



**Kingston Zoning By-law Number 2022-62**



**Part 3 of 5: Section 21**

## Section 21: Exceptions

### 21.1. Exception Overlay

21.1.1. In accordance with Clause 5.5.1., the following provisions apply to all lands that are subject to an Exception with the corresponding Exception Number on Schedule E:

- E1.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
    - (i)** **townhouse.**
  - (b)** **Townhouses** must comply with the following provisions:
    - (i)** The maximum **height** is 10.7 metres;
    - (ii)** The minimum **front setback** is 4.5 metres;
    - (iii)** The minimum **exterior setback** is 3.0 metres;
    - (iv)** The minimum **interior setback** is 0.6 metres;
    - (v)** The minimum **rear setback** is 6.0 metres;
    - (vi)** The minimum **lot area** is 157 square metres;
    - (vii)** The minimum **lot width** is 6.0 metres for an **interior lot** and 9.0 metres for a **corner lot**;
    - (viii)** A minimum of 37 **visitor spaces** are required.
    - (ix)** A minimum of 9 **accessible spaces** are required.
    - (x)** **Porches** and steps are permitted to project 1.5 metres into required **front setbacks** and **exterior setbacks**;
    - (xi)** A maximum of 257 **dwelling units** are permitted, in the aggregate, on all lands subject to this Exception;
    - (xii)** A minimum of 1,500 square metres of **amenity area** must be provided, in the aggregate, on all lands subject to this Exception;
    - (xiii)** **Accessory buildings** must comply with Section 4.1, except as follows:

- (1) The minimum **interior setback** is 0.6 metres;
- (2) The minimum **exterior setback** is 3.0 metres;
- (3) The minimum **rear setback** is 0.6 metres;
- (4) Where an **accessory building** shares a common party wall with an **accessory building** on an adjacent lot, the minimum **interior setback** is 0 metres.

**E2.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **mobile home parks**;
  - (ii) commercial facilities supplying essential goods or services for exclusive **use** of the **mobile home park** residents; and
  - (iii) **accessory buildings**.
- (b) The **uses** permitted by (a) must comply with the following provisions:
  - (i) The minimum **front setback** is 4.5 metres from the edge of pavement of any roadway.
  - (ii) The minimum **setback** from any **mobile home park lot line** is 1.2 metres.
  - (iii) The minimum **mobile home** lot area is 325.0 square metres for single width units and 418.0 square metres for double width units.
  - (iv) The minimum **mobile home** lot width is 9.7 metres width for single width units and 12.0 metres width for double width units.
  - (v) The minimum permitted **mobile home** dimensions are 12.2 metres long and 3.0 metres wide.
  - (vi) The maximum permitted **mobile home** dimensions are 20.0 metres long and 7.3 metres wide.
  - (vii) The maximum **height** of a mobile home is 1 **storey**.
  - (viii) The minimum **landscaped open space** is 30% of the total **lot area**.

**(ix) Accessory buildings** must comply with Section 4.1, except as follows:

- (1)** The maximum **height** is the **height** of the **mobile home** to which it is **accessory**;
- (2)** The maximum **lot coverage** is 10% of **mobile home** lot area;
- (3)** Location On Lot: same provision as govern the mobile home to which it is an **accessory building**;
- (4)** A minimum **separation distance** of 4.5 metres is required between an **accessory building** any a **mobile home**; and
- (5)** The minimum **setback** from any mobile home **lot line** is 3.6 metres.

**E3.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a)** In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i)** food and beverage preparation;
  - (ii)** warehousing and distribution (both wholesale and retail);
  - (iii)** service of related vehicle and equipment; and
  - (iv)** **office**, industrial and **residential uses** which existed as of the date of passing of this By-law.

**E4.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a)** Despite the **uses** permitted by the applicable Zone, the following **use** is the only permitted **use**:
  - (i)** **townhouse**.
- (b)** The maximum **height** is 12 metres.

- E5.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) Despite the **uses** permitted by the applicable Zone, the following **use** is the only permitted **use**:
    - (i) **townhouse**.
  - (b) The minimum **lot frontage** is 5.8 metres; and
  - (c) The maximum **height** is 12 metres.
- E6.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
    - (i) **apartment building**.
  - (b) **Apartment buildings** must comply with the following provisions:
    - (i) The minimum **lot frontage** is 35.0 metres;
    - (ii) The maximum **height** is 12.0 metres;
    - (iii) The minimum **front setback** is 7.5 metres plus 10% of **height** above 10.5 metres;
    - (iv) The minimum **rear setback** is 7.5 metres plus 15% of **height** above 10.5 metres;
    - (v) The minimum **exterior setback** is 7.5 metres plus 10% of **height** above 10.5 metres;
    - (vi) The minimum **interior setback** is 7.5 metres plus 15% of **height** above 10.5 metres; and
    - (vii) The minimum **landscaped open space** is 45%.
  - (c) **Townhouses** must comply with the applicable Zone provisions, except:
    - (i) The minimum **interior setback** is 0.6 metres if abutting a public pathway; and
    - (ii) The maximum **height** is 12.0 metres.

