
 5. Maximum size of the garage – 45m²
 6. A portion of the driveway may be located within a portion of the O1 lands.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (770) | <u>Bronte Community Developments</u> Part of Lot 30, Concession 1 S.D.S. | (2004-040) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. For Lands Zoned R7(a)
 - i) **Permitted Uses** – all R7 uses except single detached dwellings, semi-detached dwellings and maisonettes and apartments.
 - ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(a):**
 1. Lot area minimum – 165m²;
 2. Lot frontage minimum – 6.0m per unit;
 3. Lot coverage maximum – 65%;
 4. For the purposes of calculating the required yards, lot area and providing frontage on a public street, the publicly-owned 0.3m reserve and the daylight triangles adjoining the lot shall be deemed to be part of the lot.

5. Front yard minimum setback– 3m, except for a garage which shall have a minimum of 6m;
 6. Side yard minimum setback – for end unit, 1.2m except for a minimum of 2.4m on a flankage lot, provided the minimum separation distance between buildings is 3m;
 7. Rear yard minimum setback – 6m;
 8. Front yard porch (with or without foundations) projection maximum – 1.8m into the required front yard, except that access stairs connecting the porch to the ground may project an additional 0.6m;
 9. Flankage yard porch (with or without foundations) projection maximum – 1.8m into the required flankage yard, except that access stairs connecting the porch to the ground may project an additional 0.6m;
 10. Rear yard covered or uncovered structures including exterior stairways, decks or porches (with or without foundations) projection maximum – 2.7m into the required rear yard;
 11. All buildings and structures shall maintain a minimum rear yard setback of 6m from the boundary of the woodlot. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required. Rear yard covered or uncovered structures as described in 1ii) 10 are permitted.
2. For Lands Zoned R7(b)
- i) **Permitted Uses:** The permitted uses as set out in paragraph 1i) apply.
 - ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(b):**
 1. The regulations as set out in paragraph 1ii) apply;
 2. All buildings and structures shall maintain a minimum rear yard setback of 7.5m from the boundary of the TransCanada pipeline easement or a minimum side yard setback of 4.5m from the boundary of the TransCanada pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required.
3. For Lands Zoned R7(c)
- i) **Permitted Uses:** The permitted uses as set out in paragraph 1i) apply.
 - ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(c):**
 1. The regulations as set out in paragraph 2 ii) apply;

2. For dwellings with frontage adjacent to Baronwood Drive, the conduct of trade or business, provided not more than 36m² is used for the purpose, which may be located within the dwelling, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods area stored on the premises and no shipping is done for them, and there is no public office or visiting of the premises by customers, clients, or salespersons on business;
 3. Maximum building height – 10.5m;
 4. Maximum number of storeys – 3.
4. For Lands Zoned R7(d)
- i) **Permitted Uses:** The permitted uses as set out in paragraph 1i) apply.
 - ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(d):**
 1. Lot area minimum – 165m²;
 2. Lot frontage minimum – 6.0m per unit;
 3. Lot coverage maximum – 65%;
 4. For the purposes of calculating the required yards, building depths, lot area and providing frontage on a public street, the publicly-owned 0.3m reserve and the daylight triangles adjoining the lot shall be deemed to be part of the lot;
 5. Front yard minimum setback – 3m;
 6. Front yard porch (with or without foundations) projection maximum – 1.8m into the required front yard, except that access stairs connecting the porch to the ground may project an additional 0.6m;
 7. Side yard minimum setback – for end unit, 1.2m except for a minimum of 2.4m on a flankage lot, provided the minimum separation distance between buildings is 3m;
 8. The maximum depth of the building shall not exceed 20 metres, measured from the front lot line to the exterior rear wall of the building;
 9. Rear yard minimum setback to dwelling and attached garage – 6m and for a detached garage the minimum setback shall be 0 m from the laneway;
 10. For the purpose of this By-law a lane is defined to have a right-of-way width of not less than 7.5m exclusive of daylight triangles;
 11. Notwithstanding Section 28 of By-law 1984-63 as amended, for the computation of yards required under Section 14(1) of By-law 1984-63 as amended, the lands to which this by-law applies shall not include the lane in computing lot area, lot coverage and rear yard depth;

12. Vehicular ingress and egress to the lots/blocks shall only be provided and accessed through the rear lane. No access will be allowed from Baronwood Drive;
 13. Parking shall be permitted within a rear yard;
 14. Maximum building height – 10.5m;
 15. Maximum number of storeys – 3
 16. For dwellings with frontage adjacent to Baronwood Drive, the conduct of trade or business, provided not more than 36m² is used for the purpose, which may be located within the dwelling or an accessory building, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods area stored on the premises and no shipping is done for them, and there is no public office or visiting of the premises by customers, clients, or salespersons on business;
5. For Lands Zoned R7(e)
- i) **Permitted Uses:** The permitted uses as set out in paragraph 1i) apply.
 - ii) **Regulations for Multiple Attached Dwellings on lands zoned R7(e):**
 1. Minimum number of units – 22;
 2. For zoning purposes only, the private road shall be considered a public street for determining zoning compliance;
 3. For zoning purposes established grade will be measured at the base of the front wall taken at the centre point of each unit;
 4. Minimum front yard setback for dwelling from the private road – 3m;
 5. Minimum front yard setback for the garage from the private road – 6m;
 6. Minimum rear yard setback – 6m;
 7. All buildings and structures shall maintain a minimum rear yard setback of 7.5m from the boundary of the TransCanada pipeline easement or a minimum side yard setback of 4.5m from the boundary of the TransCanada pipeline easement. This restriction shall include, but not be limited to, in-ground pools and accessory structures, including above-ground pools if in-ground footings are required;
 8. Minimum separation distance between buildings is 3.0m;
 9. Maximum building height – 10.5m
 10. Maximum number of storeys – 3
6. For Lands Zoned R8(a)
- i) **Permitted Uses** – all R8 uses except single detached dwellings, duplex dwellings, multiple attached dwellings and maisonettes.

ii) **Regulations for Apartments on lands zoned R8(a):**

1. Minimum number of units – 116;
2. Maximum number of storeys – 8;
3. Maximum Building Height – 25m above established grade excluding rooftop mechanical equipment/enclosures;
4. Where rooftop mechanical equipment and enclosures are within 2 m of the roof edge the roof top mechanical equipment and enclosures shall not be greater than 3 metres in height and must be fully screened with building materials used in the construction of the main building. Where roof top mechanical equipment and enclosures are located greater than 2 metres from the roof edge it shall not exceed 5 metres in height;
5. Front Lot line – the front lot line shall be deemed to be the westerly lot line adjacent to Bronte Road (Regional Road 25);
6. Minimum front yard setback (from Bronte Road) – 3m;
7. Minimum northerly side yard setback – 7.5m;
8. Minimum southerly side yard setback – 12m
9. Minimum rear yard setback - 12m;
10. Parking – 1.75 parking spaces per unit of which 0.25 paved parking spaces per unit shall be specifically designated as visitor parking, where a maximum of 50% of which may be permitted in paved surface parking;

7. For Lands Zoned P/E

- i) **Permitted Uses** – all P/E uses subject to the P/E regulations for such uses or all R7(a) uses as set out in paragraph 1i).
- ii) **Regulations for R7(a) permitted uses:** The regulations as set out in paragraph 1ii) apply

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (771) | <u>DOL Inc.</u> Parts 1,2,3 Plan 20R-4323 | (2004-102) |

The land to which By-law 2004-102 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended for the C3R zone, subject to the applicable regulations

therefore, and in addition the following uses and regulations, which shall apply in the event of conflict:

a) **Permitted Uses**

- (i) Maximum 27 units in total with 4 units at grade being used for commercial purposes, and the other 23 units, with 2 at grade and the remainder on the second, third and fourth storeys being used for residential purposes.
- (ii) Uses in the basement areas will be restricted to ancillary storage and meeting rooms.

b) **Regulations**

- (1) Minimum Floor Area per unit – 48.5 square metres.
- (2) For the purposes of this by-law, building height will be calculated to the roof ridge of the building. Maximum Building Height – 16 metres.
- (3) Maximum number of storeys – 4.
- (4) Front Yard, Side Yard – minimum 0.0 metres. Rear Yard – minimum 0.15 metres.
- (5) Minimum Number of Parking Spaces – 27 residential parking spaces and 9 commercial parking spaces, which includes visitor and handicapped parking, all of which may be open, surface parking.
- (6) Access to property – one direct access only from Prince Charles Drive
- (7) Minimum width of landscaped buffer abutting residential area = 0.15 metres
- (8) Personal Recreation Space may include a roof top garden
- (9) The residential uses are not required to be accessed by entirely separate entrances.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (772) | <u>Moldenhauer Developments</u> Part of Lot 19, Conc. 3 S.D.S. 409 and 417 Lakeshore Road West | (2004-147 repealed) (2005-014) (2007-149) |

The lands zoned R02 S.P. 772 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) For lands zoned R02 S.P. 772

- (i) **Permitted Uses** – all R02 uses
- (ii) **Regulations**

1. For zoning purposes only, the common elements condominium road shall be considered a public street for determining zoning compliance.
2. For zoning purposes established grade will be measured at the base of the front wall taken at the centre point of each unit.
3. Maximum number of detached dwelling units within the area zoned R02 S.P. 772 = 13
4. Minimum Lot Area = 379 square metres.
5. Minimum Lot Frontage – 13.5 metres.
6. Maximum Lot Coverage – 50 percent.
7. Minimum front yard setback for dwelling from the common elements condominium road – 3.0 metres.
8. Minimum front yard setback for the garage from the common elements condominium road - 5.5 metres.
9. Minimum side yard setback - 0.3 metres on one side and 1 metre on the other side except along the Lakeshore Road West side of lots 1 and 13 where 4 metres is required.
10. Minimum rear yard setback – 5.5 metres. Notwithstanding the definition of rear lot line, for Lots 7 and 8 abutting the YMCA lands (Part 3, 20R 13673), the rear lot line shall be the lot line furthest from the common element condominium road.
11. Minimum building separation between dwellings – 1.3 metres.
12. Maximum Gross floor area on lots 2 through 12 – 335 square metres.
13. Maximum Gross Floor Area on lots 1 and 13 – 370 square metres.
14. Minimum number of parking spaces per unit – 4.
15. Minimum number of Visitor Parking spaces – 4.
16. Detached garages need not be located in the rear yard.
17. Parking may be provided in a front yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (773) | <p style="text-align: center;"><u>1594331 Ontario Limited</u> Lot 7, Registered Plan. M-7 120 Nelson Street</p> | <p style="text-align: center;">(2004-156) (2007-096) (2010-057)</p> |

The lands to which By-law 2004-156 applies may be used for the uses permitted in By-law 1984-63, as amended, subject to the regulations for such uses except where in conflict with the following uses and regulations which shall govern in the event of conflict:

Permitted Uses

- 3 multiple attached residential dwellings fronting on Nelson Street
- 3 multiple attached residential dwellings fronting on a condominium road.

Regulations

- a) For zoning purposes only, the condominium road shall be deemed to be a public street.
- b) Minimum Front Yard Setback - 3.0m except for a garage which shall have a minimum setback of 6.0m
- c) Parking is permitted in the front yard for the dwellings fronting on the condominium road.
- d) Required Parking - 2 spaces per unit
- e) The buffer strip does not need to be provided.
- f) Maximum Building Height - 12.5m
- g) Notwithstanding Section 42 1), minimum personal recreation space of 25m² per multiple attached unit is required and may be in the form of rooftop gardens, balconies or yards or in any combination thereof.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--|
| (774) | <u>Hicks-Pettes Architects Inc</u> Lot 190 and 191, Registered Plan M-7 115 Nelson Street | (2004-161) (2007-096) (2010-057) |

The lands to which By-law 2004-161 applies may be used for the following uses only subject to the C3R regulations for such uses except where in conflict with the following regulations in which case the following regulations shall prevail:

Permitted Uses:

- 4 multiple-attached units fronting onto Nelson Street
- 5 multiple attached units fronting onto the internal condominium roadway
- The common element condominium road shall be deemed a public road for the purposes of this by-law.

Regulations

- a) Front yard minimum – 6 metres
- b) Rear yard minimum – 7.5 metres
- c) South Side yard minimum – 1.2 metres

- d) North Side yard minimum – 3 metres.
- e) Notwithstanding Section 2 and Section 42 2) 3 a) iii) – no part of any structure shall exceed an overall height of 14m measured from the established grade of each unit excluding a roof top access room or mechanical room and decorative finials.
- f) Maximum number of storeys – 3.
- g) Minimum number of parking spaces; 2 parking spaces per residential unit with no visitor parking spaces required.
- h) Minimum width of landscaped buffer abutting residential area – 1.5 metres
- i) minimum personal recreation space of 25m² per multiple-attached unit is required and may be in the form of rooftop gardens, balconies or yards or in combination thereof.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (775) | <p style="text-align: center;"><u>Sreit Oakville Ltd.</u> Part Lot. 5 Con. 3 SDS 523 Maple Grove Drive</p> | (2006-089) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 2005-004 applies except where in conflict with the following:

- a) **Permitted Uses**
All C2 uses except “outdoor patios”
- b) **Regulations**
 - (i) Lot area – Minimum – 3,180 square metres.
 - (ii) Lot coverage – Maximum – 50%. A single commercial operation can occupy 100% of the permitted building area.
 - (iii) For the purposes of calculating setback requirements any 0.3 metre reserves shall be deemed to be part of the lot.
 - (iv) Rear yard setback – Minimum – 1.5 metres.
 - (v) Side yard setback – Minimum 1.5 metres.
 - (vi) Maximum setback from Cornwall Road – 10.5 metres.
 - (vii) Maximum setback from Maple Grove Drive – 4.0 metres.
 - (viii) All garbage and recycling facilities shall be located within commercial buildings.
 - (ix) No parking shall be permitted in front of the building where it abuts Cornwall Road and Maple Grove Drive.

- (x) Access and parking may be shared with the abutting C2 property.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (776) | <p style="text-align: center;"><u>Peppergate Developments Inc.</u></p> <p style="text-align: center;">Part of Lot 30, Concession 1 S.D.S.</p> <p style="text-align: center;">2385-2389 Khalsa Gate</p> | <p style="text-align: center;">(2005-015)</p> <p style="text-align: center;">(2008-060)</p> <p style="text-align: center;">(2008-051)</p> <p style="text-align: center;">(2012-085)</p> |

The lands shown in hatchmarks on Schedule “B” to By-law 2005-015 and portions of those lands identified as Blocks A, B and C on Schedule “C” to By-law 2005-015 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. For lands Zoned R7

a. **Permitted Uses** – all R7 uses except single detached dwellings, semi detached dwellings and maisonettes and apartments.

b. **Regulations for Multiple Attached Dwellings on lands zoned R7**

- (i) Lot area minimum – 138 square metres;
- (ii) Lot coverage – maximum - 52%;
- (iii) Building height – maximum -12.85 metres;
- (iv) Rear yard setback – minimum – 6 metres;
- (v) Front yard setback – minimum – 6 metres;
- (vi) Side yard setback – minimum – 1.5 metres
- (vii) Maximum projection of uncovered structures including exterior stairways, decks (with or without foundations) into a required rear yard – 3.1 m;
- (viii) For dwellings with frontage adjacent to Baronwood Drive, the conduct of trade or business, provided not more than 25 % of the floor area is used for the purpose, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods area stored on the premises and no shipping is done for them, and there is no public office or visiting of the premises by customers, clients, or salespersons on business.

2. For the lands zoned R8

a. Permitted Uses:

- i. All uses in the R8 zone including stacked townhouses but excludes detached dwellings, duplex dwellings, multiple-attached, maisonette and apartment units.
- ii. The following commercial uses are permitted in any building having a main wall fronting onto Khalsa Gate:
 - 1) Antique shop;
 - 2) Art gallery;
 - 3) Artists', decorators' or similar studio;
 - 4) Bank, trust company, credit union;
 - 5) Barber shop, hairdresser, aesthetics salon;
 - 6) Clothing store;
 - 7) Commercial school;
 - 8) Computer repair;
 - 9) Dry cleaning (depot only);
 - 10) Florist;
 - 11) Gift, notion, or craft shop;
 - 12) Grocery or food store;
 - 13) Hardware store;
 - 14) Neighbourhood store;
 - 15) Professional or business offices.

b. Definitions:

“**stacked townhouse**” means a building or structure divided vertically and/or horizontally into three or more non-communicating dwelling units, each having private access from the outside.

c. Regulations:

- i. Maximum number of dwelling units – 166
- ii. Minimum lot area – 10,610.0 sq.m
- iii. Minimum lot frontage – 50.0 m
- iv. Maximum lot coverage – 45%
- v. Maximum building height – 14.0 m
- vi. Minimum floor area per unit – 75.0 sq.m
- vii. Minimum front yard – 1.8 m
- viii. Minimum side yard – 2.0 m
- ix. Minimum rear yard – 0.6 m
- x. Minimum landscaped area – 20%
- xi. Minimum ground floor height for any building having a main wall fronting onto Khalsa Gate – 4.25 m, measured from finished floor elevation to finished floor elevation.
- xii. The front lot line shall be the lot line adjacent to Baronwood Drive.

- xiii. Established grade shall be an elevation of 151.4 m, representing the centerline elevation midway along the Baronwood Drive lot frontage.
- xiv. A driveway shall not be permitted to cross the rear lot line, except a temporary driveway for the purpose of providing construction access to the lot.
- xv. Minimum separation distance between buildings of stacked townhouse units above ground – 3.0 m.
- xvi. Exterior stairways and stairs may project into a front or side yard to within 0.6 m of a lot line.
- xvii. Exterior stairways and stairs shall not project into the rear yard.
- xviii. Minimum parking for stacked townhouse units – 1.5 parking spaces per unit, of which 0.25 parking spaces per unit shall be designated as visitor parking.
- xix. A maximum of 10 tandem parking spaces shall be permitted within the parking for stacked townhouse units.
- xx. The lands subject to this regulation shall be considered as one lot for calculating lot coverage, lot frontage and lot area notwithstanding its future division, severance or partition into multiple parcels.
- xxi. The common element condominium parcels created in conjunction with the proposed stacked townhouse units, including driveways, walkways, above and below grade parking and other common element areas shall be deemed to comply with Section 9(3).
- xxii. Sections 40. 5) b) i and ii, respecting the proximity of an underground facility to a lot line, shall apply.
- xxiii. Section 24, respecting private roadways within plans registered under the *Condominium Act*, shall not apply.
- xxiv. Schedule “C” to By-law 2005-015, as amended, shall not apply.

d. Regulations for commercial uses:

- i. Minimum commercial parking for combined commercial residential uses – 1.0 parking space shall be provided for every 32.6 sq. m leasable floor area.”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (778) | <u>Lakeshore Village Inc. Phase 1 and 2</u> Part Lots 31 – 36, Plan M-8 | (2005-028)(2005-196) (2006-002)(2007-096) (2008-051)(2010-057) |

The lands to which By-law 2005-196 applies may be used for the following uses only subject to the C3R regulations for such uses except where in conflict with the following regulations in which case the following regulations shall prevail:

Permitted Uses:

- 1) 22 multiple-attached units consisting of 16 units adjacent to Lakeshore Road West and 6 units fronting onto Nelson Street, each unit containing;
 - a) A single commercial use on the ground floor only;
 - b) A single residential use which may be located both above and below the commercial units;
 - c) Notwithstanding subsection a), 2 adjacent commercial units may be combined into 1 commercial unit.
- 2) 9 multiple attached units fronting onto the internal condominium roadway.
- 3) Common element condominium areas consisting of access from Nelson Street and commercial/ visitor parking spaces and pedestrian access off of Lakeshore Road West.

Regulations:

- a) Yards – 0.0m
- b) No part of any structure shall exceed an overall height of 14m measured from the established grade of each unit including mechanical equipment, roof parapet and stairwell access.
- c) Maximum number of storeys - 3, excluding roof top access room, mechanical room or stairwell access.
- d) Minimum number of parking spaces - 2 residential parking spaces per unit, and 23 commercial/visitor parking spaces.
- e) The buffer strip need not be provided and parking is permitted adjacent to the residential uses.
- f) Residential uses are not required to be accessed by entirely separate entrances.
- g) Personal recreation space may be provided in the form of rooftop gardens, balconies or yards or in combination thereof.
- h) No food preparation that requires exhaust hood ventilation or produces grease-laden vapour is permitted in the commercial units.
- i) For the 9 multiple attached units, the conduct of a trade or business is permitted, provided not more than 25% of the floor area is used for the purpose, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done from them and there is no public office or visiting of premises by customers, clients or salesmen on business.
- j) Notwithstanding Section 15 1) b) i), parking areas and access to parking areas may be located on the adjacent lot.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (779) | <u>Fox Farm Developments Inc.</u> Part of Lot 29, Con. 1 S.D.S. | (2005-042)(2005-091) (2006-096)(2007-025) (2007-096) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) For lands zoned R11

(i) **Permitted Uses** – all R11 uses except semi-detached dwellings

(ii) **Regulations:**

1. Minimum front yard setback – 3m to dwelling except for a garage which shall have a minimum front yard setback of 6.0m;
2. Minimum internal side yard setback – 1.2m on one side and 0.6 on the other;
3. A minimum 1.2m separation distance between adjacent dwellings will be maintained;
4. Lots which have a frontage of 12m or greater may have a garage with a maximum floor area not greater than 45m² and the maximum garage door opening for an attached garage shall not exceed 5.5m and Section 40(30) shall not apply to such lots;
5. Notwithstanding Section 40(33), porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards to a point 1.5 metres from the property line;
6. Rear yard covered or uncovered structures on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including exterior stairways, decks or porches may project a maximum of 3m into the required rear yard; and
7. Bay windows with or without foundations shall be permitted to encroach a maximum of 0.9m into the required front and/or rear yards.

b) For lands zoned R13

The lands may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63 as amended, except where in conflict with the permitted uses and regulations specified below, in which case the following shall prevail.

- (i) **Permitted Uses** – all R13 uses
- (ii) **Regulations** – as set out in subsections 4, 6 and 7 of paragraph a)(ii) above.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (780) | <u>L. & M. Marek</u> Part of Lot 28, Con. 1 S.D.S. | (2005-055) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) For lands zoned R12(a)

- (i) **Permitted Uses** – all R12 uses except semi-detached dwellings
- (ii) **Regulations**
 1. Maximum Floor Area/Lot Area Ratio: 70%;
 2. Minimum setbacks of all buildings including accessory buildings and structures from daylight triangles - 0.7m;
 3. Maximum Building Height: 10.5m;
 4. No part of any structure shall exceed 12.5m from the established grade.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (781) | <p align="center"><u>Town of Oakville – OE Park School</u> Part of Lots 28 and 29, Con. 3 S.D.S. 2301 Yolanda Drive</p> | (2005-077) |

The permitted uses and regulations contained in the general provisions of By-law 1984-63 apply to the land to which By-law 2005-077 applies except where in conflict with the following:

- a) **Regulations**
- (i) Lot frontage – minimum 15 metres.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (782) | <p align="center"><u>Daniels Oakville Corporation</u> Part Block 110, Registered Plan 1 111 Forsythe Street</p> | (2005-084) |

The land shown with hatchmarks on Schedule “B” to By-law 2005-084 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail.

- a) For lands zoned R9
- i) **Permitted Uses**
Residential apartment dwelling only.
- ii) **Regulations**
1. Maximum number of residential dwelling units - 68, plus one guest suite.
 2. Notwithstanding Section 40(18) of By-law 1984-63, as amended, the maximum gross floor area permitted is 14,500 square metres.
 3. Maximum building height (Canadian Geodetic Datum) - shall be as shown in italics on Schedule “C” to By-law 2005-084.
 4. Minimum building setbacks - shall be as shown on Schedule “C” to By-law 2005-084.

5. Minimum Yards for the building above established grade - shall be as shown on Schedule "D" to By-law 2005-084. Minimum yards shall be 0m below established grade.
6. Minimum Yards on Schedule "D" to By-law 2005-084 are not applicable to ventilation shafts for the underground parking garage.
7. Maximum lot coverage above established grade– the area of the Building Envelope as shown on Schedule "D" to By-law 2005-084.
8. Minimum landscaping – minimum 5% of the area zoned R9.
9. Parking – A minimum of 1.75 parking spaces per unit, of which 0.25 spaces per unit will be designated visitor parking and may be located underground.
10. Notwithstanding Section (a)(ii)(3) above, the following building elements are permitted to exceed the heights specified on Schedule "C" to By-law 2005-084 by no more than the amounts specified below:
 - Rooftop parapet walls: maximum 2.0 metres
 - All other parapet walls: maximum 0.8 metres
 - Fences and railings: maximum 1.2 metres
 - Architectural features associated with and including fences and railings: maximum 2.0 metres
 - Rooftop mechanical equipment (not within mechanical penthouse): maximum 2.0 metres.
11. Notwithstanding Sections 12(3)(c) and (d) of By-law 1984-63, as amended, and Sections (a)(ii)(4) and (5) above, the following building elements are permitted to project into the yards and stepback areas specified on Schedules "C" and "D" to By-law 2005-084 by no more than the horizontal distances specified below:
 - Columns and pilasters: maximum 0.6 metres
 - Bay windows: maximum 0.3 metres
 - Unenclosed balconies (south facade): maximum 0.4 metres
 - Unenclosed balconies (west facade): maximum 0.3 metres
 - Unenclosed balconies (north facade): maximum 1.0 metres
 - Unenclosed balconies (east facade): maximum 2.5 metres
 - Unenclosed balconies (stepback areas): maximum 3.0 metres
 - Exterior stairways (east facade): maximum 1.2 metres.
12. Where balconies are provided they shall be unenclosed.
13. The depth dimensions of the stepbacks specified on Schedule "C" to By-law 2005-084 may be reduced by up to 0.2 metres.