- E7.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** Despite the **uses** permitted by the applicable Zone, the following **use** is the only permitted **use**:
    - (i)** **single detached house.**
  - (b)** The minimum **rear setback** is 12.0 metres.
  - (c)** The minimum **exterior setback** is 3.5 metres.
- E8.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:
    - (i)** **duplex; and**
    - (ii)** **semi-detached house.**
  - (b)** The minimum **lot frontage** is 9.25 metres.
- E9.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:
    - (i)** **townhouse; and**
    - (ii)** **apartment building.**
  - (b)** **Apartment buildings** must comply with the following provisions:
    - (i)** The minimum **lot frontage** is 35.0 metres;
    - (ii)** The maximum **height** is 12.0 metres;
    - (iii)** The minimum **front setback** is 7.5 metres plus 10% of **height** above 10.5 metres;
    - (iv)** The minimum **rear setback** is 7.5 metres plus 15% of **height** above 10.5 metres;
    - (v)** The minimum **exterior setback** is 7.5 metres plus 10% of **height** above 10.5 metres;

(vi) The minimum **interior setback** is 7.5 metres plus 15% of **height** above 10.5 metres; and

(vii) The minimum **landscaped open space** is 45%.

(c) **Townhouses** must comply with the applicable Zone provisions, except:

(i) The maximum **height** is 12.0 metres.

**E10.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:

(i) **semi-detached house**; and

(ii) **townhouse**.

**E11.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The maximum **height** is 13.0 metres.

**E12.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The minimum **interior setback** is 2.5 metres plus 0.5 metres for every storey, or portion thereof, above the **first storey**.

**E13.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The minimum **front setback** is 3.0 metres; and

(b) The minimum **exterior setback** is 3.0 metres.

**E14.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) There is no maximum **density** or number of permitted **principal buildings** per **lot**, provided all other provisions are complied with.

(b) The maximum number of **dwelling units** per **lot** is a number that equals the servicing demand associated with 548 persons, to the satisfaction of the **City**.

(c) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:

- (i) **triplex**; and
  - (ii) **apartment building**.
- (d) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (e) **Apartment buildings** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 33.5 metres;
  - (ii) The maximum **height** is 18.2 metres;
  - (iii) The minimum **front setback** is 3.0 metres;
  - (iv) The minimum **rear setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (v) Despite (iv), where a **rear lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres;
  - (vi) The minimum **exterior setback** is 6.0 metres;
  - (vii) The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (viii) Despite (vii), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior lot line**, the minimum **interior setback** is 1.8 metres; and
  - (ix) The minimum **landscaped open space** is 45%.
- (f) **Townhouses** must comply with the applicable Zone provisions, except:



- (i) The minimum **lot frontage** is 5.4 metres; and
- (ii) The minimum **rear setback** is 7.6 metres,
- (iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E15.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The maximum **height** is 12.0 metres.

**E16.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) There is no maximum **density** or number of permitted **principal buildings** per **lot**, provided all other provisions are complied with.
- (b) The maximum number of **dwelling units** per **lot** is a number that equals the servicing demand associated with 140 persons, to the satisfaction of the **City**.
- (c) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building**.
- (d) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (e) **Apartment buildings** must comply with the following provisions:

- (i) The minimum **lot frontage** is 33.5 metres;
  - (ii) The maximum **height** is 18.2 metres;
  - (iii) The minimum **front setback** is 3.0 metres;
  - (iv) The minimum **rear setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (v) Despite (iv), where a **rear lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres;
  - (vi) The minimum **exterior setback** is 6.0 metres;
  - (vii) The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (viii) Despite (vii), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior lot line**, the minimum **interior setback** is 1.8 metres; and
  - (ix) The minimum **landscaped open space** is 45%.
- (f) **Townhouses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 5.4 metres; and
  - (ii) The minimum **rear setback** is 7.6 metres,
  - (iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E17.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **rear setback** is 12.0 metres; and
- (b) The minimum **exterior setback** is 3.5 metres.

- E18.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) The minimum **interior setback** is 1.0 metre.
- E19.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) The minimum **rear setback** is 15.3 metres.
- E20.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
    - (i) marine supplies establishment;
    - (ii) boat and shipbuilding;
    - (iii) drydock;
    - (iv) fuel supply and effluent transfer facility;
    - (v) marine salvage and repair facility;
    - (vi) marine service and mooring facility;
    - (vii) marine-related instructional facility;
    - (viii) sail lofts; and
    - (ix) small motor equipment sales and service establishment.
- E21.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) The minimum **density** of **dwelling units** per net hectare on lands with **residential uses**, excluding lands **used** for roads, stormwater management, public walkways, parks or open spaces, is 30.0 **dwelling units** per net hectare;  
**OLT Ordered amendment to be done OLT File Number 22-003936**
  - (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
    - (i) **triplex**; and

- (ii) apartment building** with a maximum of 4 **dwelling units**.
- (c) Triplexes and apartment buildings** with 4 **dwelling units** must comply with the following provisions:
  - (i)** The minimum **lot frontage** is 15.0 metres;
  - (ii)** The maximum **height** is the lesser of 12 metres or 3 **storeys**;
  - (iii)** The minimum **front setback** is 3.0 metres;
  - (iv)** The minimum **rear setback** is 7.6 metres;
  - (v)** The minimum **exterior setback** is 3.0 metres;
  - (vi)** The minimum **interior setback** is 3.0 metres; and
  - (vii)** The minimum **landscaped open space** is 30%.

**E22.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a)** The minimum **density of dwelling units** per net hectare on lands with **residential uses**, excluding lands **used** for roads, stormwater management, public walkways, parks or open spaces, is 37.5 **dwelling units** per net hectare;

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- (b)** The maximum **building height** for all **buildings**, except for an **apartment building**, is 12.0 metres;
- (c)** In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) stacked townhouse**;
  - (ii) apartment building**;
  - (iii) triplex**;
  - (iv) apartment building** with a maximum of 4 **dwelling units**; and
  - (v) non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., where the **non-residential uses** are located only on the **first storey**.

- (d) **Stacked townhouses** must comply with the provisions that apply to townhouses.
- (e) **Triplexes** and **apartment buildings** with 4 **dwelling units** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 15.0 metres;
  - (ii) The maximum **height** is the lesser of 12 metres or 3 **storeys**;
  - (iii) The minimum **front setback** is 3.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 3.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (f) **Apartment buildings** with 5 or more **dwelling units** must comply with the provisions of the URM1 Zone, except:
  - (i) The maximum **height** is the lesser of 20.0 metres or 6 **storeys**.

**E23.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
  - (i) **triplex**.
- (b) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.3 metres;
  - (ii) The maximum **height** is 10.7 metres;
  - (iii) The minimum **front setback** is 6.1 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 6.1 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.

**E24.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
  - (i) **triplex.**
- (b) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.3 metres;
  - (ii) The maximum **height** is 10.7 metres;
  - (iii) The minimum **front setback** is 6.1 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 6.1 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (c) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 5.5 metres.

**E25.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex; and**
  - (ii) **apartment building.**
- (b) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;

- (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.1 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (c) **Apartment buildings** must comply with the following provisions:
- (i) The minimum **lot frontage** is 24.4 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 6.1 metres;
  - (iv) The minimum **rear setback** is 10.6 metres;
  - (v) The minimum **exterior setback** is 6.1 metres;
  - (vi) The minimum **interior setback** is 3.0 metres;
  - (vii) The minimum **landscaped open space** is 30%; and
  - (viii) The maximum number of **dwelling units** is 4.
- (d) **Townhouses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 5.4 metres.
- (e) **Semi-detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **interior setback** is 0.9 metres. Where a common party wall is located along a **lot line**, the minimum **interior setback** is 0 metres.

**E26.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum **height** for all permitted **uses** is 10.9 metres.
- (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building**.
- (c) **Triplexes** must comply with the following provisions:

- (i) The minimum **lot frontage** is 16.4 metres;
  - (ii) The minimum **front setback** is 4.5 metres;
  - (iii) The minimum **rear setback** is 6.0 metres;
  - (iv) The minimum **exterior setback** is 3.0 metres;
  - (v) The minimum **interior setback** is 1.2 metres; and
  - (vi) The minimum **landscaped open space** is 30%.
- (d) **Apartment buildings** must comply with the following provisions:
- (i) The minimum **lot frontage** is 24.3 metres;
  - (ii) The minimum **front setback** is 6.1 metres;
  - (iii) The minimum **rear setback** is 10.6 metres;
  - (iv) The minimum **exterior setback** is 6.1 metres;
  - (v) The minimum **interior setback** is 3.1 metres;
  - (vi) The minimum **landscaped open space** is 30%; and
  - (vii) The maximum number of **dwelling units** is 4.
- (e) **Townhouses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 5.4 metres.
- (f) **Semi-detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **interior setback** is 0.9 metres. Where a common party wall is located along a **lot line**, the minimum **interior setback** is 0 metres.