14. The mechanical penthouse shall be set back a minimum of 3.0 metres from the edge of the roof, provided that the minimum setback from the south edge of the roof shall be 12.0 metres. The maximum area for the mechanical penthouse shall not exceed 40% of the roof area of the upper-most storey on which it is located.
 15. Maximum Area of the R9 zone– 0.175 ha
 16. For the purposes of this exception:
 - (i) **“established grade”** shall mean 83.50 metres Canadian Geodetic Datum;
 - (ii) **“gross floor area”** shall mean the aggregate area of the building contained within the outside walls, but does not include any mechanical penthouse or any portion of the building below established grade; and
 - (iii) **“guest suite”** shall mean one or more habitable rooms for the temporary use of guests, accessory to an apartment dwelling, containing no kitchen.
 - (iv) **“landscaping”** or **“landscaped area”** shall mean an area of land, or the roof of a parking structure not more than 1.4 metres above ground, comprising lawn, shrubs, trees, flowers, and paving slabs or other similar textured surfaces, without access by vehicles (except emergency access by vehicles such as fire trucks or ambulances).
- b) For lands zoned O4
- i) **Permitted Uses**
Conservation projects and uses incidental thereto; public parks; publicly accessible open space; and private landscaped area accessory to a residential apartment dwelling.
 - ii) **Regulations**
 1. No buildings or structures shall be permitted within the lands zoned O4, as shown in hatchmarks on Schedule “C” to By-law 2005-084.
Notwithstanding the foregoing, balconies shall be permitted to project over these lands as per subsection (a)(ii)(11) of this by-law.
 2. The use of the lands shown in cross-hatching on Schedule “C” to By-law 2005-084, which shall have a minimum area of 555 square metres and a maximum area of 615 square metres, shall be restricted to publicly accessible open space.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (783) | <p style="text-align: center;"><u>Palm Place Developments Inc.</u> Part of Lots 34 and 35, Concession 4, S.D.S. 3450 and 3510 Lakeshore Road West</p> | <p style="text-align: center;">(2007-031) OMB 0412</p> |

The lands subject to Special Provision 783 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(a) For lands zoned R9

(i) **Only Permitted Use**

Apartment house dwellings

(ii) **Regulations:**

1. For the purpose of calculating lot area, lot frontage, lot coverage, front yard and landscaping percentage of lot area, for lands zoned R9, the following provisions shall apply:
 - a) The front lot line shall be deemed to be the lot line abutting Lakeshore Road West; and
 - b) The lands zoned O4(a) may be used to satisfy the zone requirements for the lands zoned R9.
2. For the purposes of this By-law, for lands zoned R9, the rear lot line shall be deemed to be the lot line extending from the westerly limit of the front lot line to the southerly property limit of the east property line.
3. Lot Area (minimum): 14,700m²
4. Lot Frontage (minimum): 200m
5. Lot Coverage (maximum): 34%
6. Floor Area (minimum): 1 bedroom unit – 50m²
2 bedroom unit – 70m²
7. Front Yard (minimum): 22.5m
8. Side Yard (minimum): 5.0m
9. Rear Yard (minimum): 5.0m
10. Building Height (maximum): 8 storeys to a maximum of 25m exclusive of mechanical penthouse, parapets and exit stairs. Height shall be measured from finished grade on the north face of each of the buildings;

11. Terracing (minimum): The southerly building face of each building shall be terraced in accordance with the following:
 - a) The building face of the eighth storey shall be set back a minimum of 9.0 metres from the setback of the building face of the fifth storey; and
 - b) The building face of each of the sixth, seventh and eighth storeys shall be set back a minimum of an additional 2.0 metres from the building face of the storey immediately below.
12. Number of Apartment House Dwellings: 3 dwellings
13. Number of Dwelling Units (maximum): 300 dwelling units
14. Landscaping Percentage of Lot Area (minimum): 35%
15. Section 40(18) of By-law 1984-63 does not apply.
16. Notwithstanding any provisions of Section 40(19), the set backs and required yards applicable to the apartment house dwellings are also applicable to any accessory building or structure, including underground parking structures, incidental to the apartment house dwellings.
17. Minimum Parking Requirements:
 - a) 1.25 parking spaces per 1 bedroom unit plus 0.25 parking spaces per unit for visitors; and
 - b) 1.5 parking spaces per 2 or more bedroom unit plus 0.25 parking spaces per unit for visitors
18. All parking spaces shall be provided within an underground parking structure.
19. Notwithstanding any yard requirements to the contrary, balconies are permitted to encroach into any required yard to a maximum of 1.5 metres
20. One mechanical penthouse is permitted for each building subject to the following regulations :
 - a) Maximum area: 385m²
 - b) Minimum setback: 15.0m from the north building face
 - c) Minimum setback: 3.0m from the eighth storey south building face; and
 - d) Maximum height: 6.0m
21. Matters which are to be provided pursuant to Section 37 of the Planning Act R.S.O. 1990, c. P.13 as amended, in order to permit the increased number of dwelling units authorized on the lands zoned R9 are as follows:
 - a) Section 37 Agreement - The owner of the subject lands shall enter into one or more agreements with The Corporation of the Town of Oakville pursuant to Section 37 of the Planning Act to secure the facilities, services, and matters referred to below, which agreement

or agreements may be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with and subject to the agreements referred to above, shall provide or fund the following services and/or matters:

- i. Prior to the issuance of any above grade building permit with respect to the lands to which this By-law applies, the owner shall convey to The Corporation of the Town of Oakville the eastern portion of the lands to which this by-law applies, more particularly described as Parts 1 and 13, Plan 20R-16442.
 - b) Zoning By-law compliance for the purpose of building permit issuance with respect to the lands to which this By-law applies shall be dependant upon satisfaction of the provisions in this By-law and the Section 37 Agreement with respect to building permit issuance.
- (b) For lands zoned O4(a)
- (i) **Only Permitted Uses**
Passive open space/tree preservation area
 - (ii) **Prohibited Buildings and Structures**
Accessory buildings or structures, above or below grade, are prohibited except for the following which may be permitted:
 - One gazebo having a maximum gross floor area of 10.0m² and a maximum height of 3.0m in any yard not nearer than 0.6m to any lot line;
 - One temporary sales pavilion/trailer setback a minimum of 145.0m from the easterly side lot line; and one gate house within the limits of the driveway.
 - (iii) **Regulations**
 1. Notwithstanding any provisions of this By-law, one driveway having a maximum width of 9.0m to access lands zoned R9 and an associated entry feature structure, including a gatehouse, is permitted to be located within the lands zoned O4(a).

- (c) For all lands subject to SP 783
Notwithstanding any severance, partition or division of the lands zoned R9 or the land zoned O4, the provisions of SP 783 shall apply to the whole of these lands as if no severance, partition or division had occurred.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (784) | <u>Hamount Investments Ltd.</u> Part of Lot 29, Con. 1 S.D.S. | (2005-094) (2007-040) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) For lands zoned R12(a)
- (i) **Permitted Uses** – all R12 uses except semi-detached dwellings
 - (ii) **Regulations:**
 1. Minimum front yard setback – 5m to dwelling except for a garage which shall have a minimum front yard setback of 7.5m;
- b) For lands zoned R11(a)
- (iii) **Permitted Uses** – all R11 uses except semi-detached dwellings
 - (iv) **Regulations:**
 1. Lot Frontage Minimum – detached interior lot – 10.5m
 2. Lot Frontage Minimum – detached corner lot – 12.5m
 3. Notwithstanding Section 40(30) the maximum driveway width permitted is 5.5m
- c) For lands zoned R8(a)
- (i) **Permitted Uses** – all R8 uses except detached dwellings, duplexes, maisonettes and apartment houses
 - (ii) **Regulations:**
 1. Lot Area Minimum – 230m² - per unit
 2. Maximum Number of units - 36

3. **Setbacks for Multiple-Attached Dwellings**
 Front yard – Minimum – 4.5m to dwellings except for a garage which shall have a minimum setback of 6m
 Side yard – Minimum – 3.5m except when a multiple-attached dwelling abuts another multiple-attached dwelling in which case the minimum side yard may be 1.75m providing the minimum separation distance between buildings is 3.5m
4. Lot coverage for lands identified in Area “A” on Figure 1 to Sub Section 89(784): Maximum 47% excluding accessory structures;
5. Lot coverage for lands identified in Area “B” on Figure 1 to Sub Section 89(784): Maximum 35% excluding accessory structures;
6. On individual lots within a block, the maximum size of an accessory structure shall not exceed 10% of the individual lot area.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--------------------------|
| (785) | <u>Landmart Realty Corp.</u> Part of Lot 29, Con 1 S.D.S. | (2005-091) (2006-096) |

DELETED BY By-Law 2006-096.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|-----------------------------------|----------------------|
| (788) | <u>887718 Ontario Ltd.</u> | (2005-138)(2010-057) |

The land to which By-law 2005-138 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, subject to the applicable regulations therefore, and the following regulations which shall govern in case of conflict:

- a) **Regulations for Lands Zoned R3**
 - (i) Lot Coverage for
 - 1 storey dwelling – Maximum 45%;
 - greater than 1 storey dwelling – Maximum 40%;
 - (ii) Maximum overall building height – 12.5m;
 - (iii) Front yard setback
 - Minimum 4.5m to dwelling;
 - Minimum 6.0m to garage;

- (iv) Section 40(3) shall not apply;
 - (v) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall of the portion of the dwelling closest to the street;
 - (vi) Notwithstanding Section 12(3) of By-Law 1984-63, porches, open or covered by a roof, located at the same level as the main level of the dwelling unit or lower, with or without foundations, including access stairs connecting the porch to the ground may project into the required yard to a point 2.5 metres from the front or flankage property lines.
 - (vii) Notwithstanding the minimum required building setbacks for the R3 zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle.
- (b) **Regulations for Lands Zoned R5(a)**
- (i) Lot Coverage for a 1 storey dwelling – Maximum 45%;
greater than 1 storey dwelling – Maximum 40%;
 - (ii) Maximum overall building height – 12.5m;
 - (iii) Front yard setback – Minimum 4.5m to dwelling;
- Minimum 6.0m to garage;
 - (iv) Section 40 1) c) shall not apply;
 - (v) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall of the portion of the dwelling closest to the street;
 - (vi) Notwithstanding Section 12(3) of By-Law 1984-63, porches, open or covered by a roof, located at the same level as the main level of the dwelling unit or lower, with or without foundations, including access stairs connecting the porch to the ground may project into the required yard to a point 2.5 metres from the front or flankage property lines.
 - (vii) Notwithstanding the minimum required building setbacks for the R5(a) zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle.
- (c) **Regulations for Lands Zoned R11(a)**
- (i) Maximum floor area / lot area ratio - 70%;
 - (ii) Maximum overall building height – 12.5m;
 - (iii) Minimum side yard setback for a semi detached dwelling – 1.2m;
 - (iv) Notwithstanding the minimum required building setbacks for the R11(a) zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle.
 - (v) Notwithstanding Section 12(3) of By-Law 1984-63, porches, open or covered by a roof, located at the same level as the main level of the dwelling unit or lower,

with or without foundations, including access stairs connecting the porch to the ground may project into the required yard to a point 2.5 metres from the front or flankage property lines.

d) **Regulations for Lands Zoned R12(a)**

- (i) Driveway locations for those lots located on the traffic circle on North Ridge Trail are as shown on Schedule “C” to this by-law.
- (ii) Front yard setback
 - Minimum 4.5m to dwelling;
 - Minimum 6.0m to garage;
- (iii) Maximum overall building height – 12.5m
- (iv) Maximum floor area/lot area ratio – 70%;
- (v) Section 40 7) k) shall not apply;

e) **Regulations for Lands Zoned R12(b)**

- (i) Front yard setback
 - Minimum 4.5m to dwelling;
 - Minimum 6.0m to garage;
- (ii) Maximum floor area/lot area ratio – 70%;
- (iii) Maximum overall building height – 12.5m
- (iv) Notwithstanding the minimum required building setbacks for the R12(b) zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle;
- (v) Section 40 7) k) shall not apply;

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (789) | <u>Joshua Oak Developments Inc. & Northridge Maroak Developments Inc., 2021872 Ontario Limited</u> Part of Lot 8, Con. 1 S.D.S. | (2005-139) (2006-064) (2006-132)(2010-057) |

The land to which By-law 2005-139 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, subject to the applicable regulations therefore, and the following regulations which shall govern in case of conflict:

a) **Regulations for Lands Zoned R5(a)**

- (i) Lot Coverage for a 1 storey dwelling – maximum 45%;
greater than 1 storey dwelling – maximum 40%;

- (ii) Maximum overall building height – 12.5m;
 - (iii) Front yard setback – Minimum 4.5m to dwelling;
– Minimum 6.0m to garage;
 - (iv) Section 40 1) c) shall not apply;
 - (v) No part of an attached garage is permitted to protrude more than 1.5m in front of the ground floor wall of the portion of the dwelling closest to the street;

 - (vi) Notwithstanding Section 12(3) of By-Law 1984-63, porches, open or covered by a roof, located at the same level as the main level of the dwelling unit or lower, with or without foundations, including access stairs connecting the porch to the ground may project into the required yard to a point 2.5 metres from the front or flankage property lines.
 - (vii) Notwithstanding the minimum required building setbacks for the R5(a) zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle.
- b) **Regulations for Lands Zoned R12(b)**
- (i) Maximum floor area/lot area ratio – 70%;
 - (ii) Maximum overall building height – 12.5m
 - (iii) Notwithstanding the minimum required building setbacks for the R12(b) zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle;
 - (iv) Section 40 7) k) shall not apply.
- c) **Regulations for Lands Zoned C1(b)**
- (i) Lot area – minimum – 0.3ha
- (d) **Regulations for Lands Zoned R5(b)**
- The regulations as set out in paragraph (a) apply and in addition:
- (i) Notwithstanding the maximum lot coverage allowed in R5(a) zone for dwellings in excess of one storey, an additional 5% of lot coverage is permitted, for the first storey only, for unenclosed porches and that portion of any eaves projecting beyond the allowable 0.60m projection so long as they form part of the front or side elevations.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (790) | <u>Guglietti – 143-147 Reynolds St.</u> | (2005-180) |

The lands to which By-law 2005-180 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefor, except where in conflict with the following regulation, in which case the following shall prevail:

a) **Regulation:**

- (i) Maximum building height – 5 storeys, exclusive of roof and mechanical equipment and parapet walls

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (791) | <u>Lakeshore Village Phase II Inc.</u> Lots 3 and 4 and Part Lots 7 and 8, Block 65, Registered Plan 1 | (2006-119) |

The land to which By-law 2006-119 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the C3R zone, subject to the applicable regulations therefore, and in addition to the following uses and regulations, which shall apply in the event of conflict:

a) **Permitted Uses**

- (i) Nine (9) multiple attached units shall be located facing Lakeshore Road West, Commercial uses shall be located on the ground floor only. Residential uses may be located above the commercial uses.

b) **Regulations**

- (i) Maximum overall building height – 12.0 metres.
(ii) Maximum number of storeys – 3.
(iii) Front yard, side yard, rear yard – Minimum 0.0 metres.
(iv) Minimum number of parking spaces – 21 residential parking spaces including visitors, and 9 commercial parking spaces. Residential parking spaces with the exception of visitor spaces, may be provided in tandem.
(v) Personal recreation space – A minimum of 45 square metres per unit shall be provided as a rooftop amenity space or outdoor yard or combination thereof.
(vi) The residential uses are not required to be accessed by entirely separate entrances.
(vii) Density – Maximum 54 units per hectare.

- (viii) Landscape buffer strip – Schedule C

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (792) | <u>Thornwood Development Group Inc</u> Lots 186 and 187, Plan M-7 | (2006-018) |

The land to which By-law 2006-018 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the C3R zone, subject to the applicable regulations therefore, and in addition the following uses and regulations, which shall apply in the event of conflict:

a) **Permitted Uses**

- (i) Notwithstanding the uses permitted in the C3R zone, only four (4) multiple attached residential dwellings fronting on Nelson Street are permitted.

b) **Regulations**

- (i) For zoning purposes only, Nelson Street shall be considered the front lot line. Minimum building setback from Nelson Street – 2.8 metres.
- (ii) Minimum side yard – 1.3 metres.
- (iii) Minimum flankage yard – 2.0 metres.
- (iv) Maximum number of storeys – 4
- (v) Maximum overall building height – 12.6 metres.
- (vi) Minimum Number of Parking Spaces – 2 enclosed residential parking spaces per unit, plus 2 visitor tandem parking spaces per unit.
- (vii) Personal Recreation Space - A minimum of 30 square metres per unit shall be provided and may be in the form of uncovered decks or rooftop amenity spaces or outdoor yards or combination thereof.
- (viii) For zoning purposes only, the driveway and lands included as condominium common elements shall be deemed to form part of the lands. Section 24. Private Roadways Within Plans Registered under the Condominium Act regulations, as stated in By-law 1984-63 as amended, shall not apply.
- (ix) Notwithstanding the landscaping buffer requirements between a commercial and residential zone and the screening requirements between an open parking area and adjacent premises, the landscaping buffer requirement and screening requirement, shall not apply.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (793) | <p align="center"><u>1522983 Ontario Inc.</u> Part of Lot 10, Concession 1 S.D.S. 2439 Eighth Line</p> | (2006-059) |

The land to which By-law 2006-059 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R12 zone, and in addition the following regulation, which shall apply in the event of conflict:

- a) Notwithstanding the minimum required building setbacks for the R12 zone, where a daylight triangle adjoins a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangles.
- b) For the lots abutting Eighth Line frontage shall be considered to be Eighth Line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (794) | <p align="center"><u>1480219 Ontario Limited</u> Part of Lot 26, Con. 1. S.D.S. 2012 Dundas Street W</p> | (2006-069) |

The lands shown in hatchmarks on Schedule “B” may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, and the additional uses set out below subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) For the purpose of this By-law that portion of the lands zoned O1 may be used to satisfy the regulations as setout in the C1(a) zone.
- b) For lands zoned C1(a)
 - (i) **Permitted Uses** – all C1 uses, except service stations and public halls and in addition the following uses:

1. Private School
2. Florist/Flower Shop
3. Athletic Clubs
4. Animal Clinic

(ii) **Regulations:**

1. Lot area – Minimum – 0.7ha
2. Lot coverage - Maximum – 28%. No single commercial operation shall occupy more than 50% of the building floor area on the entire site
3. Front Yard shall be deemed to be the easterly lot line (Third Line)
4. Yard Requirements – Minimum
 - Front yard – 0.0m
 - Side yard abutting the Dundas Street – 9m
 - Side yard (southerly lot Line) –
 - Within 23 m of Third Line the side yard setback shall be 2m and the balance of the site shall maintain a 7.5 m minimum side yard setback
 - Rear yard (westerly Lot line) – 7.5m
5. Landscape buffer strip – Minimum
 - Side yard abutting Dundas Street – 9m across the full width of the yard excluding driveway
 - Walkways, patios, landscaping, landscape features and any associated trellis may project 1.5m into the O1 zone
 - Side yard (southerly lot line) across the full width
 - Within 23 m of Third Line the side yard setback shall be 2m and the balance of the site shall maintain a 7.5m landscape buffer strip
 - Rear yard (westerly lot line)– 7.5m across the full width of the yard
6. For a Private School the C1(a) regulations shall apply
 - An outdoor amenity space associated with a day nursery or private school use shall be located within the rear yard landscaped buffer strip to within 2m of the property line
 - The private school use is restricted to a total floor area of 500m²
7. For a Florist/Flower Shop the C1(a) regulations shall apply
8. For an Animal Clinic the C1(a) regulations shall apply, except boarding of healthy animals will not be permitted

9. For an Athletic Club the C1(a) regulations shall apply except for parking standards, where one space shall be provided for every 5 persons to be accommodated in the design capacity of the building

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (795) | 887718 Ontario Ltd. Parts 1, 2 and 3 on Plan 20R-15658 | (2006-108) (2010-057) |

the lands may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63 as amended, except where in conflict with the permitted uses and regulations specified below, in which case the following shall prevail:

Permitted Uses

Apartment buildings and multiple attached units .

Regulations for Lands Zoned R8

(i) **Specific Regulations for Apartment Uses**

1. Maximum number of units - 375 including a caretakers residence and a maximum of two (2) single night guest suites(s);
2. Maximum building height - 8 storeys and 26m from established grade. Parapets may extend 1.2m in height above the building height. The northeast corner tower feature may extend a maximum of 5m above the maximum building height.
3. Section 40 5) a) of By-law 1984-63 does not apply to the apartment building however the average unit size may not exceed 120m²;
4. Minimum paved parking:
1.25 spaces per unit plus 0.25 spaces per unit for visitors;
5. Height of all rooftop mechanical equipment, stair towers, elevator shafts and enclosures on the roof – maximum 5.5m above the roof upon which they are located;
6. All rooftop mechanical equipment and enclosures, which exceed 2m in height, must be setback a minimum of 4m from all edges of the roof.

(ii) **Specific Regulations for Multiple Attached Dwellings**

1. Maximum building height – 3 storeys and 11m;
2. Maximum number of units 60;
3. Minimum paved parking 2 spaces per unit plus 15 visitor spaces

(iii) **Regulations Applicable to the entire site**

Notwithstanding anything to the contrary in By-Law 1983-64, as amended, the subject lands may be divided to provide separate ownership, so long as the aggregate of the development continues to comply with the requirements of this By-Law:

1. Width of private road: minimum 7.5m with the exception of lanes between townhouse blocks which shall be a minimum of 6m in width;
2. Minimum frontage on Prince Michael Drive 260m
3. Minimum setback from Dundas Street (northerly lot line) - 0m;
4. Minimum setback from Prince Michael Drive (easterly lot line) - 3.5m except for a corner tower located within 15m of the northeast corner and canopies over entrances, which may have a reduced setback of 0m;
5. Notwithstanding 3 and 4 above balconies may extend up to 2m into any required yard;
6. Minimum setback from the western and southern lot lines: 7.5m;
7. Maximum lot coverage for the entire site: 40%;
8. A 7.5m buffer strip, which constitutes the required yard, shall be provided adjacent to existing residential uses;
9. Established grade will be measured as a geodetic reference of 179 metres above sea level;
10. Minimum setback for underground parking structures: 7.5m from the western and southern lot lines, 0m from northern and eastern lot lines.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (796) | <p style="text-align: center;"><u>Pretis Canada Inc.</u> Part of Lot 10, Concession 1 S.D.S. 2457 Eighth Line</p> | (2006-079) |

The land to which By-law 2006-079 applies may be used for the uses permitted in the general provisions of By-law 1984-63 as amended, for the R12 zone, and in addition the following regulation, which shall apply in the event of conflict:

- a) Lot Frontage Minimum for a corner lot: 9.2m.
- b) Notwithstanding s. 30(1)(a)(i), a mutual driveway established through an easement which crosses property lines is permitted on the two lots closest to Eighth Line.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (797) | <p style="text-align: center;"><u>Silwell Developments Limited</u> Pt. of Lots 14 and 15, Concession I, S.D.S.</p> | (2006-160) |

Regulations for Lands Zoned UCC

The permitted uses and regulations contained in the general provisions of By-law 1984-63 including amendments of Special Provision (592) apply to the lands to which By-law 2006-160 applies except where in conflict with the following regulations:

Regulations

1. Landscaped buffer – A landscaped buffer having a minimum width of 6.0 metres shall be provided adjacent to Dundas Street East.
2. Parking – A minimum of 200 parking spaces shall be provided for a government office building.
3. Garbage Containment – Garbage containers shall not be permitted unless located within an outdoor garbage container enclosure, and shall not be located within:
 - (a) A front yard;
 - (b) 50.0 metres of the Dundas Street flankage.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (798) | <p align="center"><u>Ryan-Lee Investments Inc. and By-Ways Construction Inc</u></p> <p align="center">Lot 1 of Plan 608 and Lot 2 of Plan 608 save and except for Parts 1 and 2 on Plan 20R-16599.</p> | <p align="center">(2006-184) (2007-096) OMB 3214 (2010-057)</p> |

1. The lands may be used for the following uses in addition to the E1 uses as permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations for such uses in By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

(a) **Permitted Uses:**

- (i) A drug store
- (ii) Service station
- (iii) Car wash
- (iv) Limited Retail
- (v) Service Establishment Commercial
- (vi) Commercial School
- (vii) Private School
- (viii) One food store

(b) **Regulations:**

- (i) Front Yard – minimum 4.5 metres;
- (ii) For a service station, car wash and ancillary retail to such, the requirements of the C6 zone apply except as follows:
 - 1. The partitioning requirement in Section 42 2) 5 f) ii) of By-law 1984-63 as amended shall not apply;
 - 2. Two take out windows servicing a take out restaurant are permitted
- (iii) Notwithstanding Section 58, Footnote 2, of By-law 1984-63, as amended, a vehicle dealership is permitted on a lot abutting an Open Space zone.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (799) | <p align="center"><u>Brock Street to Forsythe Street South of Lakeshore Road West</u></p> <p>Lots 6, 7, Block 71, Plan 1; Pt Lots 6, 7, 8, 9, Block 70, Plan 1; Pt Lots 6, 7, 8, 9, Block 69 Plan 1; Pt Lots 6, 7, 8, 9, Block 68, Plan 1; Pt Lots 3, 4, 5, 6, 7, 8 and 9, Block 67, Plan 1) 79 Brock Street; 79 to 89 Brant Street; 73 to 86 Kerr Street; 83 Wilson Street; 78 to 87 Chisholm Street; 89 Chisholm Street; 91 Chisholm Street; and 78, 80, 82, 84, 86, 88, 90, and 92 Forsythe Street</p> | (2007-010) |

The lands subject to Special Provision 799 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(i) **Regulations**

1. Front yard (minimum): 2m
2. Front yard (minimum) for a garage: 5.5m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--------------------------|
| (800) | <p align="center"><u>Wilson Street Commercial</u></p> <p>Pt Lots 6, 8, Block 69, Plan 1; Pt Lot 7, Block 68, Plan 1) 79, 82 and 86 Wilson Street</p> | (2007-010) (2008-051) |

The lands subject to Special Provision 800 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(i) **Additional Permitted Uses**

1. Non-retail commercial uses, which are limited to the following: business and professional offices, artists and/or decorators craft studios with ancillary shop, and art galleries;
2. Any combination of R7 Residential uses and the uses permitted in paragraph 1.

(ii) **Additional Regulations**

1. Parking for commercial use: 1 space for every 32.6m² of floor area
2. Parking for a mixed use:
Commercial component: 1 space for every 32.6m² of floor area
Residential component: Subject to Section 15 and Section 30 of By-law 1984-63, as amended
3. Parking areas for commercial uses shall not be located in a front yard or in a side yard.
4. Where a parking lot or drive abuts a residential zone, a landscaped buffer of at least 1.0m width and a privacy fence of 1.8m in height shall be required.
5. For commercial or mixed uses, for each parking area at least 1 lane for entrance and 1 lane for exit must be provided by means of a lane or private roadway and each lane, where separated, must be at least 3m wide but if combined may have a total width of not less than 5.5m.
6. Height of building (maximum): 10.5m above established grade excluding rooftop mechanical equipment/enclosures.
7. Building with commercial uses only or with a combination of residential uses and commercial uses (minimum):
Rear yard: 3m
Front yard: 2m
Side yard on south side of 79 and 82 Wilson Street: 3m
Side yard on north side of 79 and 82 Wilson Street: 0m
Side yard 86 Wilson Street: 0m
8. Building with residential uses only (minimum):
Front yard: 2m
Front yard for a garage: 5.5m
9. Floor area per dwelling unit if a lot is used for a combination of residential uses and commercial uses (minimum): 55m²
10. When residential and commercial uses are in combination, the residential uses will be located above the commercial uses and will be accessed by entirely separate entrances.
11. Landscaped area if a lot is used for a combination of residential and commercial uses – minimum 10% of the floor area of the part of the building used for residential uses and there may be included as part of landscaped area the area of any roof or terrace with lawn, shrubs, trees, flowers and paving slabs or other similarly textured surfaces.
12. For commercial or mixed uses, garbage containers shall only be permitted if located within commercial and/or commercial/residential buildings.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (801) | <p data-bbox="358 363 1144 441"><u>South side of Lakeshore Road West between Brock Street and Forsythe Street</u></p> <p data-bbox="358 451 1144 919">Lots 8,9,10,12,13,14,15 and Pt Lot 11, Block 71, Plan 1; Lots 10, 12, 13 and Pt Lots 11, 14, 15, Block 70, Plan 1; Lots 10, 12, 13 and Pt Lots 8, 11, 14, 15, Block 69, Plan 1; Lots 10, 11, 13, 14, 15 and Pt Lots 12, Block 68, Plan 1; Lots 9, 12 and Pt Lot 11, Block 67, Plan 1) 150, 146, 144, 142, 140, 138, 136, 134, 130, 128, 126, 124, 122, 120, 118, 116, 114, 116, 114, 112, 104, 94, 92, 90, 88, 86, 84, 82, 80, 78, 76, 64, 60, 56, 50, 48, 46, 42, 36, 28, 22, 16, 12, 10, 8, 6, 4 Lakeshore Road West; 99, 97, 95, 93 Kerr Street; 91 Wilson Street; 94, 92, 90, 88 Chisholm Street; 96 Forsythe Street</p> | <p data-bbox="1230 363 1380 394">(2007-010)</p> <p data-bbox="1230 405 1377 436">(2007-096)</p> <p data-bbox="1230 447 1377 478">(2008-074)</p> |

The lands subject to Special Provision 801 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- (a) For all lands subject to Special Provision 801:
- (i) **Regulations**
1. The lands to which Special Provision 801 applies are exempt from Section 44 (1) and (2) and in addition are exempt from the requirement to provide a landscaped buffer strip at least 3m wide in each yard adjoining a residential area.
- (b) For the lands between Brock Street and Kerr Street (formerly subject to Section 89, Special Provision 275), the following additional regulations shall apply:
- (i) **Regulations**
1. Height for any building (maximum): 2 storeys above grade

(c) For the lands at 76, 78, 80, 82, 84, 86, 88, 90, 92, and 94 Lakeshore Road West and 87, 89, 91, 93, 95 Kerr Street (formerly subject to Section 89, Special Provision 749), the following additional permitted uses and regulations shall apply:

(i) **Permitted Uses**

1. 10 units shall be located facing Lakeshore Road, with each unit containing commercial uses on the ground floor and in basement areas only, and residential uses on the second and third floors only.
2. 4 multiple attached dwelling units shall be located facing Kerr Street.

(ii) **Regulations**

1. Floor area per unit (minimum): 165m²
2. Building height (maximum): 12m
3. Number of storeys (maximum): 3
4. Front yard, side yard, rear yard setback (minimum): 0m
5. Number of parking spaces (minimum): 28 residential parking spaces, and 12 commercial parking spaces which includes visitor parking.
6. Access to property - one direct access to from Kerr Street only, which shall be located within 27m of the south property line.
7. Personal recreation space (minimum): 15.5m² per each unit
8. The residential uses are not required to be accessed by entirely separate entrances.