**E27.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
  - (i) **triplex**.
- (b) **Triplexes** must comply with the following provisions:



- (i) The minimum **lot frontage** is 12.0 metres;
  - (ii) The maximum **height** is 10.5 metres;
  - (iii) The minimum **front setback** is 4.5 metres;
  - (iv) The minimum **rear setback** is 6.0 metres;
  - (v) The minimum **exterior setback** is 3.0 metres;
  - (vi) The minimum **interior setback** is 1.2 metres on one side and 0.6 metres on the other; and
  - (vii) The minimum **landscaped open space** is 30%.
- (c) **Single-detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **front setback** is 4.5 metres; and
  - (ii) The minimum **rear setback** is 6.0 metres.
- (d) **Semi-detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **front setback** is 4.5 metres; and
  - (ii) The minimum **rear setback** is 6.0 metres.

**E28.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of **dwelling units** is 187.
- (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building**.
- (c) **Triplexes** and **apartment buildings** with 4 **dwelling units** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.6 metres;

- (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (d) **Apartment buildings** with 5 or more **dwelling units** must comply with the following provisions:
- (i) The minimum **lot frontage** is 33.5 metres;
  - (ii) The maximum **height** is 18.2 metres;
  - (iii) The minimum **front setback** is 3.0 metres;
  - (iv) The minimum **rear setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (v) Despite (iv), where a **rear lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres;
  - (vi) The minimum **exterior setback** is 3.0 metres;
  - (vii) The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (viii) Despite (vii), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior yard**, the minimum **interior setback** is 1.8 metres; and
  - (ix) The minimum **landscaped open space** is 45%.
- (e) **Semi-detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 7.2 metres per **dwelling unit**; and
  - (ii) The minimum **interior setback** is 0.9 metres. Where a common party wall is located along a **lot line**, the minimum **interior setback** is 0 metres.
- (f) **Townhouses** must comply with the applicable Zone provisions, except:

(i) The minimum **lot frontage** is 5.4 metres.

**E29.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) There is no maximum **density** or number of permitted **principal buildings** per lot, provided all other provisions are complied with.

(b) **Townhouses** must comply with the applicable Zone provisions, except:

(i) The minimum **lot frontage** is 5.4 metres.

**E30.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:

(i) **triplex**.

(b) **Triplexes** must comply with the following provisions:

(i) The minimum **lot frontage** is 18.3 metres;

(ii) The maximum **height** is 10.7 metres;

(iii) The minimum **front setback** is 6.1 metres;

(iv) The minimum **rear setback** is 7.6 metres;

(v) The minimum **exterior setback** is 6.1 metres;

(vi) The minimum **interior setback** is 3.0 metres; and

(vii) The minimum **landscaped open space** is 30%.

(c) **Semi-detached houses** must comply with the applicable zone provisions, except:

(i) The minimum **lot frontage** is 7.6 metres per **dwelling unit**.

**E31.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) Despite the **uses** permitted by the applicable Zone, the following **use** is the only permitted **use**:

(i) **townhouse**.

(b) The maximum number of **dwelling units per townhouse building** is 4 **dwelling units**.

(c) The maximum **height** is 11.0 metres.

**E32.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) There is no maximum **density** or number of permitted **principal buildings per lot**, provided all other provisions are complied with.

(b) Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:

(i) **single detached house**; and

(ii) **townhouse**.

(c) **Townhouses** must comply with the applicable Zone provisions, except:

(i) The minimum **lot frontage** is 5.4 metres.

(ii) The minimum **rear setback** is 7.6 metres.

(iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E33.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) There is no maximum **density** or number of permitted **principal buildings per lot**, provided all other provisions are complied with.

(b) **Townhouses** must comply with the applicable Zone provisions, except:

(i) The minimum **lot frontage** is 5.4 metres;

(ii) The minimum **rear setback** is 7.6 metres; and

(iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E34.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) Despite the provisions of the applicable Zone, **single detached houses** are only permitted on a **lot** accessed by a **private street** or public lane adjacent to a **rear lot line**.