(d) For the lands located at 22 Lakeshore Road West (formerly subject to Section 89, Special Provision 255), the following additional permitted uses and regulations shall apply:

(i) **Permitted Uses**

1. No taverns or restaurants except by specific amendment to this section.

(ii) **Regulations**

1. **“Parking space”** means a rectangular area of not less than 16.2m², exclusive of driveways and aisles, useable for the temporary parking or storage of a motor vehicle.
2. Number of parking spaces (minimum): 18
3. Building height (maximum): 1 storey
4. Floor area (maximum): 321m²

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (802) | <u>Bronte Community Developments Corporation</u> Concession 1, Part of Lot 30, S.D.S. | (2007-063) |

The lands subject to Special Provision 802 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) **Permitted Uses:**

1. Multiple-attached dwelling units.

b) **Regulations:**

- i) For determining zoning compliance, the private road shall be considered a public street.
- ii) Maximum total number of dwelling units:
24
- iii) Minimum Lot Area:
0m²
- iv) Maximum Lot Coverage:
37%
- v) Minimum Front Yard Setback to a garage door:
6.0 metres
- vi) Minimum Front Yard Setback to a front building wall:
3.0 metres
- vii) Minimum Rear Yard:
6.2 metres
- viii) Minimum Rear Yard abutting a 0.30 metre reserve along Bronte Road:
6.0 metres
- ix) Minimum flankage yard abutting a private road:
2.0 metres
- x) Minimum flankage yard abutting a condominium sidewalk:
0.80 metres
- xi) Minimum side yard:
1.2 metres
- xii) Minimum side yard abutting a servicing easement:
0 metres

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (804) | <u>Lots on the south side of Speers Road between Fourth Line and the westerly limit of the property municipally known as 466 Speers Road</u> | (2007-096) |

The lands to which Special Provision 804 applies may be used for the uses permitted in the C3A zone, subject to the applicable regulations therefore, except where in conflict with the following regulation, in which case the following regulation will prevail:

Regulation:

- (a) front yard – minimum – 7.5m.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (805) | <u>Basingstoke Enterprises Limited.</u> Part of Lot 27, Concession 1, S.D.S. | (2008-029) |

The lands subject to Special Provision 805 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

Permitted Uses:

The following uses only shall be permitted:

- a) Multiple attached dwellings

Regulations:

- a) Minimum front yard setback – 4.5 metres to dwelling except for a garage which shall have a minimum front yard setback of 6.0 metres
- b) Minimum rear yard setback – 6.0 metres
- c) Minimum side yard setback for an end unit or flankage yard – 1.5 metres
- d) Minimum separation distance between multiple attached dwellings – 3.0 metres
- e) Minimum lot area – 110 square metres
- f) Maximum lot coverage – 55%

- g) Minimum block frontage – 27.0 metres
- h) Maximum building height – 12.0 metres
- i) Maximum residential density – 48 units per site hectare
- j) For zoning purposes only the common elements condominium road will be considered a municipal road.
- k) Section 30 (1) (b) (v) does not apply.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (806) | <u>Lots on the south side of Speers Road from the easterly limit of the property municipally known as 466 Speers Road to the northeasterly limit of the C3A zone</u> | (2007-096) |

The lands to which Special Provision 806 applies may be used for the uses permitted in the C3A zone, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following regulations will prevail:

Regulations:

- (a) Lot area – minimum- for service commercial uses including animal clinics, banks, trust companies, credit unions, business and professional offices including veterinary clinics, personal services shops such as barbers and hairdressers but not including drive-in eating establishments, or restaurants – 1115m² exclusive of road widening – minimum for all other uses – 1850m² which for the purposes of calculations of lot area will include the areas previously conveyed or required to be conveyed to bring Speers Road from 20.12m in width to its required width of 35m,
- (b) Front yard – minimum – 4.5m,
- (c) Side yard – minimum – 3m or where the uses require side yard access for shipping – minimum- 4.5m,
- (d) The regulations set out in the C6 zone shall apply to an automobile service station use.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (807) | <p style="text-align: center;"><u>Birchgrove Estates Ltd.</u></p> <p style="text-align: center;">Lots 78, 81, 82, 83, 85A and Part of Lot 70, Plan M-8, municipally known as 43-45 Bronte Road, 25, 29 and 31 Bronte Road 33-35 Bronte Road 2413 and 2404 Ontario Street, 38-46 Jones Street, 50 Jones Street and 2416 Marine Drive.</p> | (2007-166) |

1) For lands zoned C3R(a)

The lands subject to Special Provision 807 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(a) **Permitted Uses**

- i) Freestanding residential dwellings, including detached dwellings, multiple attached dwellings, apartment dwelling units, live-work units and roof top amenity areas.
- ii) A bed and breakfast establishment is a permitted use within buildings and structures designated under the Ontario Heritage Act R.S.O. 1990, c.o.18 as of the date of the passing of this by-law.
- iii) Live-work units defined as residential units fronting onto Ontario Street in which C3R commercial uses are permitted at grade level only.
- iv) Temporary sales pavilion and/or construction trailers

(b) **Regulations**

- i) For the purposes of this By-law, the front lot line shall be deemed to be the lot line abutting Ontario Street.
- ii) Maximum number of dwelling units – 275
- iii) Maximum number of apartment buildings - 1
- iv) Maximum Gross Floor Area – 27,870m². For the purpose of the calculating Gross Floor Area, maximum gross floor area is the area contained within the outside walls or outside finished furred partitions of walls, but does not include stair wells, elevators, mechanical rooms (exclusive of amenity space when combined with a mechanical room) and/or shafts, basements or buildings and structures designated under the Ontario Heritage Act as of the date of the passing of this by-law.

- v) Of the maximum gross floor area of 27,870m² a minimum of 840m² , exclusive of live-work units, shall be used for grade level commercial uses.
- vi) Live-work units are not required to be accessed by entirely separate entrances.
- vii) The ground floor area facing Bronte Road shall only be used for commercial uses.
- viii) Front Yard from Ontario Street (minimum): 1.3m
- ix) Side Yard (minimum): 0.0m
- x) Rear Yard (minimum):
- a) 6.0m for uses abutting lots fronting on Marine Drive, except that an underground parking garage shall have a minimum rear yard of 4 m at the rear of the Marine Drive lots and 2.5m along the side of the Marine Drive lots;
- b) 3.0m abutting lots fronting on Bronte Road (Plan M8, Lots 76 and 77)
- xi) Separation Distance between any building designated under the Ontario Heritage Act, as of the date of the passing of this by-law, to any other building or structure on the same lot not designated under the Ontario Heritage Act shall be a minimum of 8.5m, excluding underground parking garage.
- xii) Separation Distance between any building and structure designated under the Ontario Heritage Act as of the date of the passing of this by-law, on the same lot to the underground garage shall
be a minimum of 2.5m.
- xiii) Building Height (maximum):
- a) Apartment Building:
- Maximum 10 storeys and 36.5 m exclusive of rooftop mechanical room, combined roof top mechanical/amenity room, unenclosed rooftop amenity area, parapets, railings and stair towers;
 - Parapets and railings may project a maximum of 1.2m in height;
 - Stair towers may project a maximum of 3.2m in height;
 - Pool deck may project a maximum of 1.5m in height and the pool fence may project an additional 1.8m;
 - Height shall be measured from the average finished grade along the front wall of the apartment building facing Bronte Road.
- b) Multiple attached dwellings:
- Maximum 3 storeys and 10.0m, exclusive of stair towers and rooftop amenity areas;
 - Stair towers may project to a maximum of 3.2m;
 - Rooftop screening may project to a maximum of 1.9m;
 - Height shall be measured from the average finished grade along the front wall of the townhouse block.

- c) Heritage buildings:
- The maximum height for buildings and structures designated under the Ontario Heritage Act shall be the height existing as of the passing of this by-law, plus up to 1.0 metre to allow for grading changes;
 - Height shall be measured from the average finished grade along the front wall of the buildings along Ontario Street.
- xiv) Terracing (minimum): For any apartment building over 6 storeys, the building face shall be terraced in accordance with the following:
- a) South face (Bronte Road): the building face of the seventh storey shall be set back a minimum of 2.0 metres from the setback of the building face of the sixth storey,
 - b) West face (facing abutting lots on Bronte Road- (Plan M8, Lots 76 and 77): the building face of the seventh storey shall be set back a minimum of 6.0 metres from the building face of the storey immediately below and each subsequent storey shall be setback a minimum of 9.5 metres.
 - c) East face (Ontario Street): the building face of each of the seventh, eighth, ninth and tenth storeys shall be set back a minimum of an additional 2.0 metres from the building face of the storey immediately below. The 2 m terracing along the Ontario Street frontage will run a minimum of 30 m from Jones Street, where it will narrow as it wraps around the building.
 - d) North face (Jones Street); the building face of each of the seventh, eighth, ninth and tenth storeys shall be set back a minimum of an additional 2.0 metres from the building face of the storey immediately below.
- xv) Sections 41 2) 4 a) and b), 42 1), and 42 2) and 43 2)b)ii) of By-law 1984-63, as amended do not apply;
- xvi) Minimum Parking Requirements:
- a) For Residential uses:
1.50 spaces per unit, inclusive of 0.25 spaces per unit for visitors
 - b) For Commercial uses: 0 spaces required
- xvii) All required parking spaces shall be provided within an underground parking structure.
- xviii) Notwithstanding any yard requirements to the contrary, and the minimum terracing setbacks in subsection 1(b)(xiv) above, balconies, ground floor porches and ground floor canopies are permitted to project into any required yard to a

maximum of 1.0 metres, and balconies are permitted to project into a required terracing setback provided:

- a) No balcony shall project more than 0.6m beyond the required terracing setback on the South, East, and North faces;
 - b) No balcony shall project more than 1.0m beyond the required terracing setback on the West face;
 - c) The minimum terracing setbacks are maintained between the face of any balcony below and the face of any balcony above on the applicable storeys.
- xix) Notwithstanding any yard requirements to the contrary, a zero front yard setback is permitted for any building designated under the Ontario Heritage Act and in its existing location as of the date of the passing of this by-law.
- xx) Rooftop mechanical room and combined rooftop mechanical/amenity room are permitted on the top of the 10th storey subject to the following regulations:
- a) Roof top mechanical room:
 - Total maximum floor area: 100m²
 - Maximum height: 4.5m
 - Minimum setback from roof edge:
 - 1m from the westerly roof edge
 - 4m from other roof edges
 - b) Combined roof top mechanical/amenity room:
 - Total maximum floor area: 300m² which a maximum of 200m² may be used for amenity uses
 - Maximum height: 6m
 - Minimum setback from roof edge:
 - 11m from the Jones Street roof edge
 - 4m from other roof edges
 - c) For the purpose of this by-law the roof top mechanical room and combined rooftop mechanical/amenity room are not considered a storey.
- xxi) For the purposes of this provision, the “building face” shall be the outside wall of the unit or the limit of any covered balcony that is supported by columns.
- 2) For lands zoned C3R(b)
- (a) **Only Permitted Uses**
 - i) Passive open space/landscaped area and ancillary landscaped features thereto including trellis, artwork, sculpture and retaining walls.

- ii) Temporary sales pavilion and/or construction trailers
- 3) For lands zoned C3R(a) and C3R(b)
- (a) **Regulations**
 - i) Notwithstanding Part 1, Section 8 3) the lands zoned C3R(a) and C3R(b) SP (807) shall be considered one lot for zoning purposes.
 - ii) Total Lot Area (minimum): 8,100m²
 - a) Lot area for lands zoned C3R(a) – 7,711m²
 - b) Lot area for lands zoned C3R(b) – 395m²
 - iii) Lot Frontage (minimum): 48.0m
 - iv) Lot Coverage (maximum): 60%
 - v) Grade Related Landscaping Percentage of Lot Area (minimum): 33%
 - vi) For the lands zoned C3R(a) and (b), the provisions of SP (807) shall continue to apply to the whole of these lands despite any partition, division or severance.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (808) | <u>JTG Rivercrest Holdings Inc.</u> Part of Lot 5, Block 60, Plan 1 140-153 Kerr Street | (2007-174) |

The following uses and regulations shall apply to the structure as it existing on December 10, 2007. In the event of any additions to the existing structures, or the erection of any new structure, Special Provision 808 will cease to apply and the standard permitted uses and general provisions of the C3R zone will apply to all development on the site. The permitted uses and regulations contained in the general provisions of By-Law 1984-63, as amended, apply except where in conflict with the following:

- 1. **Regulations**
 - i) Number of Residential units (maximum) - 4 units
 - ii) Lot area (minimum) -630 square metres
 - iii) Parking (minimum) - 4 residential parking spaces and 4 commercial parking spaces
 - iv) Parking aisle width (minimum) - 5.25 metres
 - v) Access lane width from Kerr Street (minimum) - 2.88 metres

- vi) Access lane width from Rebecca Street (minimum) - 4 metres
- vii) Access is permitted to the site from both Kerr and Rebecca Streets
- viii) Landscaped Area - not required
- ix) Screening - not required
- x) Personal recreation space (minimum) - 1.2 square metres per residential unit

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (809) | <u>Maurice Gardens Developments Inc.</u> Part of Lot 17, Concession 3. S.D.S | (2007-198) |

The lands subject to Special Provision 809 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Permitted Uses for Lands Zoned R8:**

The following uses only shall be permitted:

- (a) Multiple attached dwellings;
- (b) Home occupations provided not more than 25% of the floor area is used for the purpose, no sign is displayed, no person other than individuals residing on the premises is employed, no goods are stored on the premises and no shipping is done from the premises, and there is no visiting of the premises by customers, clients, or salesmen on business.

2. **Regulations for Lands Zoned R8:**

- (a) Regulations for Multiple Attached Dwellings

The permitted uses are subject to the general regulations in the Town of Oakville Zoning By-law for multiple attached dwellings in the R8 zone except where in conflict with the following in which case the following specific regulations shall prevail:

- i) Minimum lot area: 120 square metres
- ii) Minimum lot frontage: 5 metres
- iii) Minimum front yard: 3.0 metres
- iv) Minimum side yard:
(interior side yard) 2.0 metres
- v) Minimum flankage yard:

- (exterior side yard) 3.0 metres
- vi) Minimum rear yard for a dwelling: 6 metres
 - vii) Minimum distance between a rear building face of a dwelling and a detached garage: 6 metres
 - viii) Maximum setback for a detached garage from a private laneway: 6 metres
 - ix) Maximum lot coverage: None
 - x) Minimum parking per unit, including visitor spaces: 2 spaces
 - xi) Maximum building height: 3 storeys plus rooftop terrace exclusive of roof and mechanical equipment provided that no habitable floor area exists above the third storey, but no higher than 14 metres
 - xii) Minimum setback from a daylight triangle: 0.5 metres
 - x) Notwithstanding Section 12(3) By-law 1984-63, window units, with or without foundation, one or two storeys high, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, may project into the front or flankage yards to a maximum of 1.0 metre.
 - xi) Access stairs are permitted in a front and flankage yard provided no habitable space is located beneath the stairs.
 - xii) Decks attached to the rear building face, which are located at a minimum of 2 metres above grade at the rear of the dwelling, are exempt from the provisions of Section 12(3) and may extend to the rear and side property lines.
 - xiii) Automobile access to individual dwelling units shall only be provided via a private rear laneway.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (810) | <p style="text-align: center;"><u>Maurice Gardens Developments Inc.</u> Part of Lot 17, Concession 3. S.D.S</p> | (2007-201) |

The lands subject to Special Provision 810 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Permitted Uses:**

The following uses only shall be permitted:

- a) Apartment buildings and multiple attached dwellings for all lands identified as 'A' on Figure 1 to Subsection 89 (810),

- b) Multiple attached dwellings for all lands identified as 'B' on Figure 1 to Subsection 89 (810).

2. **Regulations:**

- a) For the purposes of this section, Rebecca Street is deemed to be the front yard.
- b) For the purposes of this section, building height is be measured vertically from the finished grade on the lot line in front of the building.

| | |
|--|---|
| i) Maximum density: | 185 units per net hectare |
| ii) Minimum lot area: | Nil |
| iii) Minimum lot width per multiple attached dwelling unit: | 4.5 metres |
| iv) Minimum yard abutting Garden Drive: | 1.5 metres |
| v) Minimum yard abutting Rebecca Street: | 0 metres |
| vi) Minimum yard abutting Dorval Drive | 0 metres |
| vii) Minimum yard abutting a Commercial Zone | 2.3 metres |
| viii) Minimum parking requirement, including visitor spaces: | 1.5 spaces per dwelling unit, of which 0.25 parking spaces per unit is designated as visitor parking. |
| ix) Minimum separation distance from a building to a ramp for an underground parking garage: | 2 metres |
| x) Maximum building height for all lands identified as 'A' on Figure 1 to Subsection 89 (810): | 4 storeys (to a maximum of 13.5 metres) exclusive of rooftop mechanical equipment, rooftop terrace and stair tower. |
| xi) Maximum building height for all lands identified as 'B' on Figure 1 to Subsection 89 (810): | 3 storeys (to a maximum of 12 metres) exclusive of rooftop mechanical equipment and stair tower. |
| xii) Setback and coverage requirements for Mechanical Penthouse / Rooftop Terrace for all land identified as 'A' on Figure 1 to Subsection 89 (810): | Minimum of 4.4 metres if more than 2 metres in height, from all edges of the roof. In no case shall |

| | |
|--|--|
| i) Maximum density: | 185 units per net hectare |
| | a mechanical penthouse / rooftop terrace have a coverage exceeding 20% of the roof area. |
| xiii) Minimum setback requirements for Mechanical Penthouse / Rooftop Terrace for all land identified as 'B' on Figure 1 to Subsection 89 (810): | 2 metres from all edges of the roof, except from common walls where the setback is 0 metres. |
| xiv) Minimum separation distance between apartment buildings: | 7.5 metres |
| xv) Minimum separation distance between an apartment building and a multiple attached dwelling: | 12 metres |
| xvi) Minimum separation distance between blocks of multiple attached: | 8 metres |
| xvii) Notwithstanding Section 12(3) By-law 1984-63, window units, with or without foundation, one or two storeys high, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, may project into a required yard to a maximum of 1.0 metre for lands identified as 'B' on Figure 1 to Subsection 89 (810). | |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (811) | <u>Maurice Gardens Developments Inc.</u> Part of Lot 17, Concession 3. S.D.S | (2007-201) (2011-107) |

The lands subject to Special Provision 811 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Regulations:**

For the purposes of this section, Lakeshore Road West is deemed to be the front yard.

| | |
|--|---|
| i) Maximum density | 185 units per net hectare |
| ii) Minimum front yard: | 0 metres |
| iii) Minimum buffer strip abutting a residential zone: | 5.5 metres |
| iv) Minimum separation distance from a building to a ramp for an underground parking garage: | 3 metres |
| v) Minimum parking requirement, including visitor spaces for residential use: | 1.5 spaces per dwelling unit, of which 0.25 parking spaces per unit is designated as visitor parking. |
| vi) Required building height, measured from established grade: | 4 storeys (but no higher than 13.5 metres), exclusive of roof and mechanical equipment |
| vii) Minimum setback requirements for Mechanical Penthouse / Rooftop Terrace: | 2 metres from all edges of the roof |
| viii) Minimum yard abutting Garden Drive: | 1.5 metres |
| ix) Minimum size of an individual ground floor commercial unit: | 93 square metres |
| x) Residential uses shall not be permitted on the ground floor. | |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (812) | <u>Amica (Oakville South Inc.)</u> 140, 144, 150, 154, 158 Bronte Road, Lots 56, 57, 58, 59, 60, M-10 | (2012-023) PL040104 OMB |

The lands subject to Special Provision 812 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. Permitted Uses:
Shall only be used for an apartment house which includes special care and/or special need facilities and includes all of the following:

- a) dwelling units which include kitchen facilities,
- b) assisted-living units, each of which do not include kitchen facilities,
- c) amenity areas designed for the use of all occupants and which shall include a common central kitchen, common dining facilities, common indoor and outdoor amenity areas, support services, and facilities designed to accommodate individuals with specific needs, and may include accessory uses exclusive to occupant and staff use.

2. Regulations:

- i) Section 39 of Zoning By-law 1984-63, as amended, shall not apply to these lands.
- ii) Maximum total number of dwelling units and assisted-living units: 139
- iii) Maximum number of units by type: Dwelling units: 17
Assisted-living units: 122
- iv) Building Setback: 0 metres
(minimum rear yard)
- v) Building Setback: For that portion of the structure two storeys (9.2 m) or less: 2.1 metres
(minimum – north side yard)
For that portion of the structure with more than two storeys (9.2 m): 4.1 metres
- vi) Building Setback: 2.4 metres, exclusive of air ventilation shaft(s)
(minimum – south side yard)
- vii) Building Setback: 2 metres
(minimum front yard)
- viii) Below Grade Setback: 0 metres
(minimum all yards)
- ix) Setback to a loading space / door: 3 metres
(minimum front yard)
- x) Lot Coverage: 65 %
(maximum)
- xi) Building Height: (6 storeys) 23 metres, exclusive of parapets, mechanical penthouse, rooftop amenity space and stair tower.
(maximum)
- xii) Floor Space Index: 3.40
(maximum)

- xiii) Minimum number of parking spaces, inclusive of visitor parking spaces: 72, all of which must be located below grade
- xiv) Any rooftop mechanical not wholly enclosed by an architectural feature or tower, must be setback a minimum of 4 metres from all edges of the roof.
- xv) A minimum of 3.5 sq m per unit of “personal recreation space” shall be provided. Notwithstanding Part I, Section 2, “personal recreation space” does not have to have direct access from a dwelling unit and may be provided on a rooftop terrace or other common areas.
- xvi) Notwithstanding 2.xi), a portion of the building may have a maximum building height of 31 metres (8 storeys), exclusive of parapets, mechanical penthouse, elevator tower, widow’s walk and stair tower provided that this portion of the building is not located within 30 metres of the north property line, and no habitable space is provided above 31 metres, subject to the owner of the said lands entering into and complying with the provisions of one or more agreements with The Corporation of the Town of Oakville pursuant to Section 37 of the *Planning Act* to secure:
- a) the transfer of part of the lands, known municipally as 140, 144, 150, 154, 158 Bronte Road, and which includes the 15 metre setback from the top of bank as well as the valleylands located below the stable top of bank, to the Town, free and clear of any encumbrances.
 - b) a Record of Site Condition, acknowledged by the Ministry of Environment, with respect to the portion of the valleylands acquired by the Town through expropriation due to defects in title allowing the property to be used for the purposes of parkland.

The agreement, or agreements, shall be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreements.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (813) | <p style="text-align: center;"><u>Brcic</u></p> <p style="text-align: center;">Part of Lot 27, Concession 4. S.D.S 2177 and 2179 Lakeshore Road West</p> | <p style="text-align: center;">(2008-027) OMB PL051091</p> |

The lands subject to Special Provision 813 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, ex-

cept where in conflict with the following uses and regulations, in which case the following shall prevail:

Regulations:

- i) For the purposes of this section, references to individual lots by number shall be to the four individual lots fronting onto a private road, numbered sequentially from Lakeshore Road West.
- ii) For zoning purposes only, the private road shall be considered a public street for determining zoning compliance.
- iii) Lot Area (minimum): 505 m²
- iv) Front Yard (minimum): 6.0 metres to the garage face
4 metres to the dwelling face except where no garage is provided, in which case, a minimum 6.0 metre front yard setback is required
- v) Rear Yard (minimum): Lot 1 – 7.5 metres
Lots 2 and 3 – 8.5 metres
Lot 4 – 4.0 metres
- vi) Easterly Side Yard (minimum): Lot 4 – 11.5 metres
- vii) Parking Requirements (minimum): 2 spaces per dwelling unit including visitor parking
- viii) Encroachments (maximum):

| | Structure | Yard in Which Structure is Permitted | Maximum Projection into Required Yard |
|-----|---|---|--|
| (a) | Porch, uncovered or covered, located on the main floor level or lower, with or without foundation including the access stairs | Front & Flankage | 2.0 metres |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (814) | <u>Maurice Gardens Developments Inc.</u> Part of Lot 17, Concession 3, S.D.S. | (2008-066) |

The lands subject to Special Provision 814 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. Regulations:

| | | |
|-------|---|--|
| i) | Maximum residential density: | 185 units per net hectare |
| ii) | Minimum flankage side yard: | 0 metres |
| iii) | Minimum buffer strip abutting a residential zone: | 1.5 metres |
| iv) | Minimum parking requirement for residential uses: | Notwithstanding 43. 2) b) ii), 1.5 spaces per dwelling unit, of which 0.25 parking spaces per unit is designated as visitor parking. |
| v) | Maximum building height, measured from established grade: | 4 storeys (but no higher than 14.1 metres), exclusive of mechanical penthouse, rooftop terrace, stair tower and parapet. |
| vi) | Setback and coverage requirements for Mechanical Penthouse / Rooftop Terrace and stair tower: | Minimum of 4.4 metres if more than 2 metres in height, from all edges of the roof. In no case shall a mechanical penthouse / rooftop terrace have a coverage exceeding 20% of the roof area. |
| vii) | Maximum parapet height: | 2 metres |
| viii) | Minimum size of an individual ground floor commercial unit: | 93 square metres |
| ix) | Notwithstanding Part I, section 2, “personal recreation space” can be provided on a rooftop terrace. | |
| x) | A maximum of six tandem parking spaces may be provided for residential parking, but not for visitor nor commercial parking. | |

| |
|---|
| xi) Residential dwelling units shall not be permitted on the ground floor.” |
|---|

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|--|
| (816) | <u>2389 Ontario Street</u> 2389 Ontario Street, Lot 106, Registered Plan M-8, Parts 1 and 2 of Reference Plan 20R-17631 | (2008-096) OMB PL081009 OMB PL04118 |

The lands subject to Special Provision 816 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Permitted Uses:**

- a) Uses permitted in an R5 Detached Dwellings Zone.

2. **Regulations:**

- i) Building Setback:
(minimum and maximum front yard) 3.5 metres
- ii) Lot Coverage:
(maximum) 37 %
- iii) Lot frontage:
(minimum) 16.5 metres
- iv) Building Height:
(maximum) 3 storeys up to 13 metres
- v) A detached garage may be permitted in the rear yard.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (817) | <u>Creebank Developments Limited.</u> Part of Lot 29, Concession 2, S.D.S. | (2008-119) (2010-057) |

The land to which By-law 2008-119 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail.

a. **Permitted Uses**

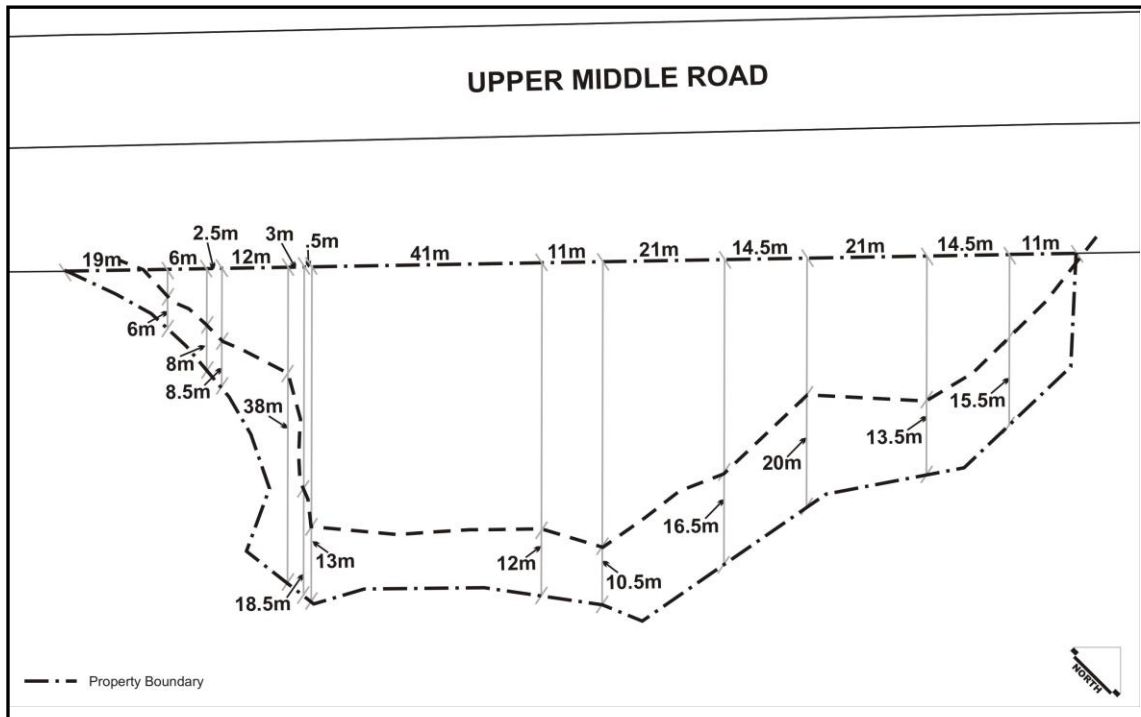
The following use only shall be permitted

- 1) apartment house

b. **Regulations**

- | | | |
|-------|--|---|
| i) | Maximum number of dwelling units | 95 |
| ii) | Gross Floor Area (maximum) | 10,500 m ² |
| iii) | Lot Coverage (maximum) | 48% |
| iv) | Front Yard (minimum) | 0 metres |
| v) | Minimum rear yard and side yards shall be as shown in Figure 1 to Sub Section 89(817) | |
| vi) | Underground structures are subject to the same yard requirements as the building and structure above grade | |
| vii) | Notwithstanding Section 12.(3).encroachments into the required yards are prohibited. | |
| viii) | Building Height: (maximum) | 12.3 metres (3 storeys) from finished floor elevation at grade, exclusive of parapets, mechanical penthouse, decorative features and exit stairs |
| x) | No part of the building or structure shall exceed 16.75m in height as measured from finished floor elevation at grade. | |
| xi) | Section 40(18) does not apply. | |
| xii) | Parking: Dwelling units including visitor parking (minimum) | 1.5 parking spaces per unit of which 0.25 spaces per unit shall be specifically designated as visitor parking |

Figure 1 to Sub Section 89(817):



| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (818) | <u>Kerr Street Community Services</u> Part of Lot 16, Con. 3 S.D.S. Part 2, Plan 20R-6025, Registered Plan 465, municipally known as 479-487 Kerr Street | (2008-122) OMB-PL080659.659 OMB-PL0806698.698 |

The lands subject to Special Provision 818 may be used for the permitted uses contained in Special Provision 331 in accordance with the associated regulations or the following uses and provisions of Special Provision 818:

Permitted Uses:

The following uses shall be permitted:

- a) A facility containing administrative offices and support services for privately owned and operated community centre operations and accessory uses.

Regulations:

PART VI

SPECIAL PROVISIONS

- I. For the purpose of this By-law privately owned and operated community centre operations are defined as the use of a building or part of a building for community activities where such building is not specifically owned and/or operated by the Town.
- II. For the purpose of this By-law, permitted accessory and support service uses shall be limited to the following:
 - Chapel (Place of Worship);
 - Gymnasium;
 - Multi-purpose day care;
 - Food bank;
 - Office space related to community agencies;
 - Drop in centre;
 - Indoor recreation area;
 - Fitness/Workout area;
 - Computer laboratory;
 - Music Room;
 - Multi purpose programming area;
 - Kitchen and serving facilities, and providing of meals; and,
 - Outdoor recreation area.
- III. Parking Requirements (minimum): 14 parking spaces plus 1 designated parking space.
- IV. Parking Stall Dimension Requirements (minimum): 2.6 m width x 6.0 m length
- V. Access Lane Width and Parking Aisle Width Requirement (minimum): 6.0 m
- VI. Setbacks (minimum):
 - a. Front Yard (Kerr Street) 0 m
 - b. Interior Side Yard 1 m
 - c. Exterior Side Yard (Prince Charles Dr.) 0 m
 - d. Rear Yard 2.4 m
- VII. Notwithstanding Part 3, Section 42.1, width of Buffer Strips between Residential zoned properties (minimum): 1.0m
- VIII. Building Height – number of storeys (maximum): 2 storeys

- IX. Lot Frontage (minimum): 30 m
- X. Floor Area (maximum): 1900 m²

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (819) | <u>Nexus (Lakeshore Oakville) Holdings Inc.</u> 456 Lakeshore Road West Part of Lot 19, Concession 4, S.D.S. | (2008-136) OMB-PL080689-659 OMB-PL080698-698 |

The lands subject to Special Provision 819 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) **Permitted Uses**

- (i) Notwithstanding the uses permitted in the R02 zone, a maximum of five (5) detached dwellings are permitted.

b) **Regulations**

- (i) Minimum Lot Area – 950 m²
- (ii) Minimum Rear Yard Setback for the four lots abutting the laneway to the east – 10.5 m
- (iii) Minimum separation Distance between dwellings for the four lots abutting the laneway to the east – 3.6 m
- (iv) Minimum flankage yard setback from Lakeshore Road West for the one most northerly lot – 4.2 m
- (v) For the purposes of establishing compliance with the zoning regulations, common element roadways shall be considered as public streets for zoning purposes only.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|--|
| (822) | <u>Allan Colborne Developments Corporation</u> 360 Lakeshore Road East, Part Lot 1, Registered Plan 19. | (2008-142) OMB PL081388 |

1. The land to which By-law 2008-142 applies may be used for the uses permitted in the general provision of By-law 1984-63, as amended for the R8 zone, subject to the applicable regulations therefore, and the following regulations, which shall govern in case of conflict:

Permitted Uses

The following uses shall be permitted:

- a) All R8 uses except for detached dwellings, duplexes, multiple attached dwellings, maisonette and apartment houses;
- b) Semi-detached dwellings

Regulations

- I. For the purposes of SP 89(822), a semi-detached dwelling shall be defined as a building or structure containing two non-communicating dwelling units, each having private accesses and designed for the use of one family or person as a single non-profit housekeeping unit, which dwellings are divided vertically and/or horizontally above grade by a party wall, at least 3.0 m in length and at least 2.0 m in height, forming part of the dwelling or an attached garage;
- II. Number of units (Maximum) 2
- III. Lot area (Minimum) 435 m²
- IV. Lot frontage (Minimum) 14 m
- V. Lot coverage (Maximum) 51%
- VI. Front yard (Minimum) 2.6 m
- VII. Side yard – East (Minimum) 1.5 m
- VIII. Side yard – West (Minimum) 2.1 m
- IX. Overall height (Maximum) 14.5 m
- X. Number of Storeys (Maximum) 4 storeys
- XI. Parking (Minimum) 2 spaces per unit which may be provided in tandem if the 2 tandem parking spaces are assigned as one tandem pair to a unit
- XII. Driveway access is to be permitted from Allan Street only and is to be located within 6.5 metres of the rear lot line.
- XIII. Driveway access to the parking for each unit shall be by way of a single driveway that is shared between the two units.

- XIV. Non-enclosed, covered porches, are permitted to project into the required front yard and flankage yard to within 0 m of the lot line.
- XV. Bay windows may project not more than 0.5 m into any required front or flankage yard
- XVI. Nothing in SP 89(822) prohibits the conveyance of any land to the Town of Oakville, provided that the conveyance does not result in a lot frontage, lot area, coverage or any yard being reduced so that it is less than 75% of that which is required by SP 89(822).
- XVII. Balconies are not permitted.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---|
| (823) | <p style="text-align: center;"><u>Hush Homes Inc.</u> 1510, 1520, 1526 Lakeshore Road West and 53 Belvedere Drive, Lots 8, 9, 10, 11 and 12, and Part of 17 foot widening, Registered Plan 358</p> | <p style="text-align: center;">(2009-120) OMB PL070484</p> |

The land to which By-law 2009-120 applies may be used for the uses permitted in the general provision of By-law 1984-63, as amended for the R02 and R05 zones, subject to the applicable regulations therefore, and the following regulations, which shall govern in the case of conflict:

A. Regulations

a) **For dwellings in the R02 zone:**

- i.) Deck projection into the required rear yard (maximum) – 3m

b) **For dwellings in the R05 zone:**

- i.) For the purpose of establishing compliance with the zoning regulations, common element roadways shall be considered as public streets for zoning purposes only.
- ii.) Deck projection into the required rear yard (maximum) – 3m
- iii.) Front yard (minimum) – 6.0m
- iv.) Lot coverage (maximum) – 40%
- v.) For the purpose of calculating lot coverage, a one story covered porch with or without foundations, not exceeding 2 metres in depth, which abuts the front yard, shall be excluded.
- vi.) For lots 12, 13 and 14, either the lot area or the lot frontage, but not both, may be a maximum of 10% less than the required regulation.
- vii.) Notwithstanding Part II, Section 40, 3), b), the total Floor Area/Lot Area ratio shall not exceed 60% on Lots 6 through to 14.

- viii.) Notwithstanding the maximum Floor Area/Lot Area ratio and the maximum number of storeys for Lots 6 through to 14, floor area above the floor of the second storey shall be permitted provided that the floor area above the second storey shall not exceed 35% of the floor area of the second storey below.
- ix.) On Lot 6, no openings above the second floor shall be permitted on the west wall or on the westerly 50% of the south wall.
- x.) No Floor Area shall be permitted above the 2nd storey for Lots 4 and 5.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (824) | <u>165 Cross Avenue Partnership</u> 165 Cross Avenue Part of Lot 14, Concession 3, S.D.S. | (2008-147) |

The lands subject to Special Provision 824 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) **Additional Permitted Uses**

- i) Business services such as mail and courier receiving, word processing, business card and stationary printing, office and shipping supplies, retail postage, mailing services, facsimile transmission services for sending and receiving correspondence;
- ii) Document services such as full production and self-serve copy service, black and white and colour copies, binding, laminating, word processing and computer services to create, edit and provide output for print.
- iii) Courier services including UPS, DHL and Canpar courier services, retail packing supplies and custom packing services.

b) **Retail uses permitted under subsection a) shall be exempt from Section 42.2) 4. b).**

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------|
| (826) | <u>Genstar Titleco Limited and NHD Developments Limited</u> Part of Lot 27, Concession 1, S.D.S. | (2008-176) (2010-010) |

The lands subject to Special Provision 826 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

For the lands zoned R8(a),**a) Permitted Uses**

The following uses shall be permitted:

All R8 uses except detached, duplexes, maisonettes and apartment buildings

b) Regulations

- i) minimum front yard setback – 4.5 m to dwelling except for a garage which shall have a minimum front yard setback of 6.0 m
 - ii) minimum rear yard setback – 6.0 m
 - iii) minimum side yard setback for an end unit or a flankage yard – 1.5 m
 - iv) minimum separation distance between blocks of multiple attached dwellings– 3.0m
 - v) minimum lot area per unit – 110 m²
 - vi) maximum lot coverage – 55%
 - vii) minimum block frontage – 25 m
 - viii) maximum building height for dwelling – 12 m
 - ix) frontage – east branch of the common elements condominium road shall be frontage
- c) For the purposes of establishing compliance with the zoning regulations, common element condominium roadways will be considered as public streets for zoning purposes only.

For the lands zoned R8(b),**a) Permitted Uses**

The following uses shall be permitted:

- i) All R8 uses except detached, duplexes, maisonettes and apartment buildings

b) Regulations

- i) minimum front yard setback (from Postmaster Drive) – 6.0 m
- ii) minimum rear yard setback (from common elements condominium road) - 1.0 m
- iii) minimum separation distance between main dwelling and detached garage - 5.0m
- iv) minimum side yard setback for an end unit or a flankage yard – 1.5 m
- v) minimum separation distance between blocks of multiple attached blocks – 3.0 m
- vi) minimum lot area per unit– 110 m²
- vii) maximum lot coverage – 55%
- viii) minimum block frontage – 25 m
- ix) maximum building height for dwelling – 12 m

c) For the purposes of establishing compliance with the zoning regulations, common element condominium roadways will be considered as public streets for zoning purposes only.

For the lands zoned R8(c),

a) Permitted Uses

The following uses shall be permitted:

- i) All R8 uses except detached, duplexes, maisonettes and apartment buildings

b) Regulations

- i) minimum front yard setback – 4.5 m to dwelling except for a garage which shall have a minimum front yard setback of 6.0 m
 ii) minimum rear yard setback – 6.0 m
 iii) minimum side yard setback for an end unit or a flankage yard – 1.5 m
 iv) minimum separation distance between blocks of multiple attached dwellings – 3.0 m
 v) minimum lot area per unit – 110 m²
 vi) maximum lot coverage – 55%
 vii) minimum block frontage – 27 m
 viii) maximum building height for dwelling – 12 m

For the purposes of establishing compliance with the zoning regulations, common element condominium roadways will be considered as public streets for zoning purposes only.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (827) | <u>Empire Communities</u> 521-549 Kerr Street Part of Lot 16, Con. 3 S.D.S. | (2008-185) (2010-178) PL080447 |

The land to which By-law 2008-185 applies may be used for the uses listed below, subject to the general regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail.

a) Permitted Uses

- i. Apartment;
 ii. All C1 uses except Service Station and Taxi establishment;
 iii. Art Gallery;
 iv. Artists', decorators' or similar studio;
 v. Athletic Facilities;
 vi. Confectioner;
 vii. Service Shop; and

viii. Temporary sales pavilion and/or construction trailers.

b) **Regulations**

- i. For the purpose of this By-law, the front lot line shall be deemed to be the lot line abutting Speers Road and setbacks from Kerr Street and Speers Road shall be measured from the planned widened Kerr Street and Speers Road.
- ii. Minimum lot frontage – 60 m
- iii. Minimum lot area – 0.75 ha
- iv. Maximum number of dwelling units – 214. In accordance with the Town's bonusing policies in Part F, Section 1.3 b. of the Official Plan, up to a total of 533 units may be developed on the site with the implementation of an agreement under Section 37 of the *Planning Act* applying only to 106 units.
- v. The existing heritage structures are permitted to remain on site with the permitted uses as identified in Subsection a) ii. through iv. above as well as residential amenity space.
- vi. There will be a maximum of two residential towers (apartment) on the property permitted regardless of whether the buildings are connected by a podium or are freestanding.
- vii. Maximum Gross Floor Area – 44,314 m². For the purpose of calculating Gross Floor Area, maximum gross floor area is the area contained within the outside walls or outside finished furred partitions of walls, but does not include stair wells, elevators, mechanical rooms and/or shafts, basements or buildings and structures designated under the *Ontario Heritage Act* as of the date of the passing of this by-law.
- viii. Minimum Leaseable Floor Area for grade level commercial uses shall be 417 m².

- ix. Residential amenity uses will be permitted on the ground floor. Residential dwelling units will not be permitted on the ground level fronting onto Kerr Street and Speers Road, however, will be permitted on the ground floor internal to the site.
- x. Freestanding commercial uses are only permitted as part of a mixed use development on the site.
- xi. Maximum Building Height – 8 storeys. In accordance with the Town’s bonus-ing policies in Part F, Section 1.3 b. of the Official Plan, increased height may be developed on the site, as set out below in Subsection b) xi. 1., with the im-plementation of an agreement under Section 37 of the *Planning Act* applying only to 106 units.
1. Residential Tower (Apartment)
- North Tower – 21 storeys or 67 m (whichever is less)
 - South Tower – 19 storeys or 61 m (whichever is less)
 - Maximum Building Height is exclusive of rooftop mechanical rooms, stair towers, elevator shafts, chimney stack or other heating, cooling or ventilating equipment, sound attenuation barrier treatment or window washing equipment and parapets.
 - Rooftop mechanical rooms, stair towers, elevator shafts, chimney stack or other heating, cooling or ventilating equipment, sound at-tenuation barrier treatment or window washing equipment may pro-ject a maximum of 6 m in height to be measured from the roof on which they are located.
 - Building height shall be measured from the finished floor at grade.
- xii. Front Yard Setback from Speers Road (minimum) – 0 m
- xiii. Flankage Yard Setback from Kerr Street (minimum) – 0 m

- xiv. Side Yard Setback (minimum) – 1.2 m
- xv. Rear Yard Setback (minimum) – 1.2 m
- xvi. Notwithstanding the setbacks above, the parking garage may have a 0 m setback.
- xvii. Notwithstanding Section 12, balconies may project 2 m into any yard.
- xviii. Maximum setback to ground floor from Kerr Street or Speers Road - 4m, however an area at the intersection of Kerr Street or Speers Road May be setback a maximum distance of (25m) from Kerr Street for a distance of 80 m from Speers road for the placement of two designated heritage buildings and a 350 sq.m public courtyard.
- xix. Minimum Parking Requirements- For Residential uses (including commercial uses) – 1.50 parking spaces per unit, of which 0.25 paved parking spaces per unit shall be specifically designated as visitor and commercial parking.
- xx. All required parking spaces shall be provided within an underground parking structure except a maximum of 10 spaces may be permitted on the surface.
- xxi. Minimum number of designated parking spaces – 2 where one space to be provided at grade and the second space in the underground parking structure.
- xxii. For the purposes of this By-law a parking space means a rectangular space with a minimum total area of 14.85 m² and with a minimum width of 2.7 m and a minimum depth of 5.5 m.
- xxiii. Landscaping Percentage of Lot Area (minimum) – 30%
- xxiv. Notwithstanding the definition of landscaping or landscaped area for the purpose of this By-law, the landscape area for the development shall be permitted to include any combination of trees, shrubs, flowers, grass, or oth-

er horticultural elements, fencing, decorative stonework, walkways, screening or other architectural elements such as a water feature. The top of the podium is included in the calculation of the landscaped open space provided that not less than 30% of the podium area is capable of supporting the growth of and planted with grass, and with shrubs or trees that can attain a normal growth of up to 0.9 m excluding any area devoted to Rooftop mechanical rooms, stair towers, elevator shafts, chimney stack or other heating, cooling or ventilating equipment, sound attenuation barrier treatment.

xxv. Sections 42 1), and 43 1) of By-law 1984-63, as amended do not apply.

xxvi. Matters which are to be provided pursuant to Section 37 of the *Planning Act* R.S.O. 1990, c. P13 as amended, in order to permit the increased height and units authorized on the lands zoned C3R are as follows:

1. Section 37 Agreement – The owner of the subject lands shall enter into one or more agreements with The Corporation of the Town of Oakville pursuant to Section 37 of the *Planning Act* to secure the facilities, services, and matters referred to below, which agreement or agreements shall apply only to 106 units and may be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands in accordance with the subject agreements referred to herein shall fund the following services and/or matters as follows:
 - i. The owner of the subject lands will pay for certain Kerr Street Streetscape Improvements.
 - ii. Contributions by the owner of the subject property to The Corporation of the Town of Oakville capital programs, such as the upgrade of Transit Facilities.
 - iii. The amounts payable pursuant to section 1(ii) above shall be valued as of, and shall be paid on, the day before the issuance of

the first building permit other than for the sales centre. In the case of multiple building permits being issued, the amounts payable pursuant to section 1(ii) above will be calculated and payable for each building permit

xxvii. Notwithstanding anything to the contrary in By-Law 1984-63, as amended, the subject lands may be divided to provide separate ownership, so long as the aggregate of the development continues to comply with the requirements of this By-law.

xxviii. Notwithstanding any provision in By-law 1984-63, for those lands zoned C3R as shown on Schedule A to By-law 2010-178, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------|
| (828) | <u>Dundas Sixth Line Development Inc.</u> 32 Dundas Street East Part of Lot 15, Con. 1 S.D.S. | (2009-027) PL080366 |

The land to which By-law 2009-027 applies may be used for the uses listed below, subject to the general regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

Definitions:

For the purpose of Special Provision 828:

A “**stacked townhouse**” means “a building or structure divided vertically by floors and horizontally by walls into three or more non-communicating dwelling units, each having private access to the outside. An end unit containing a single dwelling unit attached to the stacked townhouse may be divided horizontally by a vertical wall.”

A “**live work unit**” means “units on the ground floor of any building the conduct of a trade or business is permitted, provided that only the ground floor area is used for the purpose, no sign is displayed, no person outside members of the family residing on the premises is employed, no goods are stored on the premises and no shipping is done from

them and there is no public office or visiting premises by customers, clients or salesmen on business”

a) For lands Zoned R8(a)

1) Permitted Uses

xxix. All uses in the R8 including stacked townhouse units and live work units but excludes detached dwellings, duplex dwellings, and maisonettes;

xxx. A minimum of 1200 square metres of commercial uses shall be provided on site, which may be provided for any portion of buildings fronting on Dundas Street, Post Road and Hays Blvd., however none of these uses maybe permitted in stand alone buildings. The permitted uses may include the following uses:

1. Artists', decorators' or similar studio or galleries;
2. gift, notion or craft shop;
3. community facilities including community centres and libraries;
4. flower shop, dry cleaning (depot only), computer repair;
5. personal services such as but not limited to a hairdressing salon and a barber shop;
6. bank with a maximum gross floor area of 450 m²;
7. day nursery;
8. tanning salon, travel agency, video rental store;
9. bake shop;
10. clothing store;
11. confectioner;
12. convenience store;
13. food or grocery store with a maximum gross floor area of 400 m²;
14. restaurant, including a take-out restaurant but excluding drive-thru restaurants;
15. business and professional offices with a maximum gross floor area of 300 m²

xxxi. Temporary sales pavilion and/or trailers

2) Regulations

- i. For the purpose of this By-law, the front lot line shall be deemed to be the lot line abutting Dundas Street East.
- ii. Minimum lot frontage on Dundas Street East – 120 m
- iii. Minimum lot area – 3 ha

- iv. Minimum Leaseable Floor Area for grade level commercial uses shall be 1200 m²; which may be provided, but need not be provided until the development within the area subject to Special Provision 828 exceeds 447 SDE's (single detached equivalent) units as defined by Halton Region.
- v. Live-work units are not required to be accessed by entirely separate entrances.
- vi. The ground floor area facing Dundas Street, Post Road and Hays Blvd may contain commercial and or residential uses, but commercial uses must only front Dundas Street, Post Road and Hays Blvd.
- vii. Minimum front yard from Dundas Street – 3.2 m
- viii. Minimum flankage yard from Post Road – 4.0 m except for buildings over 10 storeys and canopies over entrances which can have a reduced setback of 0 m
- ix. Minimum rear yard from southerly lot line (Hays Blvd) – 3 m
- x. Minimum side yard from lands zoned O4 – 2 m
- xi. Minimum setback from a daylight triangle – 0 m
- xii. Section 12(3) does not apply to balconies. Balconies are permitted in any yard up to a maximum projection of 2 m
- xiii. Additional regulations applicable to both R8(a) and R8(b) as setout in paragraph c)

b) For lands Zoned R8(b)

1) Permitted Uses

- i. All uses in the R8 zone including stacked townhouses but excludes detached dwellings, duplex dwellings, maisonette and apartment units.

- ii. Temporary sales pavilion and/or trailers.

2) Regulations

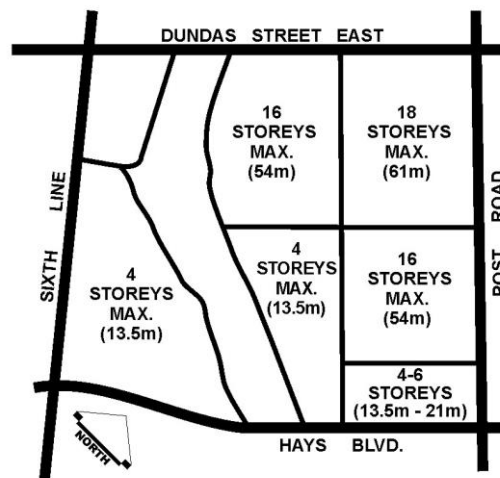
- i. For the purpose of this By-law, the front lot line shall be deemed to be the lot line abutting Hays Blvd.
- ii. Minimum lot frontage on Hays Blvd. – 75 m
- iii. Minimum lot area – 0.89 ha
- iv. Minimum flankage yard from Sixth Line – 3 m
- v. Minimum front yard from southerly lot line (Hays Blvd) – 3 m
- vi. Minimum side yard from lands zoned O4 – 2 m
- vii. Minimum rear yard from lands zoned O3 - 5m
- viii. Minimum setback from a daylight triangle – 0 m
- ix. Notwithstanding Section 12(3) by-law 1984-63, as amended, balconies, porches, open or covered by a roof located on the same level as the main floor level of the dwelling unit, with or without foundations, including the access stairs connecting the porch to the ground may project into any yard except daylight triangles to a maximum of 1.7 m
- x. Visitor parking may be provided at grade;
- xi. Additional regulations applicable to both R8(a) and R8(b) as setout in paragraph c)

c) For lands Zoned R8(a) and R8(b)

2) Regulations

- i. Section 38 of By-law 1984-63, as amended does not apply.

- ii. Maximum number of dwelling units – 766. This maximum number of dwelling units may be increased to 1358 units provided the owner enters into an agreement under Section 37 of the *Planning Act* in accordance with the Town’s bonusing policies in Part F, Section 1.3 b. of the Official Plan and this by-law.
- iii. Maximum Building Height or permitted building height range within the areas approximately depicted below shall be as follows:



- iv. Maximum Building Height is exclusive of rooftop mechanical rooms, stair towers, elevator shafts, chimney stack or other heating, cooling or ventilating equipment, sound attenuation barrier treatment or window washing equipment and parapets
- v. Height of all rooftop mechanical equipment, stair towers, elevator shafts, and enclosures on the roof – maximum 7.5 m above the roof upon which they are located.
- vi. Height of decorative parapets – maximum 1.5 m above the roof upon which they are located.
- vii. For lands zoned R8(a), building height shall be measured from the finished floor at grade.

- viii. For lands zoned R8(b), building height shall be measured from the averaged finished grade across the front wall of each stacked townhouse block.
- ix. Maximum Gross Floor Area – 126,315 sm. For the purpose of the calculating Gross Floor Area, maximum gross floor area is the area contained within the outside walls or outside finished furred partitions of walls, but does not include stair wells, elevators or basements.
- x. Minimum Parking:
 - a. Apartment Uses - 1.25 parking spaces per unit of which 0.25 parking spaces shall be specifically designated as visitor parking
 - b. Of the required parking spaces for the apartment uses 2 parking spaces shall be “designated parking spaces”
 - c. Multiple Attached dwellings and stacked townhouse units - 1.5 parking spaces per unit of which 0.25 parking spaces shall be specifically designated as visitor parking
 - d. Commercial/retail uses – 0 spaces
- xi. All required parking spaces for the apartment units shall be provided within an underground parking structure.
- xii. Notwithstanding xi above, surface parking, in addition to the required parking, is permitted on the private roads
- xiii. Underground parking structure may have a 0m setback from any lot line;
- xiv. Minimum width of private road – 7.5 m
- xv. Recreational amenity space associated with the residential units may be provided in a separate building, a mixed use building, or any of the apartment buildings

- xvi. Notwithstanding anything to the contrary in By-Law 1983-64, as amended, the subject lands may be divided to provide separate ownership, so long as the aggregate of the development continues to comply with the requirements of this By-law
- xvii. Matters which are to be provided pursuant to Section 37 of the *Planning Act* R.S.O. 1990, c. P13 as amended, in order to permit the increased units authorized on the lands zoned R8(a) and R8(b) are as follows:
- a) Section 37 Agreement – The owner of the subject lands shall enter into one or more agreements with The Corporation of the Town of Oakville pursuant to Section 37 of the *Planning Act* to the satisfaction of the Town to secure the facilities, services, and matters referred to below, which agreement or agreements will be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands in accordance with the subject agreements referred to herein shall fund the following services and/or matters as follows:
 - i. The owner of the subject lands will provide funds to the Town to be utilized for improvements which support the development of the Uptown Core and may include elements such as: transit improvements relative to increased frequency of service, provision of space for municipal purposes, enhancement to cemetery restoration plan at Munn’s Cemetery or other improvements that the Town determines to be required to support the additional units and density permitted pursuant to section c) 1) ii) above.
 - ii. The amounts payable pursuant to section c)1)xvii)a)i) above shall be valued as of, and shall be paid on, the day before the issuance of the first building permit for a residential unit in excess of 766 units. In the case of multiple building permits being issued, the

amounts payable will be calculated and payable for each building permit.

- b) Zoning By-law compliance for the purpose of building permit issuance for units in excess of 766 with respect to the lands to which the By-law applies shall be dependant upon the execution and satisfaction of the provisions of the Section 37 Agreement with respect to building permit issuance.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (829) | <u>New Province Homes Ltd.</u> Block 220, 20M-840 and Part of Lots 33 and 34, Concession 4, S.D.S. | (2009-035) PL080904 PL080905 |

The lands subject to Special Provision 829 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Permitted Uses:**

- a) The permitted uses are subject to the general regulations in the Town of Oakville Zoning By-law for single-detached dwellings in the R13 zone.
- b) A public school shall also be permitted and subject to the provisions of Part II, Section 29 within Zoning By-law 1984-063.

2. **Regulations for Lands Zoned R13-SP.829:**

- a) The permitted uses are subject to the general regulations in the Town of Oakville Zoning By-law for single-detached dwellings in the R13 zone.
- b) For any lot that abuts Summerset Court, the yard abutting Summerset Court shall be deemed the rear yard.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|------------------------------------|
| (830) | <u>Creebank Properties (Lyons Lane) Ltd.</u> 599 Lyons Lane | (2009-043) PL080691 PL080692 |

The lands subject to Special Provision 830 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Only Permitted Uses:**

Those uses permitted in the R9 zone.

2. **Regulations:**

- a. Sections 39 and 40 of Zoning By-law 1984-63, as amended, shall not apply to these lands.
- b. Total number of dwelling units:(maximum) 400
- c. Total number of dwelling units: 480
(maximum if bonusing applied)
- d. Minimum rear yard: 2 metres
- e. Minimum front yard: 1 metre
- f. Minimum side yard: 1.5 metres
- g. Minimum Below Grade Setback: 0 metres
(all yards)
- h. Building Height: 63 metres, to a maximum of 20 storeys, exclusive of architectural features, mechanical penthouse, rooftop equipment, parapets, and stairwells
- i. Building Height: 86 metres, to a maximum of 26 storeys, exclusive of architectural features, rooftop equipment, parapets and stairwells
(maximum if bonusing applied)

- j. Separation distance between residential towers, inclusive of balconies: (minimum) 16 metres
- k. Floorplate dimension of residential tower: (maximum size above 4th storey) No greater than 40 metres in length in any direction, measured from outside wall to outside wall
- l. Minimum number of parking spaces: 1.5 spaces per unit, of which 0.25 shall be designated as visitor parking.
- m. Maximum number of above-grade parking spaces (to be located in a structure): 266
- n. Notwithstanding Part I, section 2, “personal recreation space” may be provided on a rooftop terrace.
- o. Notwithstanding Part I, section 12.3 d), balconies may be permitted to project into any yard up to a maximum of 2 metres.
- p. Notwithstanding subsection 2 f), Building setback from east side lot line- Maximum 13 metres"
- q. Notwithstanding subsection 2 o) any balcony or part of a balcony located within 17 metres of the easterly side lot line to a distance of 40 metres from the existing front lot line (Lyons Lane) shall be enclosed.
- r. Matters which are to be provided pursuant to Section 37 of the *Planning Act* R.S.O. 1990, c. P13 as amended, in order to permit the increased units authorised on the lands zoned R9-SP.830 are as follows:
- i) Section 37 Agreement – The owner of the subject lands shall enter into one or more agreements with The Corporation of the Town of Oakville pursuant to Section 37 of the *Planning Act* to the satisfaction of the Town to secure the facilities, services, and matters referred to below, which agreement or agreements will be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands in accordance with the subject agreements referred to herein shall fund the following services and/or matters as follows:
- a) The owner of the subject lands will provide funds to the Town to be utilised for eligible community benefits under the Town’s Official Plan within the Midtown Core area, required to support the additional height and density permitted pursuant to section 2 c) and 2 i) above.
- b) The amounts payable pursuant to section 2. p) i) a) above shall be valued as of, and

shall be paid on, the day before the issuance of the first building permit for a residential unit in excess of 400 units. In the case of multiple building permits being issued, the amounts payable will be calculated and payable for each building permit.

- ii) Zoning By-law compliance for the purpose of building permit issuance for units in excess of 400 with respect to the lands to which the By-law applies, shall be dependant upon the execution and satisfaction of the provisions of the Section 37 Agreement with respect to building permit issuance.”

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (832) | <u>1229403 Ontario Ltd. / Silgold Developments Ltd.</u> North-east corner of Taunton Road and Oak Park Boulevard, Concession 1, Part of Lot 13, S.D.S | (2009-062) |

The lands subject to Special Provision 832 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) Permitted Uses:

- i. Uses permitted in the C3 zone
- ii. Commercial school on a second storey only
- iii. Church and/or related use on a second storey only
- iv. Outdoor patio

b) Prohibited Uses:

- i. Service station
- ii. Taxi establishment

c) Regulations:

| | |
|--|----------|
| i. Section 15. 3) a) of Zoning By-law 1984-63, as amended, shall not apply to these lands. | |
| ii. Building Setback to any property line: (minimum) | 0 metres |
| iii. Building Setback to any property line: (maximum fronting Oak Park Boulevard) | 3 metres |

| | |
|--|--|
| iv. Building Setback to any property line: (maximum fronting Taunton Road) | 4 metres |
| v. Building Setback to any property line: (maximum fronting Trafalgar Road) | 7 metres |
| vi. Building Height: (minimum) | 4.5 metres |
| vii. Building Height: (minimum fronting Oak Park Boulevard) | 8 metres |
| viii. Parking ratio for commercial / retail uses: | A minimum of 1 space per 21 square metres of leasable floor area. |
| ix. Parking ratio for offices uses: | A minimum of 1 space per 28 square metres of leasable floor area. |
| x. Streetwall: (Oak Park Boulevard) | A building wall (or façade) facing and parallel to Oak Park Boulevard shall be continuous for at least 75% of the length of the lot line it faces. |
| xi. Building openings: | No less than 35% of the gross area of the building wall (or façade) facing a street shall be the site of openings (i.e. windows and doors). This provision shall only apply to that portion of the wall that has a height of 5 metres or less. |

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---------------------------------------|----------------------|
| (834) | 455 Heath Street 1316 Odessa Cres. | (2009-088) |

The lands subject to Special Provision 834 may be used for the uses permitted in the general provisions on By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Regulations for the O1 Zone (Heath Street Parkette)**
 - i. Lot Area (minimum): 0.09 ha
 - ii. Lot Frontage (minimum): 27 m
2. **Regulations for the O1 Zone (Odessa Crescent Parkette)**
 - i. Lot Area (minimum): 0.06 ha
 - ii. Lot Frontage (minimum): 15 m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (835) | <u>The Ukrainian Catholic Episcopal Corporation</u> 300 and 312 River Oaks Blvd. Block 123 and 124, Registered Plan 20M-528 | (2009-111) |

The lands subject to Special Provision 835 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Regulations:**
 - a. For the purposes of this By-law, the front lot line shall be deemed to be the lot line abutting Trafalgar Road.
 - b. Front yard setback minimum – 10 m

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (836) | <u>Ontario Realty Corporation</u> South-east corner of Upper Middle Road and Joshua's Creek Drive Concession 2, Part of Lot 6, S.D.S. | (2009-083) |

The lands subject to Special Provision 836 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

For Lands Zoned E1-836:

- a) **Permitted Uses:**

- i) Except as provided in paragraph (b) below, the uses permitted in a Light Employment (E1) Zone,
- ii) A Transportation Terminal,
- iii) Outside Storage only in a yard that does not abut a street.

b) **Prohibited Uses:**

- i) Bulk storage of fuels and aggregates.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-------------------|
| (837) | 43-49 Lakeshore Road West, 2290 Lakeshore Road West, 2303 Lakeshore Road West, Midtown, Uptown Core | (2012-052) |

Notwithstanding footnotes (1) and (14) of Section 41 2), except for such lawful uses as the lands were being used for on the date of passing of this By-law, no person shall use any land, building, or structure, or erect any building or structure for the purpose of a drive-through facility.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (838) | <u>445312 Ontario Limited/Shelly's</u> Lot A, 1 and 2, Part of Lots 3 and 4, and Block 51 on Reg. Plan 1 (80 Navy Street/104-144 Robinson Street) | (2010-019) PL070682 PL080963 |

The lands subject to Special Provision 838 may be used for the uses permitted in the general provisions on By-law 1984-63, as amended, subject to the applicable regulations therefor, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. **Permitted Uses:**

- i. 13 unit apartment

2. **Regulations:**

- i. For the purposes of this section, Navy Street is deemed to be the front lot line.
- ii. For the purposes of this section, building height is to be measured vertically from finished grade at the mid point of the front lot line.

- iii. For the purposes of this section the rear yard setback is to be measured at the midpoint of the rear lot line perpendicular to the building face as illustrated on Figure 1:

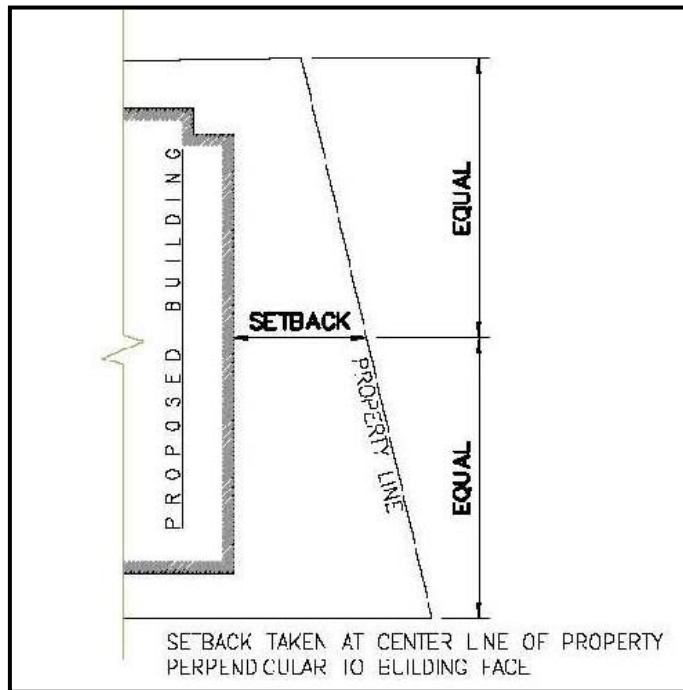
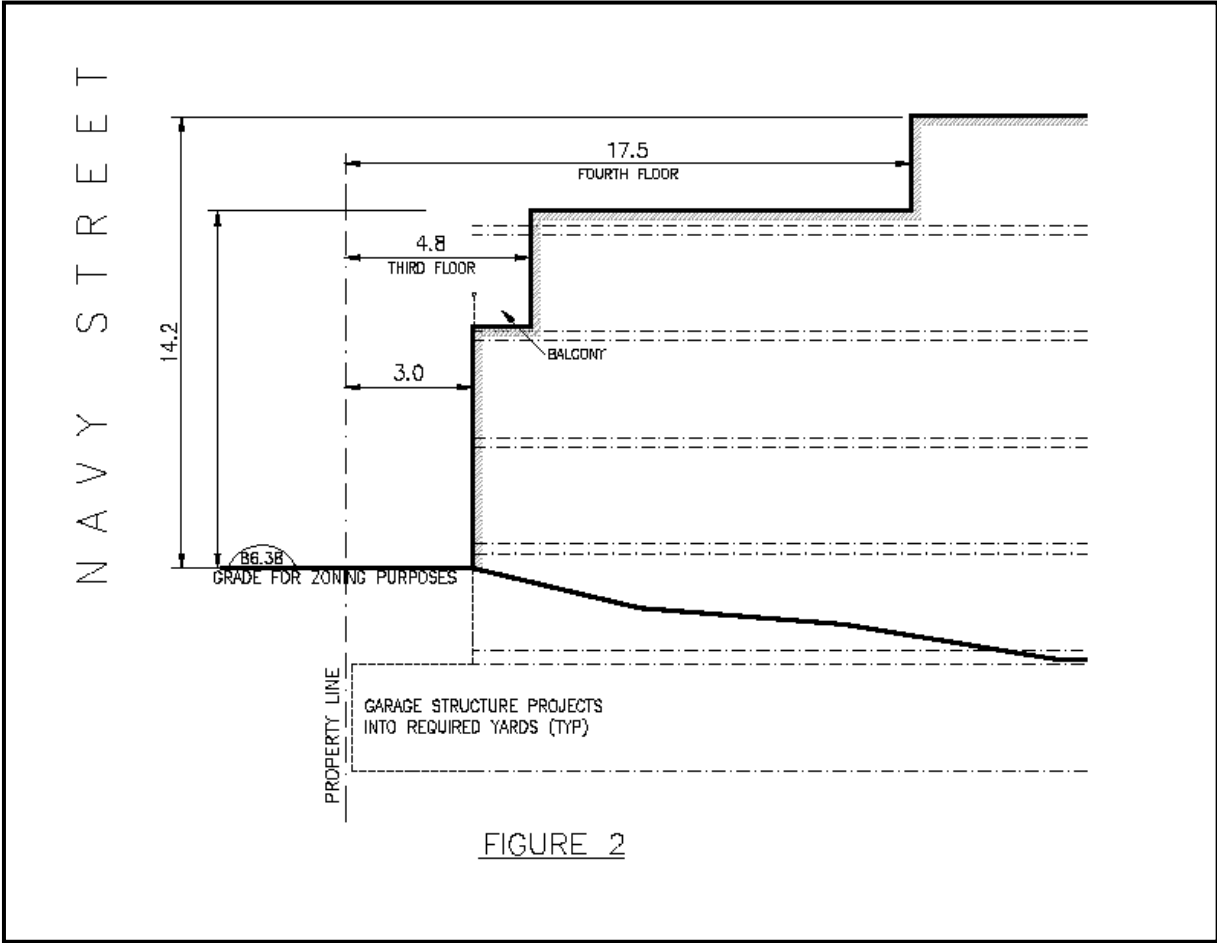
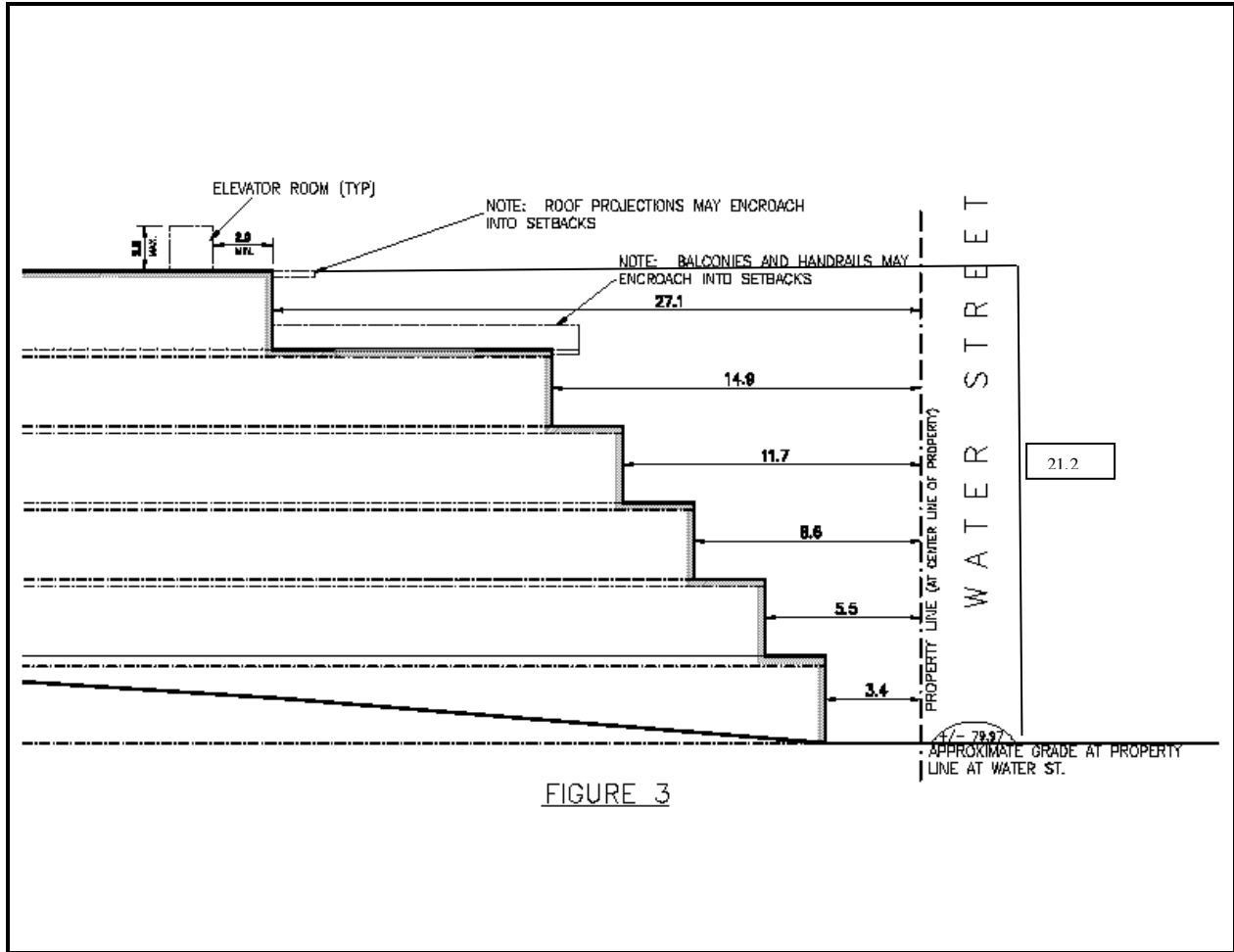


Figure 1:

- iv. Maximum Density: 80 upsh
- v. Minimum Lot Frontage: 23 m
- vi. Minimum front yard setback (Navy St.): 3 m
- vii. Minimum flankage yard setback (Robinson St.): 1.4 m
- viii. Minimum rear yard setback (Water St.): 3.4 m
- ix. Minimum interior side yard setback: 3m for the portion of the interior side yard adjacent to 70 Navy Street to be used only for landscaping and 0m for the remainder of the interior side yard
- x. Minimum yard setback for parking structure: 0 m
- xi. Height and Stepping as illustrated on Figures 2 and 3:





- xii. The top floor of the building will be setback a minimum of 3.5 m from the southern edge of the building
- xiii. Uncovered Terraces/balconies orientated toward Water Street are permitted as part of the stepping of the building
- xiv. Elevator shaft and associated equipment, roof access and projections such as ventilation shafts and chimneys are permitted on the roof deck provided they are located a minimum of 2.0m from any roof edge and to a maximum projection above roof deck of 2m.
- xv. Roof, balconies, handrails, sill, belt courses and eaves may encroach into required setbacks and yards a maximum of 0.9 m
- xvi. Lot Coverage Maximum: 75%
- xvii. Minimum Landscaping percentage of lot area: 20%
- xviii. Section 40 5) a) does not apply

- xix. Notwithstanding Section 12(3)(c)(e) an uncovered platform, entry features and stairs may extend into the flankage yard and front yard with a setback of 0 m
- xx. Visitor parking is permitted within the parking structure
- xxi. One driveway from Water Street – no access from Robinson Street

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (839) | <u>JRB Design Build GP-UOC Ltd.</u> 28, 36 & 42 Lakeshore Road West and 88, 90 & 94 Chisholm Street | (2009-144) |

The land to which By-law 2009-839 applies may be used for the uses permitted in the general provision of By-law 1984-63, as amended for the C3R zone, subject to the applicable regulations therefore, and the following regulations, which shall govern in case of conflict:

a) Regulations for land zoned C3R

- i. Notwithstanding Section 42.2) 3.b) the maximum permitted residential apartment units shall not exceed 23 units;
- ii. Notwithstanding Section 42.2) 3.a.ii) the maximum building height shall not exceed 5 storeys and 18 m exclusive of the rooftop mechanical room, stairwells, elevator shafts;
- iii. Residential apartment uses shall be permitted at grade providing the residential use is setback from Lakeshore Road not less than 12 m.
- iv. Minimum required rear yard – 0 metres
- v. Required buffer strip abutting a residential zone – 0 metres
- vi. For the purpose of this By-law, the rear yard is defined as being the southerly lot line abutting 86 Chisholm Street.
- vii. Existing buildings and structures located at 42 Lakeshore Road West, being used as a sales centre, are not subject to the parking requirements established under Section 43 and Section 15 of By-law 1984-63, as amended.

5. Matters which are to be provided pursuant to Section 37 of the *Planning Act* R.S.O. 1990, c. P13 as amended, in order to permit the increased building height authorized on the lands

zoned C3R are as follows:

- a) Section 37 Agreement – The owner of the lands to which this By-law applies, shall enter into one or more agreements with the Corporation of the Town of Oakville pursuant to Section 37 of the *Planning Act*, to the satisfaction of the Town, which agreement(s) shall be registered on title to the subject lands by the Town, to secure the following facilities, services, and matters at the owners sole expense:

The owner shall provide the following through the required Site Plan approval process and site plan agreement:

- a. a detailed heritage Conservation and Restoration Plan with respect to the property municipally known as 42 Lakeshore Road West, prepared by a qualified heritage architect to the satisfaction of the Town;
- b. a Letter of Credit in a form and an amount satisfactory to the Director of Planning Services to secure all work included in the Conservation and Restoration Plan;
- c. heritage conservation and restoration work, satisfactory to the Manager of Heritage Planning, prior to the release of the Letter of Credit;
- d. a detailed plan prepared by a qualified arbourist for the long term preservation of the magnolia tree located at 42 Lakeshore Road West;
- e. a Letter of Credit in a form and an amount satisfactory to the Director of Planning Services to secure all work included in the detailed plan for the long term preservation of the magnolia tree located at 42 Lakeshore Road West; and;
- f. the Letter of Credit with respect to the magnolia tree shall be held by the Town for a period of 5 years following the final completion of all works on the property. By-Law Number: 2009-144

The Owner shall achieve a minimum LEED Gold Certification for the development on the lands to which this by-law applies and provide a Letter of Credit in a form and an amount satisfactory to the Director of Planning Services to secure the achievement of the minimum of a LEED Gold Certification.

The Owner shall provide to the Town a copy of the LEED Gold Certification prior to the release of the Letter of Credit.

Zoning By-law compliance for the purpose of building permit issuance for the proposed building height in excess of 3 stories for 28, 36, and 42 Lakeshore Road and 94 Chisholm Street, and in excess of 4 stories for 88, 90 and 92 Chisholm Street shall be dependant upon execution and satisfaction of the provisions in this By-law and in the Section 37 agreement with respect to building permit issuance; and

the agreement with the Town of Oakville pursuant to Section 37 of the *Planning Act* shall be registered on title to the lands to which this By-law applies prior to the issuance of any building permit for the proposed additional height.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---|
| (840) | <u>EAD Lakeshore Developments Inc.</u> 3047 Lakeshore Road West Part of Lot 48, Registered Plan M-10 | (2009-164) PL081357 (2013-015) |

The land to which By-law 2009-164 applies may be used for the uses permitted in the general provision of By-law 1984-63, as amended, subject to applicable regulations, except where in conflict with the following regulations in which case the following regulations will apply.

a) For the lands zoned R11, SP 89(840)

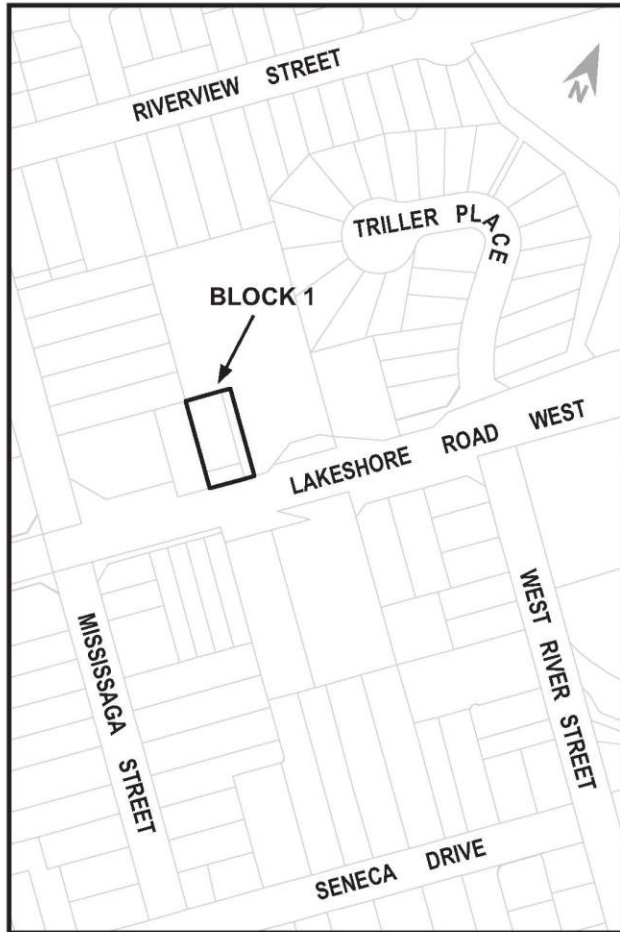
Regulations

- i) Maximum Number of Units 15;
- ii) Minimum Flankage Yard Setback 1.5 m;
- iii) Notwithstanding Section 40(7)(h), porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundations, including the access stairs, connecting the porch to the ground may project into the required yard to a point 1.5 m from the flankage property lines;
- iv) Minimum Aggregate Side Yards per lot in total for both side yards 1.8 m;
- v) Minimum Separation Distance between Dwellings 1.2 m;
- vi) Maximum Garage Floor Area (for lots with less than 12 m of frontage) 33m²;
- vii) Maximum Floor Area/Lot Ratio (Interior Lots) 72%;
- viii) Maximum Floor Area/Lot Ratio (Corner Lots) 68%;
- ix) Where a driveway is provided on a corner lot, no part of that driveway may give access to the street at a point closer than 5.8 m from the corner;
- x) Minimum Required Visitor Parking – 2 parking spaces; and,
- xi) For the purposes of establishing compliance with the zoning regulations, common element roadways shall be considered as public streets for zoning purposes only.

b) The following regulations apply to the lands identified as Block 1 in Figure 840.1 below:

- i) Notwithstanding Subsection 840 (a)(i), an additional three (3) dwelling units are permitted.
- ii) Notwithstanding Subsection 840 (a)(x), no additional visitor parking is required.

Figure 840.1



| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|----------------------------|
| (841) | Edgemere Estates Limited 1502 Lakeshore Road East Part of Lot 6, Con. 4 S.D.S. | (2009-168) OMB PL040455 |

The land to which By-law 2009-168 applies may be used for the uses listed below, subject to the general regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail.

Definitions:

For the purpose of Special Provision 841:

“Multiple Attached Dwellings” means “a building or structure divided vertically by floors and horizontally by walls into no more than three non-communicating dwelling units, each having private access to the outside.”

“**Floor Area**” means “the area contained within the outside walls or outside finished furred partitions of the walls and includes basement dwelling units but does not include private garages, porches verandahs, attics and non walk-in bay windows.”

c) **For lands Zoned RO1**

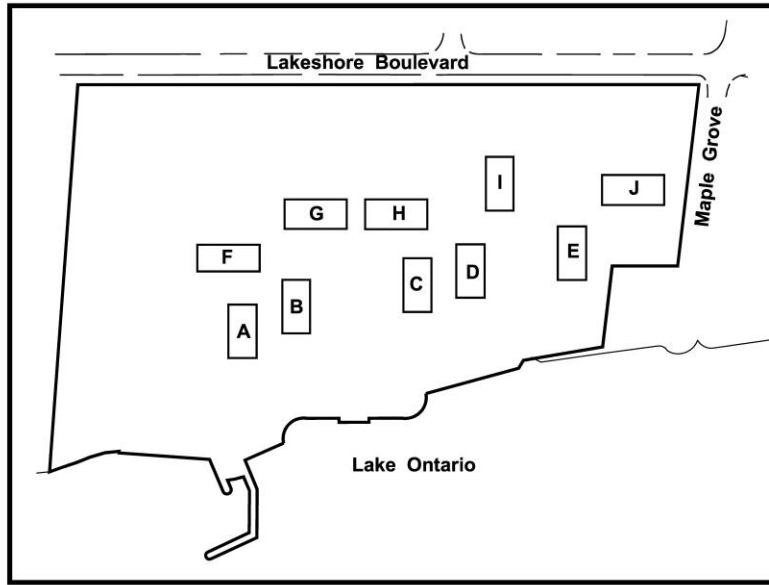
1) Permitted Uses

- i. All uses in the R01;
- ii. Multiple Attached Dwellings;
- iii. In buildings and structures built prior to 1990, amenity and accessory uses including a single dwelling unit for a property management office and a single dwelling unit to be used as a guest suite are permitted as stand alone uses;
- iv. Temporary sales pavilion located within the existing dwelling, or in a new multiple attached dwelling and/or a sales trailer.

2) Regulations

- i. For Multiple Attached Dwellings the following provisions shall apply:
 - a. For the purpose of this By-law, the front lot line shall be deemed to be the lot line abutting Lakeshore Road East;
 - b. Maximum number of Multiple Attached Dwelling buildings – 10;
 - c. Maximum number of Multiple Attached Dwelling units – 30;
 - d. Minimum lot frontage (Lakeshore Road East) – 240 m;
 - e. Minimum lot area – 3.25 ha;
 - f. Minimum front yard from Lakeshore Road East – 20 m;
 - g. Minimum east side yard (Maple Grove Dr) – 10 m;
 - h. Minimum side yard from lands zoned O4(a) – 0 m;
 - i. Maximum lot coverage, excluding underground parking structure – 24%;

- j. Maximum Floor Area, including buildings and structures built prior to 1990 – 13,000 m²;
- k. No individual Multiple Attached Dwelling building can exceed a floor area of 1370 m².



- l. Maximum dwelling depth will be measured using above grade buildings, not including the underground garage and shall be as follows:

| | | | |
|------------|--------|------------|--------|
| Building A | 34 m | Building B | 38.5 m |
| Building C | 34 m | Building D | 38.5 m |
| Building E | 38.5 m | Building F | 41.5 m |
| Building G | 37.5 m | Building H | 37.5 m |
| Building I | 33.5 m | Building J | 33 m |

m. For the purposes of this by-law, an established grade having a geodetic elevation of 82.28 m along Lakeshore Road shall be used in the calculation of building height;

n. Building Height maximums shall be as follows:

| | | | |
|------------|--------|------------|--------|
| Building A | 11.5 m | Building B | 11.5 m |
| Building C | 11.3 m | Building D | 11.3 m |
| Building E | 11.2 m | Building F | 11.5 m |
| Building G | 12.4 m | Building H | 12.4 m |
| Building I | 11.8 m | Building J | 12.3 m |

o. Minimum rear yard shall be measured from the closest portion of the building perpendicular to the lands zoned O4(b) as follows:

| | | | |
|------------|------|------------|------|
| Building A | 20 m | Building B | 23 m |
| Building C | 19 m | Building D | 19 m |
| Building E | 18 m | Building F | 30 m |
| Building G | 30 m | Building H | 30 m |
| Building I | 30 m | Building J | 30 m |

p. Minimum parking – 2.25 parking spaces per unit of which 0.25 parking spaces shall be specifically designated as visitor parking;

q. Visitor parking may be located at grade and resident parking will be located in an underground structure;

- r. Sections 39Bi) and 40 1)e)iv) do not apply.
- ii. Buildings and structures constructed prior to 1990 in their original location are deemed to conform to the provisions of this By-law.

d) For lands Zoned O4(a) and O4(b)

1) Permitted Uses

- iii. All uses in the O4 zone but excludes agricultural uses and detached dwellings;
- iv. Private parks.

2) Regulations:

- i. Minimum frontage along Lakeshore Road – 35 m.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (842) | <u>Halton Healthcare Services</u> Northwest corner of Dundas Street West and Third Line | (2009-179) |

The land to which By-law 2009-179 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to applicable regulations, except where in conflict with the following regulations in which case the following regulations will apply.

Additional Permitted Uses

- i) a public hospital or private hospital or clinic licensed or approved under a Statute of Ontario;
- ii) long term care and rehabilitation facilities associated with the hospital;
- iii) professional, business and medical offices associated with the hospital;
- iv) district energy (capacity less than 10 MW)
- v) parking;
- vi) athletic facilities;
- vii) research and development facilities;
- viii) heliport;
- ix) a temporary presentation centre in accordance with the regulations for temporary sales centres;

- x) accessory uses including
 - restaurants, cafeterias and food courts
 - daycare facilities
 - pharmacies,
 - library and teaching facilities,
 - auditorium,
 - service establishment – commercial,
 - retail store,
 - places of worship,
 - laboratories, and
 - clinics.
- xi) Accessory uses may be permitted in conjunction with the uses provided in i) to vii) either as part of the main building or in a freestanding building.

Regulations

- i) **Lot Coverage** – Maximum 90%
- ii) **Height** (excluding rooftop mechanical equipment for all buildings, other than accessory buildings and structures)

| | |
|--------------|--------------------|
| Minimum 11 m | Maximum 15 storeys |
|--------------|--------------------|
- iii) **Required Building Setbacks**

| | | |
|--------------------------------|-------------|--------------|
| Third Line | Minimum 0 m | Maximum 52 m |
| Dundas Street | Minimum 0 m | Maximum 35 m |
| Road on west side of property | Minimum 0 m | Maximum 20 m |
| Road on north side of property | Minimum 0 m | Maximum 85 m |
- iv) **Required Parking Spaces** – maximum - 2100 of which a minimum of 50% shall be in a parking structure(s);
- v) **Required Bicycle Parking Spaces** – Parking for bicycles must be provided at a rate of 7% of the automobile parking spaces provided including a minimum of 5 Bicycle Parking Spaces - Visitors.

One (1) shower-change facility for each gender must also be provided.
- vi) **Location of Loading Areas** – Loading areas shall be screened from view by an opaque screen with a minimum height of 1.5 m and shall not be permitted in a yard abutting Dundas Street or Third Line.
- vii) **Minimum Landscaped Area (including landscape strips)** – 10%

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------------------------|
| (844) | Fox Farm Developments Inc. Parts of Lot 29 & 30, Con 1, S.D.S. | (2010-051) PL090571 |

The lands to which By-law 2010-051 applies may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) The common element condominium parcels created in conjunction with the proposed multiple attached dwelling units, including roadways, walkways, parking and common element areas be deemed to comply with Section 9(3) of the By-law.
- b) For the purposes of establishing compliance with the zoning regulations for the lands zoned R8 (b) and R8 (c), common element roadways shall be considered as public streets for zoning purposes only.
- c) **For lands Zoned R8 (a)**
 - (i) **Permitted Uses:** All R8 uses except detached dwellings, duplexes, maisonettes and apartments.
 - (ii) **Regulations:** Subject to the R8 regulations for Multiple Attached Dwellings except where in conflict, the following shall apply:
 1. Minimum lot area – 150 m² per unit;
 2. Minimum lot frontage – 6.0 m per unit;
 3. Maximum lot coverage – 65%
 4. Minimum Front Yard setback – 3.0 m, except for a garage which shall have a minimum of 6 m;
 5. Minimum Side Yard setback – for end unit, 1.2 m except for a minimum of 2.4 m on a flankage lot, provided the minimum separation distance between buildings is 2.4 m;
 6. Minimum Rear Yard setback – 6.0 m;
 7. Minimum setback to daylight triangles from any building – 0.7 m;
 8. Maximum Building Height (measured from the average finished grade across the front wall of each building) – 3 storeys/12.0 m;
 9. Notwithstanding Section 12(3), porches, open or covered by a roof excluding eaves, located on the same level as the main floor of the dwelling unit or lower, with or without foundation including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 1.5 m from the property line; and,
 10. Bay windows with or without foundations shall have a maximum projection of 0.9 m into the required front, flankage or rear yards.
- d) **For lands Zoned R8 (b)**
 - (i) **Permitted Uses:** All R8 uses including back-to-back multiple attached units except detached dwellings, duplexes, maisonettes and apartments.
“Back-to-back multiple attached unit” means a building containing a minimum of 6 and no more than 18 dwelling units that is divided horizontally by common walls,

including a common rear wall and whereby each unit has an independent entrance to the unit from the outside.

- (ii) **Regulations:** Subject to the R8 regulations for Multiple Attached Dwellings except where in conflict, the following shall apply:

1. Minimum lot area per dwelling unit – 80 m² per unit;
2. Minimum Front Yard setback – 3.0 m, except for a garage which shall have a minimum of 6.0 m;
3. Minimum Side Yard setback – 1.2 m for an end unit;
4. Minimum Flankage Yard setback – 3.0 m;
5. Minimum Rear Yard setback – 0 m;

The proposed rear lot lines for the back-to-back multiple attached units will be deemed to be the rear lot lines for zoning purposes until Part Lot Control or Consent establishes the rear lot line.

6. Maximum lot coverage – 72%;
7. Minimum setback to daylight triangles from any building – 0.7m;
8. Maximum Building Height (measured from the centre point of the lot line in the front of each individual unit) – 11.0 m;
9. Maximum Porch Projection – porches, open or covered by a roof excluding eaves, with or without foundation, located on the same level as the main floor of the dwelling unit or lower, with or without foundation including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 1.5 m from the property line, except that access stairs connecting a porch to the ground may project an additional 0.6 m;
10. Balconies may project into the front or flankage yards to a maximum of 1.5 m;
11. Bay windows with or without foundations shall have a minimum setback of 2.0 m from any lot line; and,
12. Minimum Required Parking – 2.0 parking spaces per unit and in addition 0.25 parking spaces per unit specifically designated as visitor parking spaces for those units not directly fronting on a public street.

e) **For lands Zoned R8 (c)**

- (i) **Permitted Uses:** All R8 uses including stacked multiple attached units except detached dwellings, duplexes, maisonettes and apartments.

“Stacked multiple attached unit” means a building or structure divided vertically by floors and horizontally by walls into three or more non-communicating dwelling units, each dwelling having private access to the outside.

- (ii) **Regulations:** Subject to the R8 regulations for Multiple Attached Dwellings except where in conflict, the following shall apply:

1. Minimum lot area per dwelling unit – 55 m² per unit;
2. Minimum Front Yard setback – 3.0 m;
3. Minimum Side Yard setback – 3.0 m;
4. Minimum Rear Yard setback – 3.0 m;
5. Maximum lot coverage – 50%;
6. Maximum Building Height (measured from the average finished grade across the front wall of each block) – 12 m;
7. Minimum Porch Projection – porches, open or covered by a roof excluding eaves, with or without foundation, located on the same level as the main floor of

the dwelling unit or lower, with or without foundation including the access stairs connecting the porch to the ground, may project into any yard but must be located a minimum of 1.5 m from the property line except that access stairs connecting a porch to the ground may project an additional 0.6 m;

8. Minimum Required Parking – 1.25 spaces per unit and in addition 0.25 parking spaces per unit which shall be specifically designated as visitor parking;
9. Minimum setback for underground parking structure from all lot lines – 0 m;
10. Garbage containers shall be permitted within a garbage container enclosure; and,
11. A garbage container enclosure shall be permitted in the front yard with a minimum setback of 0 m from the front lot line and a minimum setback of 1.5 m from the side lot line.

f) **For lands Zoned R11**

(i) **Permitted Uses:** All R11 uses except semi-detached dwellings.

(ii) **Regulations:**

1. Minimum front yard setback – 3 m to dwelling except for a garage which shall have a minimum front yard setback of 6.0 m;
2. Minimum side yard setback – 1.2 m on one side and 0.6 m on the other except for 3 m minimum on the flankage side of a corner lot;
3. Minimum setback to daylight triangles from any building – 0.7 m;
4. Minimum separation distance between adjacent dwellings – 1.2 m;
5. Maximum overall height – 11.0 m;
6. Notwithstanding Section 40 (7) (h), porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundation, including the access stairs connecting the porch to the ground, may project into the front or flankage yards but must be located a minimum of 1.5 m from the property line;
7. Rear yard covered or uncovered structures on the same level as the main floor of the dwelling unit or lower, with or without foundation, including exterior stairways, decks or porches may project a maximum of 3 metres into the required rear yard; and,
8. Bay windows with or without foundations shall have a maximum projection of 0.9 m into the required front, flankage or rear yards.

g) **For lands Zoned R13**

(i) **Regulations:**

1. Minimum setback to daylight triangles from any building – 0.7 m;
2. Lots which have a frontage of 12 metres or greater may have a garage with a maximum floor area not greater than 45 m² and Section 40(2)(f) shall not apply to such lands;
3. Maximum overall height – 11.0 m;
4. Rear yard covered or uncovered structures on the same level as the main floor of the dwelling unit or lower, with or without foundation, including exterior stairways, decks or porches may project a maximum of 3 metres into the required rear yard; and,
5. Bay windows with or without foundations shall have a maximum projection of 0.9 m into the required front, flankage or rear yards.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|-----------------------------|
| (846) | <u>Davis Minardi Home Corporation – Denbridge Developments Inc.</u> Part of Lot 20, Concession 1, N.D.S. | (2010-018) PL051188, PL0 |

“Deleted by By-law 2009-189”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (847) | <u>Dominic D’Urzo</u> 418 Chartwell Road Part of Lots 92 and 93 inclusive on Registered Plan 1009 | (2010-076) |

1. The land to which By-law 2010-076 applies may be used for the uses permitted in the general provision of By-law 1984-63, subject to the applicable regulations therefore, and the following regulations, which shall govern in case of conflict:

Regulations for lands zoned R02

- | | |
|---|--------------------|
| i. Lot area (Minimum) | 825 m ² |
| ii. Lot frontage (Minimum) | 18 m |
| iii. Side yard – South (Minimum) Lot 5 only | 1.5 m |
| iv. Side yard – North (Minimum) Lot 5 only | 1.2 m |
| v. Gross Floor Area (Maximum) | Lot 5 – 45% |

Regulations for lands zoned R05

- | | |
|-------------------------------|-------------|
| i. Gross Floor Area (Maximum) | Lot 1 – 40% |
| | Lot 2 – 36% |

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|------------------------|
| (848) | <u>Oakville Great Lakes Marketplace Inc.</u> Part of Block 1, Plan 20M-1084 | (2011-005) PL100365 |

The land to which By-law 2011-005 applies may be used for the uses listed below, subject to the general regulations of By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail.

Permitted Uses

- i) All uses permitted by the T1 Zone.
- ii) A food store with a maximum Gross Floor Area of 3,252 square metres.
- iii) Retail uses, other than a food store.

Regulations

- i) Minimum building setback to property line abutting Burloak Drive – 5.0 metres.
- ii) Minimum building setback to property line abutting Rebecca Street – 6.0 metres.
- iii) Minimum building setback to property line abutting daylighting triangle at the corner of Burloak Drive and Rebecca Street – 3.0 metres.
- iv) Maximum Gross Floor Area for retail and service commercial uses – 7,600 square metres.
- v) No more than 50 percent of the maximum Gross Floor Area permitted by regulation iv) may be constructed without construction of a minimum of 929 square metres of space for office uses, including administrative offices.
- vi) No more than 90 percent of the maximum Gross Floor Area permitted by regulation iv) may be constructed without construction of a minimum of 1,393 square metres of space for office uses, including administrative offices.
- vii) Maximum ground floor area of any building within 80 metres of Rebecca Street – 500 square metres.
- viii) Required parking – 1 space per 22 square metres on the ground floor and 1 space per 28 square metres on the second floor.
- ix) For buildings to be located adjacent to Rebecca Street, garbage and recycling containers shall only be permitted if located within a commercial or office building. Any space in a building dedicated for the purpose of garbage disposal and/or storage shall be excluded from the calculation of Gross Floor Area.
- x) No separate loading doors are permitted for buildings adjacent to Rebecca Street. All other loading doors shall be screened from the street by an opaque wall at least four metres in height.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (849) | <u>Wellspring Cancer Support Foundation</u> 2545 Sixth Line Concession 1, Part of Lot 15, S.D.S. | (2011-020) |

The lands subject to Special Provision 849 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a. Permitted Uses:

- i) Public parks, stadia, arenas and the like, refreshment pavilions operated by public authorities, a day nursery, parking facilities incidental to any such use;
- ii) A wellness facility operated by a not-for-profit, non-commercial organisation, providing therapeutic treatment, education, recreation and support to individuals coping with illness and which may include administrative offices, but shall not include in-patient care or operating rooms for medical surgeries, or similar.

b. Regulations:

- i) for the purpose of this section, the boundary of site specific provision 849 shall be deemed to be the boundary of the property.
- ii) Minimum lot area: 0.5 hectares
- iii) Section 78 2) f), “maximum building height”, does not apply.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (850) | <u>Melrose Investments Inc. & Rosehaven Homes Ltd.</u> 132 and 136 Allan Street | (2011-014) PL090432 PL100204 PL100214 PL070682 |

The lands subject to Special Provision 850 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) Permitted Uses:

Those uses permitted in the MU1 zone.

b) Regulations:

i) Section 47.1, b) xiii) does not apply.

ii) The minimum ground floor height, measured from top-of-slab to top-of-slab shall be 4 metres.

iii) In accordance with the Town's bonussing policies in Part F, section 1.3b) of the Official Plan, increased building height up to a maximum of 25 metres (exclusive of architectural features such as cornices and parapets) may be developed on the site, as set out below with the implementation of an agreement under section 37 of the *Planning Act*.

iv) Matters which are to be provided pursuant to Section 37 of the *Planning Act* R.S.O. 1990, c. P13 as amended, in order to permit the increased height authorised on the lands zoned MU1-SP850 are as follows:

a) Section 37 Agreement – The owner of the subject lands shall enter into one or more agreements with The Corporation of the Town of Oakville pursuant to Section 37 of the *Planning Act* to the satisfaction of the Town to secure the facilities, services, and matters referred to below, which agreement or agreements will be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands in accordance with the subject agreements referred to herein shall provide the following services and/or matters as follows:

i) The owner of the subject lands will provide to the Town, for a period of 99 years, a minimum of 20 automobile parking spaces to be located on the properties known as 296, 300, 312 Randall Street, 293 Church Street and 131 and 135 Trafalgar Road for the purpose of a Town-operated parking lot.

b) Zoning By-law compliance for the purpose of building permit issuance for height in excess of the regulations of the *Mixed Use One* zone with respect to the lands to which the By-law applies, shall be dependant upon the execution and satisfaction of the provisions of the Section 37 Agreement with respect to building permit issuance.”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|--|
| (851) | <u>Melrose Investments Inc. & Rosehaven Homes Ltd.</u> 153 and 157 Reynolds Street | (2011-016) PL090432 PL100204 PL100214 PL070682 |

The lands subject to Special Provision 851 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following regulations, in which case the following shall prevail:

a. Permitted Uses:

- i) Multiple attached dwelling units

b. Regulations:

| | |
|---|--|
| i) Minimum lot area: | 1,557 square metres |
| ii) Minimum front yard: | 6.0 metres |
| iii) Minimum side yard: | 1.2 metres |
| iv) Maximum dwelling units: | 6 |
| v) Maximum lot coverage: | 62% |
| vi) Maximum building height: | 15 metres, inclusive of rooftop architectural features |
| vii) Notwithstanding Section 12(3) By-law 1984-63, window units, with or without foundation, one or two storeys high, porches, open or covered by a roof, and stairways may project into the front and/or rear or yards to a maximum of 2.1 metres. | |
| viii) Notwithstanding Part I, section 12.3 e) of By-law 1984-63, as amended, an uncovered platform greater than 0.6 metres in height measured from surrounding grade shall be allowed to project up to 3.0 metres into a required rear yard. | |
| ix) For the purposes of this site specific provision, Part II, sections 17 and 18 to By-law 1984-63 do not apply. | |

c. Definition:

For the purposes of this site specific provision, the following definitions apply:

Uncovered Platform: An attached, uncovered platform, or series of platforms, excluding any landings or stairs, which is constructed above grade, may have direct exterior access to grade, and which is located no more than 4.2 metres above surrounding grade, exclusive of railings or stairs.”

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|---|
| (854) | 1635058 Ontario Ltd. 278 Dundas Street East Concession 1, Part of Lot 13, S.D.S | (2011-022) OMB Approved March 25/11 PL100549 PL0100550 |

The lands subject to Special Provision 854 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) Permitted Uses:

- i. The following uses are permitted:
 1. All uses permitted in the C3 zone except: automobile-related uses, service stations, service stations with car washes, and drive-through facilities either stand alone or accessory to a permitted use,
 2. Apartment house(s) and/or apartment building(s),
 3. Multiple-attached dwelling units that share a common wall with an apartment building, and/or mixed use buildings, and/or another permitted multiple-attached dwelling,
 4. Outdoor patios,
 5. Parks, playgrounds, urban squares, recreational areas and publicly-operated community centres,
 6. A public parking lot in a structure located either below or above grade.

- ii. Notwithstanding a) i. above, a maximum leaseable floor area of 2,510 m² of retail uses is permitted.

b) General Regulations:

| | |
|---|--|
| 1. Retail and service commercial uses: | |
| i) | are not permitted in stand-alone buildings which do not include residential and/or office uses; |
| ii) | are only permitted within the first two storeys above grade of a building; and |
| iii) | are only permitted along façades identified as “locations where commercial required/permitted at grade” on ‘Map UC-2’. |
| 2. Retail and service commercial uses shall be the only permitted use at grade along façades identified as “commercial required at grade” in ‘Map UC-2’. | |
| 3. Except as otherwise provided, office and residential uses are permitted in any storey of a building. | |
| 4. Residential dwelling units are not permitted at-grade where they will face Taunton Road, Oak Walk Drive, or abutting a public amenity such as an urban square or a transit facility. | |
| 5. Office uses are not permitted in stand-alone buildings unless the building has at least 2,500 m ² of leaseable floor area. | |
| 6. Entrances to residential lobbies, driveways and pedestrian pathways are permitted anywhere along a lot line. | |
| 7. Building setback to Taunton Road, Oak Walk Drive and a transit facility: | Minimum 1 metre Maximum 3 metres |
| 8. Below grade setbacks: | Minimum 0 metres |
| 9. Required amount of office uses: | Minimum 2,640 m ² |
| 10. Unit size of office use if located at grade facing a public street and/or public amenity: | Maximum 200 m ² |
| 11. Neighbourhood Store floor area, per unit: | Maximum 200 m ² |
| 12. Grocery or Food Store, Restaurant, Department store floor area, per unit: | Maximum 500 m ² , unless the use extends to two floors, then the maximum unit size |

PART VI

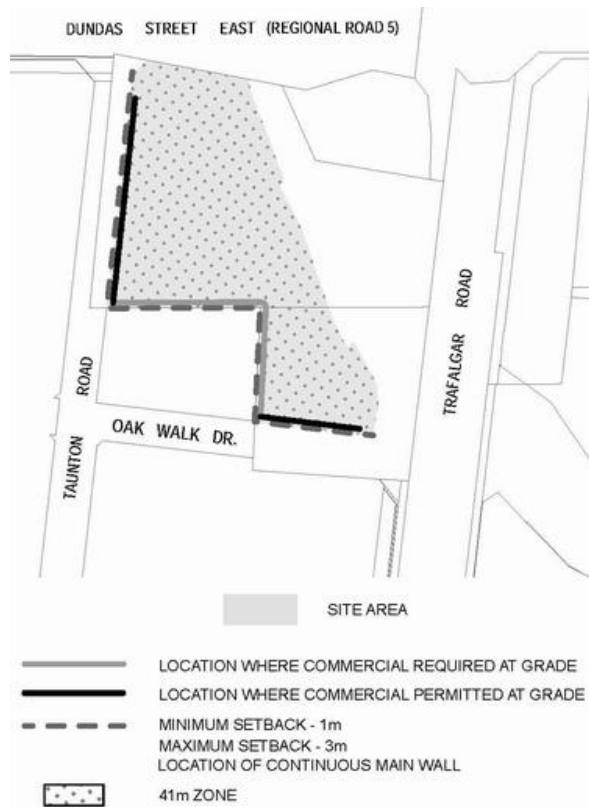
SPECIAL PROVISIONS

| | |
|--|---|
| | is 1,000 m ² |
| 13. Ground storey height, measured from top-of-slab to top-of-slab, other than for a multiple-attached unit: | Minimum 4.5 metres |
| 14. Required step back to building's main wall above 31 metres: | Minimum 3 metres |
| 15. Parking ratio for residential uses: | A minimum of 1 parking space per dwelling unit, inclusive of visitor parking. A maximum of 1.5 parking spaces per dwelling unit, inclusive of visitor parking. |
| 16. Parking ratio for commercial and office uses: | A minimum of 1 parking space per 32.6 m ² of leaseable floor area. A maximum of 1 parking space per 20 m ² of leaseable floor area. |
| 17. Surface Parking Area: | Shall not be permitted in any yard between a building and a public street and shall occupy no more than 20% of the site area. |
| 18. Projection of stairs, porches, balconies, at-grade terraces, cornices, pilasters and/or bay windows, with or without foundation, beyond the main wall of a building: | To a maximum of 0.3 metres from any public street. |
| 19. Building height in 41 metre zone shown on 'Map UC-2': | Minimum: 23 metres Maximum: 41 metres / 12 storeys |
| 20. Building height in the 41 metre zone shown on 'Map UC-2' (where subject to bonusing): | Maximum 70 metres / 20 storeys for one building tower. All other buildings towers shall have a maximum height of 54 metres / 16 storeys. |
| 21. Height of building podium connecting two or more building towers | Minimum 12 metres Maximum 4 storeys |
| 22. Number of building towers | Maximum 4 |
| 23. Height of parapets: | Maximum 3 metres |
| 24. Height of mechanical and/or elevator | Maximum 6 metres |

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| penthouse, rooftop equipment, and stair tower where not wholly enclosed by an architectural feature: | Maximum 10 metres if wholly enclosed |
| 25. Height of rooftop architectural features, including pitched roofs: | Maximum 12 metres |
| 26. Where any rooftop equipment, mechanical and/or elevator penthouse and stair tower exceed 2 metres in height and are not integrated with the extension of the building's façade, these must be set back a minimum of 4 metres from all edges of the roof and screened by an architectural feature. | |
| 27. Building height for buildings or building towers shall be measured exclusive of any mechanical penthouse, elevator tower, stair tower, and/or parapet, notwithstanding any podium, stepped back and/or terraced portions of the same building which may be below the minimum height. | |
| 28. A step back from a building podium to a building tower that faces a public street is not permitted below a height of 12 metres. | |
| 29. An optional step back to a main wall is permitted above 12 metres and below 31 metres, provided the step back is no greater than 4 metres. | |
| 30. Where a building is taller than 12 storeys in height, the floorplate dimension of the building tower can be no greater than 40 metres in length in any direction, measured from outside wall to outside wall. | |
| 31. Maximum distance between unit entrances for multiple-attached residential units at grade shall be no more than 9 metres, or 12 metres for end units. | |
| 32. Where multiple-attached dwelling units are provided at grade, and share a common wall with an apartment building and/or mixed-use building, the minimum building height shall not apply to the multiple-attached units so long as the tower complies with the height requirements identified in #19 above. | |
| 33. As shown on 'Map UC-2', a main wall (or podium) of no less than 12 metres in height shall be continuous for at least 70% of the length of the lot line it faces. | |
| 34. Where commercial and/or office units are located at-grade, a minimum of one principal building entrance to each unit shall be directly accessible from, and oriented towards, a public street. A maximum of one building entrance to each unit, or a maximum of 2 entrances for an end unit, may be oriented towards a yard other than the public street yard. | |
| 35. Visitor parking associated with a residential use, and client parking associated with a commercial and/or office use, may be provided in any combination of: a parking | |

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| structure (below and/or above grade), and/or a surface parking area and may be used for any combination of residential, commercial, and/or office uses. | |
| 36. Any awning, canopy and/or similar weather shielding structure, and any restaurant patio, may project to the lot line. | |
| 37. Loading and servicing areas shall not face a public street, and must be screened from the public street, with vehicular access to these areas internal to the site. | |
| 38. Garbage and recycling rooms shall be located internal to the serviced building. | |
| 39. Transformer and telecommunications vaults shall be located internal to the serviced building. | |
| 40. Stairs and air vents associated with an underground or above ground parking structure are permitted in any yard. | |
| 41. Where an urban square is provided, the maximum building setback shall not apply, provided that the urban square is directly accessible from a public street. | |
| 42. Established grade is defined as the finished floor elevation at-grade of the principal entrance. | |
| 43. Notwithstanding section 12 (3) of Zoning By-law 1984-63, balconies and/or open-air terraces are permitted in any yard. | |
| 44. Notwithstanding any severance, partition or division of the lands zoned MU4-SP854, the provisions of that Zone shall apply to the whole of such lands as if no severance, partition or division had occurred. | |
| 45. Zoning by-law compliance for building height above 12 storeys is dependant upon compliance with the terms of this by-law and the terms of an agreement under Section 37 of the <i>Planning Act</i> , R.S.O. 1990, c. P.17, providing community benefits in the form of one or more of the following: | |
| i) | discounted units for affordable housing; |
| ii) | discounted space for community uses; |
| iii) | discounted space for daycare; |
| iv) | monetary or other contributions to the Town for the purposes of eligible community benefits identified in the Town's Official Plan. |

c) The following "Map UC-2" forms part of this special provision:



d) Definitions:

For the purposes of this special provision, the following definitions apply:

1. *Urban Square*: An Urban Square is a publicly-accessible, predominantly hardscaped open space, of at least 300m² in area, with one side at least 10 metres in length.
2. *Main Wall*: The primary exterior front, rear or side wall of a building, exclusive of permitted projections and indentations.
3. *Building podium*: The above-ground portion of the base of a building façades which may connect two or more building towers.
4. *Building tower*: The portion of a building above 4 storeys.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (855) | Town Public Works site 2264, 2274, 2320 Trafalgar Road, Concession 1, Part of Lot 13, S.D.S. | (2011-054) |

The lands subject to Special Provision 855 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) **Permitted Uses:**

- i. All uses permitted in the C3 zone except: automobile-related uses (i.e. sales dealerships, mechanics' garages, and similar), service stations, service stations with car washes, and drive-through facilities either stand alone or accessory to a permitted use,
- ii. Apartment house(s) and/or apartment building(s),
- iii. Multiple-attached dwelling units that share a common wall with an apartment building, and/or mixed use buildings, and/or another multiple-attached dwelling unit,
- iv. Outdoor patios,
- v. Parks, playgrounds, urban squares, recreational areas and publicly-operated community centres, and,
- vi. A public parking lot in a structure located either below or above grade.

b) **General Regulations:**

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| 1. Retail and service commercial uses: <ol style="list-style-type: none"> i) are not permitted in stand-alone buildings which do not include residential and/or office uses; and, ii) are only permitted within the first two storeys above grade of a building. |
| 2. Except as otherwise provided, office and residential uses are permitted in any storey of a building. |
| 3. Residential dwelling units are not permitted at-grade where they will face Taunton Road or Trafalgar Road, and/or abutting a public amenity such as an urban square. |
| 4. Office uses are not permitted in stand-alone buildings unless the building has at |

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| | least 5,000 m ² of leaseable floor area. |
| 5. | Entrances to residential lobbies, driveways and pedestrian pathways are permitted anywhere along a lot line. |
| 6. | Residential, office and commercial uses are permitted to be located on the same floor. |
| 7. | Building setback to any public street: See Map UC-3 |
| 8. | Below grade setbacks: Minimum 0 metres |
| 9. | Unit size of office use if located on ground floor not facing Trafalgar Road: Maximum 200 m ² |
| 10. | Unit size of office use if located on ground floor facing Trafalgar Road: Maximum 1,000 m ² |
| 11. | Neighbourhood Store floor area, per unit: Maximum 200 m ² |
| 12. | Grocery or Food Store, Restaurant, Department store floor area, per unit: Maximum 500 m ² |
| 13. | Ground floor height, measured from top-of-slab to top-of-slab, other than for a multiple-attached unit: Minimum 4.5 metres |
| 14. | Required step back to building wall above 31 metres: Minimum 3 metres |
| 15. | Parking ratio for residential uses: A minimum of 1 parking space per dwelling unit, inclusive of visitor parking. A maximum of 1.5 parking spaces per dwelling unit, inclusive of visitor parking. |
| 16. | Parking ratio for commercial and office uses: A minimum of 1 parking space per 32.6 m ² of leaseable floor area. A maximum of 1 parking space per 20 m ² of leaseable floor area. |
| 17. | Surface Parking Area: Shall not be permitted in any yard be- |

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| | tween a building and a street and shall occupy no more than 20% of the site area. |
| 18. Projection of stairs, porches, balconies, at-grade terraces, cornices, pilasters and/or bay windows, with or without foundation, beyond the main wall of a building: | To a maximum of 0.3 metres from any public street. |
| 19. Height of parapets: | Maximum 3 metres |
| 20. Height of mechanical and/or elevator penthouse, rooftop equipment, and stair tower: | Maximum 6 metres |
| 21. Height of rooftop architectural features, including pitched roofs: | Maximum 12 metres |
| 22. Where any rooftop equipment, mechanical and/or elevator penthouse and stair tower exceed 2 metres in height and are not integrated with the extension of the building's façade, these must be set back a minimum of 4 metres from all edges of the roof and screened by an architectural feature. | |
| 23. A step back to a building wall that faces a public street is not permitted below a height of 12 metres. | |
| 24. Building heights shall be a minimum of 23 metres, and a maximum of 41 metres. | |
| 25. Building heights, where an agreement has been executed under section 37 of the <i>Planning Act</i> for each eligible development, shall have a maximum height of 55 metres. | |
| 26. Where a building is taller than 12 storeys in height, the floorplate dimension of the building tower can be no greater than 40 metres in length in any direction, measured from outside wall to outside wall. | |
| 27. An optional step back to a building wall is permitted above 12 metres and below 31 metres, provided the step back is no greater than 4 metres. | |
| 28. Building height for buildings or building towers shall be measured exclusive of any mechanical penthouse, elevator tower, stair tower, and/or parapet, notwithstanding any podium, stepped back and/or terraced portions of the same building which may be below the minimum height. | |
| 29. Maximum distance between unit entrances for multiple-attached residential units | |

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| at grade shall be no more than 9 metres, or 12 metres for end units. |
| 30. Where multiple-attached dwelling units are provided at grade, and share a common wall with an apartment building and/or mixed-use building, the minimum building height shall not apply to the multiple-attached units so long as the tower complies with the height requirements. |
| 31. Where commercial uses are located at-grade, a building wall (or façade) of no less than 12 metres in height shall be continuous for at least 85% of the length of the lot line it faces. |
| 32. Where commercial and/or office units are located at-grade, a minimum of one principal building entrance to each unit shall be directly accessible from, and oriented towards, a public street. A maximum of one building entrance to each unit shall be oriented towards a yard other than the public street yard. |
| 33. Visitor parking associated with a residential use may be counted towards parking available for a commercial use, and may be provided in any combination of: a parking structure (below and/or above grade), a surface parking area, and/or on a private street. |
| 34. Where an urban square is provided, the maximum building setback shall not apply, provided that the urban square is directly accessible from a public street. |
| 35. Any awning, canopy and/or similar weather shielding structure, and any restaurant patio, may project to the lot line. |
| 36. Loading and servicing areas shall not face a public street, and must be screened from the public street, with vehicular access to these areas internal to the site. |
| 37. Garbage and recycling rooms shall be located internal to the serviced building. |
| 38. Stairs and air vents associated with an underground or above ground parking structure are permitted in any yard. |
| 39. Transformer and telecommunications vaults shall be located internal to the serviced building, or set back a minimum of 10 metres from a street. |
| 40. Established grade is defined as the finished floor elevation at grade. |
| 41. Notwithstanding section 12 (3) of Zoning By-law 1984-63, balconies and/or open-air terraces are permitted in any yard. |
| 42. Notwithstanding any severance, partition or division of the lands zoned MU4- |

SP855, the provisions of that Zone shall apply to the whole of such lands as if no severance, partition or division had occurred.

43. Zoning By-law compliance for building height above 12 storeys is dependant upon compliance with the terms of this by-law and the terms of an agreement under Section 37 of the *Planning Act*, R.S.O. 1990, c. P.17, providing community benefits in the form of one or more of monetary or other contributions to the Town for the purposes of eligible community benefits identified in the Town's Official Plan.

c) **The following "Map UC-3" forms part of this special provision:**

Map UC-3



d) **Definitions:**

For the purposes of Section 89, Subsection 855, the following definitions apply:

Urban Square: An Urban Square is a publicly-accessible, predominantly hardscaped open space, of at least 300m² in area, with one side at least 10 metres in length.

Main Wall: The primary exterior front, rear or side wall of a building, exclusive of permitted projections and indentations.

Building podium: The base of a building composed of the “Main Wall” and which is at least 12 metres (4 storeys) in height, located parallel to the lot line it faces. Commercial, retail and the majority of office uses, along with ancillary residential uses, are generally located in the podium.

Building tower: The middle and top portion of a building which is situated above the podium, and generally setback from the podium’s main wall. Where towers share a common podium base, the building height will be measured from the finished floor elevation to the top of the individual tower.”

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (856) | <u>FRAM Building Group/Diocese of Niagara</u> Part of Lots 31 and 32, Concession 1, S.D.S. | (2011-057) |

The lands subject to Special Provision 856 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

For the purposes of this by-law, Dundas Street West is deemed to be the front yard.

A. For lands identified as R8(a) on Schedule ‘A’:

1) Permitted Uses:

- i. All R8 uses except single detached dwellings, duplex dwellings, multiple attached dwellings and maisonettes;
- ii. Special care/special needs dwellings – defined as a building containing more than two dwelling units, which units have a common entrance from street level, where the occupants have the right to use in common halls, stairs, yards, common rooms, and accessory buildings, which may or may not have exclusive sanitary and/or culinary facilities, that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery and drug shopping, laundry, beauty

and barber, housekeeping, nursing, respite care and attendant services are provided at various levels, and includes retirement homes or lodges, nursing homes, charitable homes, granny flats, group homes and hospices; and,

- iii. A day care.

2) Regulations for lands zoned R8(a):

- i. Minimum number of units – 62;
- ii. Maximum number of units – 130 special care dwelling units;
- iii. Maximum number of storeys – 8;
- iv. Maximum building height – 25 metres above established grade excluding rooftop mechanical equipment/enclosures;
- v. Where a rooftop mechanical penthouse and enclosures which exceed 2 metres in height are not screened by an extension of a building's façade or wholly enclosed by a rooftop architectural treatment, the mechanical penthouse and enclosures must be set back a minimum of 4 metres from all edges of the roof and screened by an architectural treatment;
- vi. Minimum front yard setback – 15 metres;
- vii. Landscaped buffer along Dundas Street West – Minimum 9 metres in width;
- viii. Minimum side yard setback abutting the westerly lot line (adjacent to the O4 zone) – 7.5 metres;
- ix. Minimum side yard setback abutting the easterly lot line – 7.5 metres;
- x. Minimum rear yard setback – 12 metres;
- xi. Parking – minimum 0.45 spaces per special care dwelling unit;
- xii. Parking shall be permitted within the rear, westerly and easterly side yard.

B. For lands identified as R8(b) on Schedule 'A'

1) Permitted Uses:

- i. All R8 uses except single detached dwellings, duplex dwellings, multiple attached dwellings and maisonettes;
- ii. A cemetery and columbarium uses in conjunction with a place of worship; and,
- iii. A day care.

2) Regulations for lands zoned R8(b):

- i. Minimum side yard setback abutting Valleyridge Drive – 15 metres, not to exceed 20 metres;
- ii. Minimum side yard setback abutting shared property line – 2 metres;
- iii. Minimum front yard setback from Dundas Street West – 6 metres, not to exceed 9 metres;

- iv. Landscaped buffer along Dundas Street West – Minimum 1.5 metres;
- v. Landscaped buffer along Valleyridge Drive – Minimum 5 metres;
- vi. Landscaped buffer around cemetery – Minimum 3 metres, except along shared property line where the buffer is a minimum 2 metres;
- vii. Parking Areas shall be permitted within the side yard abutting Valleyridge Drive.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (858) | <u>QEW-Bronte Developments Inc. & 1401114 Ontario Inc.</u> 1087, 1099, 1105 Bronte Road, Concession 2, Part of Lot 30, S.D.S. | (2011-106) |

The lands subject to Special Provision 858 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. Permitted Uses for all lands identified as “A” in Figure 1 to Subsection 89 (858):

- a) All uses permitted in the C3A zone shall be permitted except for: automobile related uses, public garage, retail propane transfer facilities, retail sales warehouses,
- b) neighbourhood store,
- c) hotel and hotel ancillary uses,
- d) service establishment – commercial.

2. Permitted Uses for all lands identified as “B” in Figure 1 to Subsection 89 (858):

- a) All uses permitted in the C3A zone shall be permitted except for: automobile related uses, public garage, retail propane transfer facilities, retail sales warehouses, service stations,
- b) hotel and hotel ancillary uses,
- c) service establishment – commercial,
- d) light industrial operations, and,
- e) limited retail.

3. General Regulations for all lands identified as “A” in Figure 1 to Subsection 89 (858):

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| a) Building Setback to a public street: | Minimum 2 metres |
| b) Building Setback to the southerly property boundary: | Minimum 2 metres |
| c) Floor area: | Maximum 2 times lot area |
| d) Building height exclusive of any mechanical penthouse, elevator tower, stair tower, and/or parapet: | Maximum 10 metres |
| e) For the purpose of this site-specific zone, section 42. 4. b) does not apply. | |
| f) Established grade is defined as the finished floor elevation at grade. | |

4. General Regulations for all lands identified as “B” in Figure 1 to Subsection 89 (858)

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| a) Building Setback to a public street : | Minimum 2 metres |
| b) Building Setback to the southerly property boundary: | Minimum 2 metres |
| c) Floor area: | Maximum 2 times lot area |
| d) Building height exclusive of any mechanical penthouse, elevator tower, stair tower, and/or parapet: | Maximum 39 metres |
| e) Separation distance between buildings greater than 2 storeys in height: | Minimum 15 metres |
| f) A “service establishment – commercial” use and “limited retail” use are only permitted on the first storey of any building, up to a maximum of 250 square metres per use. | |
| g) Established grade is defined as the finished floor elevation at grade. | |

5. Figure 1 to Subsection 89 (858):



| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (859) | <u>Kilbarry Holdings Corp.</u> Part of Lot 13, Concession 1 S.D.S. | (2011-109) |

The lands subject to Special Provision 859 may be used for the uses permitted in the general provisions on By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) For lands Zoned R5

(i) Regulations

1. Minimum Lot Area – 450m²
2. Lot Coverage - maximum 40%;
3. Floor area is permitted above the second storey to a maximum of 35% of the floor area of the floor below;
4. Front yard setback – Minimum 6.0m to dwelling; - Minimum 7.5m to garage, except for lots fronting onto River Oaks Blvd, where the front yard setback shall be a minimum of 7.5 m;
5. Notwithstanding Section 12(3) of By-law 1984-63, porches, open or covered by a roof, located at the same level as the main level of the dwelling unit or lower, with or without foundations, including access stairs connecting the porch to the ground may project into the required yard to a point 2.5 metres from the front or flankage property lines. In addition, Bay windows with foundations may project into the required yard to a maximum of 0.6m;
6. Notwithstanding the minimum required building setbacks for the R5 zone, where a daylight triangle is adjacent to a lot, all structures shall maintain a minimum setback of 0.7m from the daylight triangle.

b) For Lands zoned A

(i) Permitted Uses

1. Temporary sales pavilion and/or trailers.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---------------------------------------|------------------------------------|
| (860) | <u>394 Lakeshore Road West</u> | (2011-112) OMB PL100710 |

The land to which By-law 2011-112 applies may be used for the uses permitted in the general provision of By-law 1984-63, as amended for the R01 zone, subject to the applicable regulations therefore, and the following regulations, which shall govern in case of conflict:

Note: For the purpose of this By-law, when dealing with references to direction, north is determined to be towards Lakeshore Road West and south is determined to be towards Lake Ontario.

Regulations for lands zoned R01

- i) For the purposes of determining zoning compliance only, the private condominium road (Block 17), as shown on Schedule 'B' to this by-law, shall be considered a public street when calculating

lot frontages, the front lot line, yards and established grade, unless otherwise noted in the following sections;

- ii) Minimum front yard, excluding Units 12 and 13 on Schedule “B” - 10.5 metres
- iii) Minimum front yard for Units 12 and 13 on Schedule “B” - 13.5 metres
- iv) Minimum easterly side yard for Unit 10 on Schedule “B” - 7.2 metres
- v) Minimum westerly side yard for Unit 11 on Schedule “B” - 7.2 metres
- vi) For the purpose of this By-law, overall building height for Units 12, 13, 15 and 16 on Schedule “B” will be measured from the mid-point of the rear lot line.
- vii) For the purpose of this By-law, for Units 10 and 11 on Schedule “B” only, the rear lot line is defined as the portion of the lot immediately abutting Block 21.
- viii) For the purpose of this By-law, for Unit 16 on Schedule “B” only, the lot frontage is defined as the westerly lot line abutting the private condominium road.
- ix) For the purpose of this By-law, for Unit 14 on Schedule “B” only:
 - a) the front lot line is defined as the portion of the lot immediately abutting Block 24 on Schedule “B”;
 - b) the maximum garage floor area is as it existed on the day of registration of the Draft Plan of Condominium for the subject property;
 - c) the maximum gross floor area is as it existed on the day of registration of the Draft Plan of Condominium for the subject property; and
 - d) the maximum building height is 95.3 metres geodetic height.
- x) There shall be no more than 16 units on the land to which By-law 2011-112 applies.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (861) | <u>Silwell Developments Ltd.</u> Part of Lot 13, Concession 1, S.D.S | (2012-002) |

The lands subject to Special Provision 861 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) Permitted Uses:

- i. All uses permitted in the C3 zone except: automobile-related uses, service stations, service stations with car washes, and drive-through facilities either stand alone or accessory to a permitted use,
- ii. A commercial use may only be provided in conjunction with a residential use within the same unit, where fronting Taunton Road, between Oak Park Boulevard and Georgian Drive,
- iii. All uses permitted in the R8 zone except: single detached dwellings, and duplex dwellings,
- iv. Outdoor patios,
- v. Parks, playgrounds, urban squares, recreational areas and publicly-operated community centres,
- vi. A public parking lot in a structure located either below grade, at grade, or above grade, in which a charge may be made for parking.

b) General Regulations:

Section 38 and Section 40 of By-law 1984-64 does not apply.

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| i. | Building setbacks: | |
| | To public streets or lanes | Minimum 0 metres |
| | To any lot line abutting the UCR1B(b) zone and the MU2 Zone | Minimum 1.2 metres |
| ii. | Below grade setbacks: | All property lines – Minimum 0 metres |
| iii. | Parking Ratio for residential uses: | <p>Minimum 1.0 parking space per dwelling unit for residents, plus 0.5 parking spaces per unit for visitor parking, which may be located on the private driveway leading to a garage containing the required parking space.</p> <p>Maximum 1.0 parking space per dwelling unit for residents, plus 1.0 parking spaces per unit for visitor parking, which may be located on the private driveway leading to a garage containing the required parking</p> |

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| | space. |
| iv. Location of visitor parking: | Visitor parking may be provided in any combination of a parking structure, below or above grade, a surface parking area, a private driveway, and/or on a private street. |
| v. Parking ratio for commercial uses: | Minimum 1 space for each 32.6 m ² of leasable floor area. Maximum 1 space for each 28 m ² of leasable floor area. |
| vi. Commercial parking: | Visitor parking associated with a residential use may be counted towards parking available for a commercial use to a maximum of 1.0 parking space per residential unit. |
| vii. Surface parking area: | Shall not be permitted in any yard between a building and a public street. |
| viii. Weather Shielding Structures: | Any awning, canopy and/or similar weather shielding structure, and any restaurant patio, may project to the lot line. |
| ix. Stairs and Vents: | Stairs and air vents associated with an underground or above ground parking structure are permitted in any yard. |
| x. Building height for residential buildings: | Minimum 7 metres (2 Storeys) Maximum 14 metres (4 Storeys) |
| xi. Building height for accessory buildings: | Maximum 4.5 metres |
| xii. Loading areas: | Loading and servicing areas shall not face a public street, and must be screened from the public street, with vehicular access to these areas internal to the site. |
| xiii. Garbage and recycling facilities: | Garbage and recycling rooms shall be |

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| | located internal to the services building. |
| xiv. | Notwithstanding any severance, partition or division of the lands zoned R8 (SP 861), the provisions of that Zone shall apply to the whole of such lands as if no severance, partition or division had occurred. |

c) Definitions:

For the purposes of section 89, the following definitions apply:

“Established Grade”: The finished floor elevation at grade.”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (862) | 1371975 Ontario Inc Part of Lot 32, Concession 1, SDS | (2012-026) |

The lands subject to Special Provision 831 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

For lands zoned R8,

a) Permitted Uses

- i) All R8 uses except detached dwellings, duplex dwellings, maisonettes and apartment buildings

b) Regulations

- i) Maximum No. of units – 20;
 ii) Minimum Lot Area – 175 m² ;
 iii) Minimum Lot Frontage per unit – 7.5 m;
 iv) Maximum Lot Coverage – 50%;
 v) Maximum Building Height – 11.2 m;
 vi) Minimum Front Yard Setback – 4.0 m, except for a garage which shall have a minimum front yard of 5.5 m;
 vii) Maximum front porch projection (with or without foundation) – 1.5 m, except that access stairs connecting a porch to the ground may project an additional 1.5 m;
 viii) Decks and balconies are permitted to project 2.0 m into the required rear yard;
 ix) Minimum flankage yard abutting Upper Middle Road – 3 m;
 x) Minimum flankage yard abutting common elements condominium driveway – 1.2 m;
 xi) The lands shall be considered as one block for the purposes of calculating lot coverage, notwithstanding its division into multiple parcels and/or units;

- xii) For the purpose of calculating the minimum required lot area per unit, lot area is to be calculated based on the entire parcel area, minus any common element areas, divided by the number of units;
- xiii) Box and Bay window projections with or without foundations are permitted to project 0.6 m into any required yard and are permitted to extend above the first storey up to and including the third storey;
- xiv) For the purpose of establishing compliance with the zoning regulations, common element roadways shall be considered as public streets for zoning purposes only; and,
- xv) For the purpose of this by-law, established grade is measured at the center point of the front lot line for each unit.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------------|----------------------|
| (863) | <u>4105 Regional Rd. 25</u> | (2012-038) |

The lands subject to Special Provision 863 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) Permitted Uses:
 - i) A golf practice facility and the erection and use thereon of an accessory building for use as an administrative /pro shop/snack bar, and, an accessory building for the storage of maintenance equipment.
- b) Regulations:
 - i) Maximum floor are of the building for use as an administrative/pro shop/snack bar – 155 square metres;
 - ii) Maximum height of a building for use as an administrative/pro shop/snack bar – 10.5 metres
 - iii) Maximum floor area of the building for the storage of maintenance equipment – 205 square metres;
 - iv) Maximum height of the building for the storage of maintenance equipment – 6 metres
 - v) Maximum parking – 90 spaces

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|------------------------------------|----------------------|
| (864) | <u>4105 Regional Rd. 25</u> | (2012-038) |

The lands subject to Special Provision 864 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) Permitted Use:
 i) A driveway access to the golf practice facility from Regional Road 25 only.

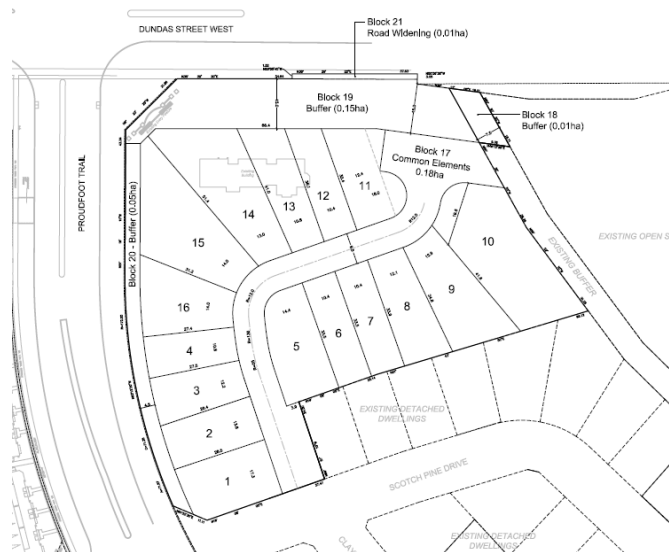
| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (865) | <u>Matam Holding Inc.-1388 Dundas Street West</u> Part of Lot 24, Concession 1 SDS | (2012-044) |

The lands subject to Special Provision 865 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations, except where in conflict with the following regulations, in which case the following shall prevail:

(i) Regulations:

- a) For the purposes of this by-law,
- i. references to individual lots, blocks shall be deemed to refer to the corresponding lots and blocks generally depicted in Figure SP865-1, forming part of this by-law.
 - ii. the private condominium road identified as Block 17 on Figure SP865-1, shall be considered a public street.
 - iii. established grade for each lot shall be taken at the centre point of the lot abutting the private condominium road.
 - iv. Lots 11- 16 shall be considered through lots.

Figure sp 865-1



- b) Minimum lot frontage for an interior lot - 10 metres

- c) Minimum required front yard - 2.5 metres
- d) Minimum required setback from a private condominium road to a private garage - 5.5 metres
- e) Minimum required flankage yard:
 - i) Lot 1 – 3 metres
 - ii) Lots 5 and 11 - 2 metres
- f) For Lot 4, a one storey addition may project into the rear yard with a minimum rear yard setback of 5.9 m for a maximum of 45% of the dwelling width measured at the rear of the main dwelling.
- g) Maximum overall height - 11.5 metres and 2 storeys
- h) Maximum Floor Area/Lot Ratio for Lot 2 - 75%
- i) Notwithstanding the maximum lot area/floor area ratio and maximum number of storeys, floor area above the floor of the second storey shall be permitted provided that the floor area above the second storey shall not exceed 35% of the floor area of the second storey below.
- j) Notwithstanding the Floor Area/Lot Area ratio maximum for the R13 zone, the gross floor area permitted for all lots except Lots 10 shall not exceed 372 square metres.
- k) Notwithstanding the Floor Area/Lot Area ratio maximum for the R13 zone, the gross floor area permitted for Lot 10 shall not exceed 420 square metres.
- l) Section 40 2) f) of By-law 1984-63 does not apply.
- m) Notwithstanding Section 12(3) of By-law 1984-63, a covered porch may project 1.7 metres into the required rear yard for Lots 1 and 3.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|--------------------|
| (866) | Lands zoned C3 at the south east corner of Trafalgar Road and Cornwall Road | (2012-0052) |

1. Footnote (14) of Section 41. 2) shall not apply.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (867) | R03 Zone, Former DND Lands, northwest corner of Dorval Drive and Rebecca Street | (2012-0051) |

The lands subject to Special Provision 867 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(a) Regulations:

- i) minimum lot area – 600.0 square metres
- ii) minimum lot frontage – 18.3 metres
- iii) maximum lot coverage – 40%
- iv) maximum floor area/lot ratio – 60%
- v) maximum overall building height – 10.0 metres
- vi) minimum required front yard – 6.0 metres
- vii) minimum required front yard for lots having frontage onto Mary Street – 7.5 metres
- viii) minimum required interior side yard – 1.5 metres
- ix) minimum required interior side yard for the interior lot having lot frontage onto Mary Street – 3.0 metres on the west side and 1.5 metres and east side
- x) minimum required flankage yard – 2.4 metres
- xi) open or covered porches, including access stairs, may project up to 2.0 metres into a required front yard and up to 1.5 metres into a required flankage yard
- xii) rear yard garages and detached garages are prohibited

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (868) | <u>R03 Zone, Former DND Lands, northwest corner of Dorval Drive and Rebecca Street</u> | (2012-051) |

The lands subject to Special Provision 868 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

(a) Regulations:

- i) minimum lot area – 550.0 square metres
- ii) minimum lot frontage – 16.7 metres
- iii) maximum lot coverage – 40%
- iv) maximum floor area/lot ratio – 60%
- v) maximum overall building height – 10.0 metres

- vi) maximum overall height for a detached garage – 5.5 metres,
- vii) minimum required front yard – 6.0 metres
- viii) minimum required interior side yard – 1.5 metres
- ix) minimum required interior side yard where a driveway is leading to a detached private garage located in a rear yard – 3.0 metres
- x) minimum required flankage yard – 2.4 metres
- xi) open or covered porches, including access stairs, may project up to 2.0 metres in to a required front yard and up to 1.5 metres into a required flankage yard
- xii) maximum floor area for a private garage – 45.0 square metres

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (869) | <u>R03 Zone, Former DND Lands, northwest corner of Dorval Drive and Rebecca Street</u> | (2012-051) |

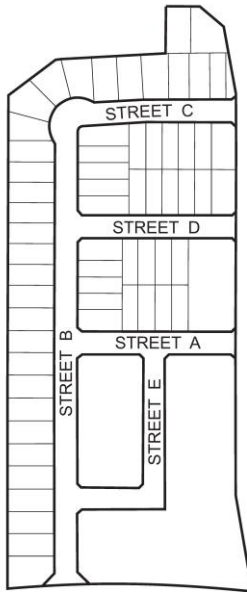
The lands subject to Special Provision 869 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- (a) Regulations
 - i) minimum lot area – 500.0 square metres
 - ii) minimum lot frontage – 15.2 metres
 - iii) maximum lot coverage – 40%
 - iv) maximum floor area/lot ratio – 60%
 - v) maximum overall building height – 10.0 metres
 - vi) maximum overall height for a detached garage – 5.5 metres
 - vii) minimum required front yard – 6.0 metres
 - viii) minimum required interior side yard – 1.5 metres
 - ix) minimum required interior side yard where a driveway is leading to a detached garage located in a rear yard – 3.0 metres
 - x) minimum required flankage yard – 2.4 metres.
 - xi) open or covered porches, including access stairs, may project up to 2.0 metres into a required front yard and up to 1.5 metres into a required flankage yard
 - xii) maximum floor area for a private garage – 45.0 square metres.
 - xiii) Notwithstanding the above, rear yard garages and detached garages are prohibited on those lots that abut those lots having lot frontage onto Mary Street.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (870) | <u>R06 Zone, Former DND Lands, northwest corner of Dorval Drive and Rebecca Street</u> | (2012-051) |

The lands subject to Special Provision 870 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- (a) Prohibited Use:
- i) Semi-detached dwellings.
- b) Regulations:
- i) minimum lot area (interior lot) – 400 square metres
 - ii) minimum lot area (corner lot) – 525 square metres
 - iii) minimum lot depth – 30.0 metres
 - iv) maximum floor area/lot ratio – 70%
 - v) minimum required front yard for the lots having frontage onto the south side of Street C, both sides of Street D, and the north side of Street A, as shown on Figure 870-1 – 2.4 metres
 - vi) minimum required interior side yards – 1.2 metres
 - vii) minimum required interior side yard where a driveway is leading to a detached private garage located in a rear yard – 3.0 metres
 - viii) minimum required flankage yard – 2.4 metres
 - ix) open or covered porches, including access stairs, may project up to 2.0 metres into a required front yard and up to 1.5 metres into the required flankage yard
 - x) Notwithstanding subsection (ix) above, open or covered porches, including access stairs, on the lots having frontage onto the south side of Street C, both sides of Street D and the north side of Street A, as shown on Figure 870-1, may project up to 0.3 metres from a front and flankage lot lines, provided the length of the porch does not exceed 50% of the length of the walls it abuts.
 - xi) Lofts and mezzanines may be permitted above the floor of the second storey of dwelling units having frontage onto the south side of Street C, both sides of Street D and the north side of Street A
 - xii) maximum overall building height – 11.0 metres
 - xiii) Attached private garages are prohibited on lots having frontage onto the south side of Street C, both sides of Street D and the north side Street A, as shown on Figure 870-1
 - xiv) maximum overall height for a detached private garage – 5.5 metres
 - xv) maximum floor area for a private garage – 45.0 square metres.



| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|-------------------|
| (871) | <u>R07 Zone, Former DND Lands, northwest corner of Dorval Drive and Rebecca Street</u> | (2012-051) |

The lands subject to Special Provision 871 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- (a) Prohibited Uses:
 - i) detached dwellings
 - ii) semi-detached dwellings
 - iii) maisonette dwellings
 - iv) apartment dwellings.

- (b) Regulations:
 - i) minimum lot area – 190.0 square metres per unit
 - ii) maximum lot coverage per unit – 65%
 - iii) minimum required front yard on lots having frontage onto Dorval Drive or Rebecca Street – 5.0 metres
 - iv) minimum required front yard on lots having frontage onto Street E, as shown on Figure 870-1 – 2.4 metres
 - v) minimum required flankage yard adjacent to Street A, as shown on Figure 870-1 – 2.4 metres

- vi) minimum required interior side yards – 1.2 metres
- vii) minimum required flankage yard adjacent to Street B, as shown on Figure 870-1 – 5.0 metres
- viii) open or covered porches, including access stairs, may project up to 2.4 metres into a required front yard and up to 2.0 metres into a required flankage yard, provided the porch does not exceed 50% of the length of the walls it abuts
- ix) minimum separation distance between the exterior rear walls of the living areas of attached dwelling units backing onto each other – 12.0 metres
- x) maximum number of dwelling units in a block of multiple attached dwellings – 6
- xi) minimum separation distance between blocks of multiple attached dwelling units – 2.0 metres

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (872) | <u>Nautical Lakes Investments Inc.</u> Part of Lot 34, Con.4, S.D.S. | (2012-055) |

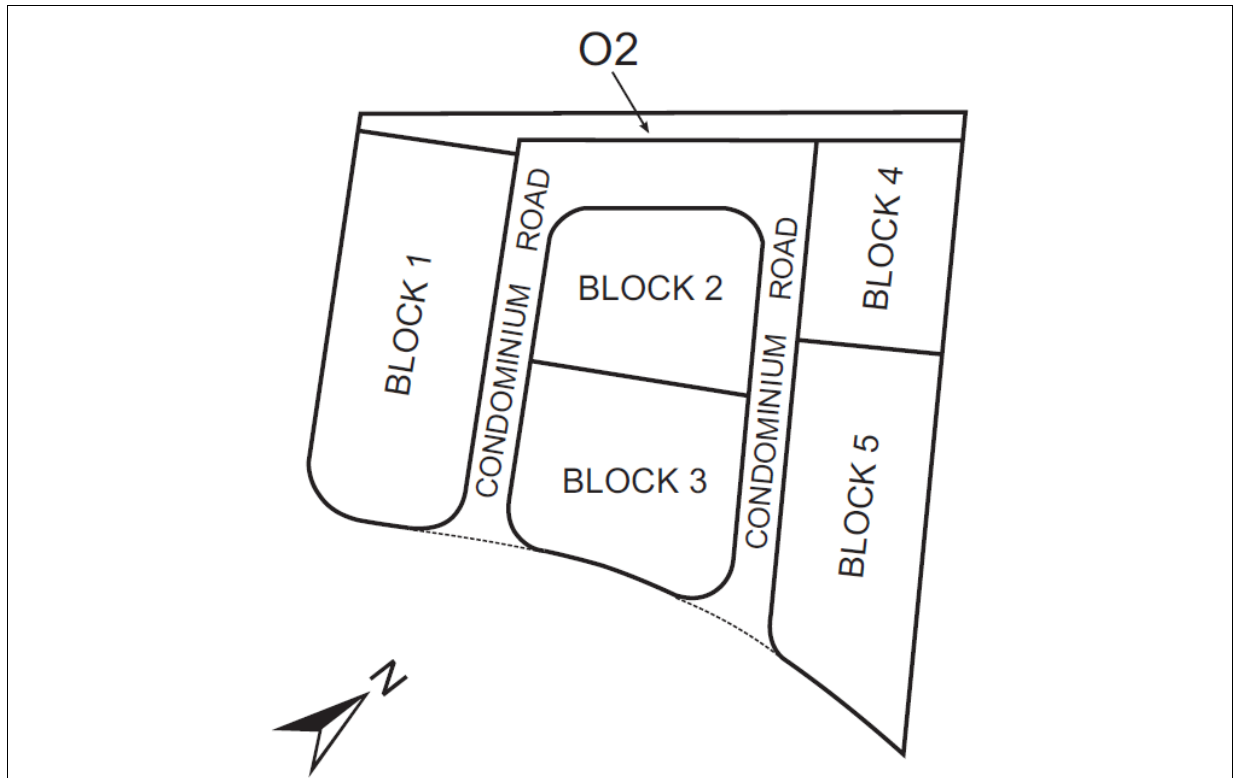
The lands subject to Special Provision 872 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) Prohibited uses for the lands zoned R8 include the following dwelling types:
 - i. Detached
 - ii. Duplex
 - iii. Maisonette
 - iv. Apartment house

- b) Regulations for the lands zoned R8:
 - i. Maximum number of dwelling units – 36
 - ii. Minimum lot area – 8,180.0 sq.m
 - iii. Minimum lot frontage – 60.0 m
 - iv. Maximum lot coverage – 40%
 - v. Minimum front yard – 6.0 m
 - vi. Minimum required visitor parking – 12 spaces
 - vii. Where a lot abuts a daylight triangle, the setback shall be a minimum 1.14 m
 - viii. Porches, open or covered by a roof, located at the same level as the main level of the dwelling unit or lower, with or without foundations, including access stairs connecting the porch to the ground may project 2.5 m into a required yard

- ix. Bay windows with foundations may project into the required yard to a maximum of 0.6 m
 - x. Common element condominium parcels may be created on the lands subject to this regulation.
 - xi. For the purposes of establishing compliance with the zoning regulations, common element condominium roads shall be considered as public streets for zoning purposes only.
 - xii. A common element condominium block may be used in conjunction with multiple attached uses, which include a roadway, walkways, parking and common elements area.
 - xiii. The lands subject to this regulation shall be considered as one lot for calculating lot coverage, lot frontage and lot area notwithstanding its future division, severance or partition into multiple parcels.
 - xiv. Section 8(3), boundary of a zone dividing a lot into more than one zone, shall not apply to the lands subject to this special provision.
 - xv. Notwithstanding anything to the contrary in this by-law, for the purpose of establishing compliance with zoning regulations applicable to the blocks, compliance with regulations shall occur at the time of creation of the individual lots within the blocks.
- c) Regulations for the lands identified as Block 1 in Figure 872-1:
- i. Minimum side yard – 1.5 m
 - ii. Minimum rear yard along Great Lakes Boulevard – 3.0 m
 - iii. Minimum setback from the C1 zone boundary for all buildings and structures – 7.5 m
 - iv. Notwithstanding the foregoing, a pedestrian sidewalk facility is permitted within the setback from the C1 zone boundary

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|--------------|
| Figure 872-1 |
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- d) Regulations for the lands identified as Block 2 in Figure 872-1:
 - i. Minimum flankage yard – 2.0 m
- e) Regulations for the lands identified as Block 3 in Figure 872-1:
 - i. Minimum flankage yard – 3.0 m
- f) Regulations for the lands identified as Block 4 in Figure 872-1:
 - i. Minimum side yard at north side of block – 1.2 m
 - ii. Minimum side yard at south side of block – 1.5 m
 - iii. Minimum rear yard – 6.0 m
 - iv. Minimum setback from the C1 zone boundary for all buildings and structures – 6.0 m
- g) Regulations for the lands identified as Block 5 in Figure 872-1:
 - i. Minimum side yard – 1.5 m
 - ii. Minimum rear yard – 6.0 m
- h) Regulations for the lands zoned O2:
 - i. Minimum width of the landscape strip from the C1 zone boundary – 4.7 m

- ii. No accessory buildings, structures, swimming pool, driveway or parking area shall be permitted.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (873) | <u>Oak Park Neighbourhood Centre</u> Block 14, Registered Plan 20M-661 | (2012-073) |

The lands subject to Special Provision 873 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1) Permitted Uses:

- i. All uses permitted in the UCR1A (SP 592); and,

- ii. A privately owned and operated community centre.

2) Regulations for a privately owned and operated community centre:

- i. Maximum floor area: 242.0 m²
- ii. Parking regulations: The minimum number of parking spaces shall be 14. A required parking space, in whole or in part, is permitted on an adjacent lot.
- iii. Yards: As existing

3) Definition:

For the purposes of Special Provision 873, the following definition applies:

“Privately-Owned and Operated Community Centre”: a multi-purpose facility or part of that facility owned and operated by a not-for-profit or non-commercial organization, which offers a variety of programs of a recreational, cultural, community service, information or instructional nature.”

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (874) | <u>VGR Investments Ltd.</u> Southeast corner of Old Bronte Road and Dundas Street West | (2013-001) |

The land to which By-law 2013-001 applies may be used for the uses listed below, subject to the general regulations of By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

a. Permitted Uses:

- i. Medical offices

ii. All C3 uses except for the following uses:

- 1) Animal/Veterinary Clinic;
- 2) Billiard parlour;
- 3) Bowling alley;
- 4) Church and related buildings;
- 5) Department store;
- 6) Funeral home;
- 7) Furniture and/or appliance store;
- 8) Grocery or food store;
- 9) Hardware store;
- 10) Hotel and hotel ancillary uses;
- 11) Place of Amusement – commercial;
- 12) Public Parking Lot only;
- 13) Public hall;
- 14) Service station;
- 15) Taxi establishments; and,
- 16) Theatre or cinema.

b. Regulations:

- i. The front lot line shall be the lot line abutting Dundas Street West.
- ii. Maximum building height – 10 storeys, exclusive of any mechanical penthouses, elevator towers, stair towers and parapets.
- iii. Minimum required yards except as noted below – 0 m
- iv. Maximum permitted yard along Dundas Street West – 3.0 m
- v. Maximum permitted yard along Old Bronte Road – 8.5 m.
- vi. Minimum required northerly yard for a parking structure – 26.0 m
- vii. Minimum required southerly yard for a parking structure – 1.0 m
- viii. Minimum required easterly and westerly yards for a parking structure – 3.0 m
- ix. Minimum required number of parking for all permitted uses on the ground floor of the 5 storey building shall be at a rate of 1 parking space per 28 sq. metres of leasable floor area.
- x. Parking shall not be required for outdoor patios.
- xi. Section 46 (2) with respect to garbage containment shall apply to this site.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (875) | <u>2104751 Ontario Ltd. (Hill Academy)</u> 1132 Invicta Drive (Part of Lot 6, Registered Plan 608) | (2013-049) |

The lands subject to Special Provision 875 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. For Lands Zoned E1-875:a) Additional Permitted Uses:

- i) In addition to the uses in a Light Employment (E1) Zone, the use of a Private School shall be permitted.

b) Regulations:

- i) A minimum of 1 parking space per 37 square metres of floor area for the private school and athletic facility uses.
- ii) A minimum of 6 drop-off lane spaces for the private school use.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|---|----------------------|
| (876) | <u>Coptic Orthodox Church</u> 1177 Invicta Drive (20R-6478) | (2013-050) |

The lands subject to Special Provision 876 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

1. For Lands Zoned E1-876:a) Permitted Uses:

- i) In addition to the uses in a Light Employment (E1) Zone, the use of a Private School shall be permitted within the existing building.

b) Regulations:

- i) A minimum of 1 parking space per 23 square metres floor area for the private school, place of worship, and day nursery uses.

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (878) | <u>Mirabelle Developments and Investments Inc.</u> North Side of Pinegrove Road, across from Wendall Place | (2013-077) |

The land to which By-law 2013-077 applies may be used for the uses listed below, subject to the general regulations of By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

a. Permitted Uses:

- i. All C1 uses
- ii. Apartment Dwelling

b. Regulations:

- i. Maximum number of apartment dwelling units: 40
- ii. Apartment dwelling units are not permitted on a first storey
- iii. Notwithstanding subsection (ii) above, stairs, lobbies, elevators, storage, mechanical facilities, and facilities for a concierge are permitted on the first storey of the building.
- iv. Uses permitted in the C1 Zone are not permitted above the first storey.
- v. Maximum number of stories: 3
- vi. Maximum overall building height: 13 m
- vii. Minimum interior side yard: 11.5 m
- viii. Minimum front yard: 33.0 m
- ix. Minimum rear yard: 28.0 m
- x. Minimum landscape open space: 20%
- xi. Minimum width of landscaping required along an interior side lot line: 4.2 m
- xii. Minimum required number of parking for residential uses shall be 1.5 parking spaces per unit.
- xiii. Minimum number of parking for commercial uses shall be 1 parking space for every 22 sq.m. of leasable floor area.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (879) | <u>Upper Middle Road GP Inc. (Carttera)</u> 1455 Joshuas Creek Drive (Part of Lot 6, Concession 2, S.D.S) | (2013-096) |

The lands subject to Special Provision 879 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) Prohibited Uses:
 - i) A food store
 - ii) Vehicle dealership
 - iii) Vehicle repair facility
 - iv) Automobile service station
- b) Regulations:
 - i) All lands identified as subject to this Special Provision shall be considered to be one lot for the purposes of this By-law.
 - ii) All retail uses shall be limited to a maximum 2,500 m² of gross floor area.
 - iii) Retail uses shall not be subject to Section 42.4.b) of By-law 1984-63.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|----------------------|
| (880) | <u>Memory Care Investments</u> <u>(Oakville) Ltd.</u> North- east corner of Lakeshore Road West and Garden Drive 105 Garden Drive (formerly 103 and 109 Garden Drive) | (2013-101) |

The land to which By-law 2013-101 applies may be used for the uses listed below, subject to the general regulations of By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

- a. Permitted Uses:
 - i. Special care/special need dwellings – defined as a premises licensed pursuant to Provincial legislation, where assisted living units and a broad range of person 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 amenity

areas such as a common dining, lounge, kitchen and recreational area or accessory uses such as business offices and medical offices.

- ii. All C3R uses subject to the regulations in By-law 1984-63, as amended, except for the following uses:

- 1) Commercial parking area;
- 2) Service station; and,
- 3) Taxi establishments.

c. Regulations – For Special care/special need dwellings

- i. Maximum number of dwelling/assisted living units: 60
- ii. Maximum number of storeys: 4
- iii. Maximum building height, exclusive of parapets, stair towers and mechanical equipment: 14.3 m
- iv. Maximum Ground Floor height measured from top-of-slab to top-of-slab: 4 m
- v. The front lot line shall be the lot line abutting Lakeshore Road West
- vi. Access to be from Garden Drive Only
- vii. Minimum flankage yard for a garage: 0 m
- viii. Minimum Buffer Strip abutting to a residential zone: 1.5 m
- ix. Buffer Strip may be comprised of “Hard Landscape Only”
- x. Minimum number of parking spaces including visitor spaces: 22 including 2 tandem parking spaces
- xi. Personal recreation space shall be located outside of a building and only permitted on the second floor and roof top.
 1. Second floor personal recreation space shall be set back:
 - a) a minimum of 1.52 m from the eastern edge of the building;
 - b) a maximum of 6 m from Lakeshore Road West; and
 - c) shall have a maximum area of 54 m².
 2. Roof top personal recreation space shall be set back;
 - a) a minimum of 9 m from the eastern edge of the building; and,
 - b) shall have a maximum area of 22 m².

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|---|--|-----------------------|
| (882) | 2480, 2488 and 2496 Old Bronte Road | Parent Zone: A |
| Map 91(18) | (Part of Lot 31, Concession 1, S.D.S.) | (2014-025) |
| On the identified lands, the permitted uses and applicable regulations shall be as specified for the parent zone, except that the following uses and regulations shall apply: | | |
| 89.882.1 Additional Permitted Uses | | |
| The following additional uses are permitted: | | |
| a) | C3 and medical office uses on the first storey in the building fronting onto Old Bronte Road | |
| b) | C3 uses in the heritage building | |
| 89.882.2 Zone Regulations | | |

| | | |
|--|--|---|
| The following regulations apply: | | |
| a) | The front lot line shall be deemed to be the lot line abutting Old Bronte Road | |
| b) | The first 9.0 metres of depth of the apartment building located closest to Old Bronte Road, measured in from the main wall oriented toward the front lot line, on the first storey and entirely below the first storey shall only be used for C3 and medical office uses. Notwithstanding this, an ancillary residential use on the first storey is permitted to occupy a maximum of 17% of the length of the main wall oriented toward a public road. | |
| c) | Maximum lot coverage | 45% |
| d) | Minimum front yard | 0.0 m |
| e) | Maximum front yard for an apartment building | 4.5 m for maximum of 25% of the building base |
| f) | Maximum front yard for heritage building | 2.0 m |
| g) | Minimum southerly interior side yard for an apartment building | 9.0 m |
| h) | Minimum southerly interior side yard for heritage building | 1.2 m |
| i) | Minimum northerly interior side yard | 9.0 m |
| j) | Minimum rear yard (Bronte Road) for an apartment building | 1.5 m |
| k) | Minimum separation distance between heritage building and an apartment building | 5.0 m excluding underground parking garage |
| l) | Maximum number of apartment buildings | 2 |
| m) | Minimum number of dwelling units | 100 per site hectare |
| n) | Maximum number of dwelling units | 400 |
| o) | Maximum number of storeys for an apartment building | 8 exclusive of rooftop mechanical room and parapets |
| p) | Maximum overall height | 29.0m |
| q) | Maximum height for heritage building | as legally existing on the effective date of this by-law plus 1.0 m. |
| 89.882.3 Parking Regulations | | |
| The following parking regulations apply: | | |
| a) | Minimum number of parking spaces for residential uses, inclusive of 0.25 spaces per unit which shall be designated as visitor parking spaces. | <ul style="list-style-type: none"> i. 1.25 per unit ii. 1.0 per unit less than 75 sq.m. in size |

| | | |
|----|--|--|
| b) | Minimum number of parking spaces for commercial uses | i. 1.0 per 24.0 m ² ii. Notwithstanding this, where medical offices cumulatively occupy greater than 60% of the commercial ground floor area of the building fronting Old Bronte Road, the minimum number of parking spaces shall be 1.0 per 18.0 m ² for medical office uses |
|----|--|--|

| Special Provision | Applies to / Location | By-law Number |
|-------------------|--|---------------|
| (884) | <u>Garden Drive Townes Inc.</u> 113-131 Garden Drive (Part of Lot 17, Concession 3 S.D.S.) | (2014-036) |

The land to which By-law 2014-036 applies may be used for the uses listed below, subject to the general regulations of By-law 1984-63, as amended, except where in conflict with the following regulations, in which case the following shall prevail:

1. Permitted Uses for Lands Zoned R8:

The following uses shall be the only uses permitted:

- (a) Multiple attached dwellings;
- (b) Home occupations provided not more than 25% of the floor area is used for the purpose, no sign is displayed, no person other than individuals residing on the premises is employed, no goods are stored on the premises and no shipping is done from the premises, and there is no visiting of the premises by customers, clients, or salesmen on business.

2. Regulations for Lands Zoned R8:

- (a) Regulations for Multiple Attached Dwellings

The permitted uses are subject to the general regulations in the Town of Oakville Zoning By-law for multiple attached dwellings in the R8 zone except where in conflict with the following in which case the following specific regulations shall prevail:

- i) Maximum number of dwelling units: 18
- ii) Minimum lot area per unit: shall not apply
- iii) Minimum lot frontage per unit: 4.0 metres
- iv) Minimum front yard: 3.0 metres
- v) Minimum side yard (north interior side yard): 1.2 metres
- vi) Minimum side yard (north interior side yard, below grade): 0.7 metres
- vii) Minimum side yard (south interior side yard): 2.0 metres
- viii) Minimum side yard (south interior side yard, below grade): 0.3 metres
- ix) Minimum rear yard for a dwelling: 14.5 metres
- x) Minimum rear yard for a below grade lane: 8 m
- xi) Minimum rear yard for below grade visitor parking: 1.3 metres
- xii) Minimum rear yard for a below grade geothermal Mechanical Room: 3.0 metres
- xiii) Minimum rear yard for a below grade for egress stair well: 4.5 m
- xiv) Maximum lot coverage: not applicable
- xv) Minimum number of parking space per unit, including visitor spaces: 2 spaces of which 0.25 spaces per unit will be labeled as visitor
- xvi) Maximum building height: 3 storeys plus uncovered rooftop terrace exclusive of rooftop mechanical equipment provided that no habitable floor area exists above the third storey.
- xvii) Maximum height inclusive of rooftop mechanical equipment: 13.2 m measured from established grade
- xviii) Notwithstanding Section 12(3) By-law 1984-63, window units, with or without foundation, one or two storeys high, porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, may project into the front yard to a maximum of 1.0 metre.
- xix) Access stairs are permitted in a front yard provided no habitable space is located beneath the stairs.
- xx) Decks attached to the rear building face, which are located at a minimum of 2 metres above grade at the rear of the dwelling, are exempt from the provisions of Section 12(3) and may extend to the rear and side property lines.
- xxi) A maximum of one driveway is permitted to cross a front lot line.

| Special Provision | Applies to / Location | By-law Number |
|--------------------------|--|---|
| (885) | <u>1319284 Ontario Inc., Dunpar Developments Inc.</u> 2158, 2168, 2180 and 2192 Trafalgar Road | (2014-062) OMB PL 130321 |

The lands subject to Special Provision 885 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) Additional Permitted Uses:

- i. Multiple-attached dwellings
- ii. Temporary Sales Office
- iii. Model Homes

b) Regulations for Lands Zoned MU2:

- ii. Minimum lot area – 14,000 square metres
- iii. Maximum lot coverage – 55%
- iv. For the purposes of this By-law, Trafalgar Road shall be deemed to be the front lot line.
- v. Minimum front yard – 1.2m
- vi. Minimum side yard – 1.6m
- vii. Minimum rear yard – 1.2m
- viii. Minimum number of parking spaces per dwelling unit, inclusive of visitor parking – 2.20 spaces, of which 0.20 shall be designated as visitor parking spaces.
- ix. Section 24 shall not apply.
- x. All lands subject to this special provision shall be considered as one lot for the purposes of this By-law, notwithstanding its future division, severance or partition into multiple parcels.
- xi. The minimum dimension for a parallel parking space shall be a width of 2.6 metres and a length of 6.7 metres
- xii. A maximum of 24 multiple-attached dwelling units shall be permitted to be used as model homes.
- xiii. Subsections i, vi, vii, xi, xiv, xv, xvii, xviii, xx, xxi and xxiv of Section 47.3b) shall not apply.
- xiv. Balconies may project into the required side yard to a maximum of 0.6 metres from the lot line.
- xv. Commercial Visitor Parking: Visitor parking associated with a residential use may be counted towards parking available for a commercial use to a maximum of 0.20 parking spaces per residential unit.
- xvi. Section 15 1) c) iii) relating to curbing of the perimeter of surface parking areas shall not apply for temporary sales office and model homes.

c) Regulations for Lands in Block 1 in Figure 885-1:

- i. Minimum overall height – 11.0 metres
- ii. Maximum overall height – 15.0 metres

d) Use and Regulations for lands identified as Block 2 in Figure 885-1:

- i. Only multiple-attached residential dwellings and model homes shall be permitted
- ii. Maximum overall height – 12.4 metres
- iii. Minimum number of storeys – 2 storeys

- iv. Maximum number of storeys – 4 storeys
- v. Decks and balconies may project into the required rear yard to a maximum of 1.0 metre from the rear lot line.

Figure 885 -1



| Special Provision | Applies to / Location | By-law Number |
|-------------------|---|---------------|
| (887) | <u>New Horizon Group 3340 Dundas Street West Inc.</u> <u>3340 Dundas Street West</u> <u>Part of Lot 34, Concession 1, S.D.S</u> | (2014-060) |

The lands subject to Special Provision 887 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) Only Permitted Uses

- i) All R7 uses except single detached dwellings, semi-detached dwellings, maisonettes and apartment buildings.
- ii) On lands identified as Blocks 8 through 10 on Figure 887.1, back-to-back town-house dwellings are additionally permitted.

b) Zone Standards for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

- i) Maximum number of multiple attached dwellings – 73
- ii) Minimum lot frontage – 6.0 metres per unit
- iii) Maximum lot coverage – not applicable

c) Additional Zone Standards for Block 1 Lands

The following additional regulations apply to lands identified as Block 1 in Figure 887.1:

- i) Minimum lot area – 220.0 square metres per unit
- ii) Minimum front yard – 7.0 metres
- iii) Minimum rear yard (Dundas Street West) – 1.0 metres
- iv) Maximum rear yard (Dundas Street West) – 2.5 metres
- v) Minimum side yard for end units – 1.5 metres
- vi) Maximum projection for a porch with or without foundations into a front yard – 1.0 metres, except that access stairs connecting a porch to the ground may project an additional 0.6 metres

d) Additional Zone Standards for Blocks 2 through 7

The following additional regulations apply to lands identified as Blocks 2 through 7 in Figure 887.1:

- i) Minimum lot area – 165.0 square metres per unit
 - ii) Minimum front yard – 3.5 metres
 - iii) Minimum front yard for a garage – 6.0 metres
 - iv) Minimum flankage yard – 3.0 metres
 - v) Minimum rear yard – 6.0 metres
 - vi) Minimum interior side yard – 1.5 metres
 - vii) Maximum projection for a porch with or without foundations into a front yard – 1.0 metres, except that access stairs connecting a porch to the ground may project an additional 0.6 metres
 - viii) Maximum rear yard projection for an uncovered platform – 2.0 metres, except that access stairs connecting to the deck to the ground may project an additional 0.6 metres into the minimum rear yard
- e) **Additional Zone Standards for Blocks 8 through 10**

The following additional regulations apply to lands identified as Blocks 8 through 10 in Figure 887.1:

- i) Minimum lot area – 110.0 square metres per unit
- ii) Minimum front yard – 3.5 metres
- iii) Minimum front yard for a garage – 6.0 metres
- iv) Minimum interior side yard and flankage yard for end units – 3.0 metres
- v) Minimum rear yard – 0.0 metres
- vi) Maximum projection for a porch with or without foundations into a front yard, flankage yard or interior side yard – 1.5 metres, except that access stairs connecting a porch to the ground may project an additional 0.6 metres
- vii) For the purposes of this Section, “Back-to-Back Townhouse Dwelling” means a multiple-attached dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall.
- viii) The proposed common rear wall for the back-to-back townhouse dwellings will be deemed to be the rear lot lines for zoning purposes until Part Lot Control or Consent establishes the rear lot line.

| | | |
|---|---------------------------------------|-------------------------|
| (888) | 260 Bronte Road | Parent Zone: R05 |
| Map 91(2) | (Part of Lot 59, Registered Plan M-9) | (2014-075) |
| On the identified lands, the permitted uses and applicable regulations shall be as specified for the parent zone, except that the following uses and regulations shall apply: | | |
| 89.882.1 Zone Regulations | | |
| The following regulations apply: | | |
| a) | Maximum number of detached dwellings | 5 |

PART VI

SPECIAL PROVISIONS

| | | |
|----|--|----------------------|
| b) | Minimum flankage yard (Bronte Road) | 7.0 m |
| c) | Minimum front yard for dwelling only on the westernmost lot only (the lot line abutting the common element condominium roadway) | 4.0 m |
| d) | Minimum front yard for a private garage on the westernmost lot only (the lot line abutting the common element condominium roadway) | 6.0 m |
| e) | Minimum front yard on all other lots and garage on westernmost lot (the lot line abutting the common element condominium roadway) | 6.0 m |
| f) | Uncovered and covered platforms shall be permitted to encroach a maximum of 1.0 m into the minimum front yard. | |
| g) | Maximum lot coverage | 40% |
| h) | Maximum Floor Area | 300.0 m ² |
| i) | Balconies are prohibited. | |
| j) | Attached private garages are permitted to project a maximum of 1.5 metres closer to the front lot line than the main wall on the first storey of the dwelling that is not flush with the main wall containing the private garage | |
| k) | The common element condominium road shall be considered a public street for zoning purposes.” | |