- (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:

  - (i) **triplex**; and
  - (ii) **apartment building**.
- (c) The minimum **rear setback** is 14.5 metres.
- (d) **Triplexes** and **apartment buildings** must comply with the following provisions:

  - (i) The maximum **density** is 75 **dwelling units** per net hectare.
  - (ii) The minimum **lot frontage** is 18.0 metres;
  - (iii) The maximum **height** is 13.0 metres;
  - (iv) The minimum **front setback** is 3.0 metres where vehicular access to a **lot** is provided by a **private street** and 4.5 metres where vehicular access to a **lot** is provided by a **street**.
  - (v) The minimum **exterior setback** is 2.4 metres;
  - (vi) The minimum **interior setback** is 1.2 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (e) **Single detached houses** must comply with the applicable Zone provisions, except:

  - (i) The minimum **lot frontage** is 8.5 metres; and
  - (ii) The maximum **height** is 11.0 metres.
- (f) **Semi-detached houses** must comply with the applicable Zone provisions, except:

  - (i) The minimum **lot frontage** is 6.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
  - (ii) The maximum **height** is 12.0 metres; and
  - (iii) The minimum **front setback** is 0 metres where vehicular access to a **lot** is provided by a **private street**.
- (g) **Townhouses** must comply with the applicable Zone provisions, except:

- (i) The minimum **lot frontage** is 5.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
- (ii) The maximum **height** is 12.0 metres; and
- (iii) The minimum **front setback** is 0 metres where vehicular access to a **lot** is provided by a **private street**.

**E35.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building**.
- (b) The minimum **rear setback** to a **principal building** is 14.5 metres.
- (c) The minimum **rear setback**, **interior setback** and **exterior setback** for an **accessory building** connected to the **principal building** via an enclosed walkway is 0 metres.
- (d) Despite (b), an enclosed walkway is permitted within the required **rear setback** connecting the **principal building** to an **accessory building**. The maximum width of an enclosed walkway is 2.7 metres, measured from the exterior faces of the exterior walls. However, at the transition between the enclosed walkway and **rear wall** of the **principal building**, the enclosed walkway may be a maximum of 3.9 metres wide for a maximum distance of 1.2 metres from the **rear wall** of the **principal building**.
- (e) Despite (b), the **rear wall** of the **principal building** may project a maximum of 2 metres into the required **rear setback** at the transition between the enclosed walkway and the **rear wall**.
- (f) **Triplexes** and **apartment buildings** must comply with the following provisions:
  - (i) The maximum **density** is 75 **dwelling units** per net hectare.
  - (ii) The minimum **lot frontage** is 18.0 metres;
  - (iii) The maximum **height** is 13.0 metres;

- (iv) The minimum **front setback** is 3.0 metres where vehicular access to a **lot** is provided by a **private street** and 4.5 metres where vehicular access to a **lot** is provided by a **street**;
  - (v) The minimum **exterior setback** is 2.4 metres;
  - (vi) The minimum **interior setback** is 1.2 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (g) **Single detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 8.5 metres where a **lot** is accessed by a **private street** adjacent to the **rear lot line**;
  - (ii) The maximum **height** is 11.0 metres;
  - (iii) The minimum **front setback** is 3.0 metres;
- (h) **Semi-detached houses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 6.5 metres per **dwelling unit** where a **lot** is accessed by a **private street** adjacent to the **rear lot line**;
  - (ii) The maximum **height** is 12.0 metres;
  - (iii) The minimum **front setback** is 0.0 metres where a **lot** is accessed by a **private street**;
- (i) **Townhouses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 5.5 metres per **dwelling unit** where a **lot** is accessed by a **private street** adjacent to the **rear lot line**;
  - (ii) The maximum **height** is 12.0 metres;
  - (iii) The minimum **front setback** is 0.0 metres where a **lot** is accessed by a **private street**.

**E36.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) There is no maximum **density** or number of permitted **principal buildings** per **lot**, provided all other provisions are complied with.

- (b)** In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:

  - (i)** **triplex**; and
  - (ii)** **apartment building**.
  
- (c)** **Triplexes** must comply with the following provisions:

  - (i)** The minimum **lot frontage** is 18.2 metres;
  - (ii)** The maximum **height** is 10.6 metres;
  - (iii)** The minimum **front setback** is 6.0 metres;
  - (iv)** The minimum **rear setback** is 7.6 metres;
  - (v)** The minimum **exterior setback** is 6.0 metres;
  - (vi)** The minimum **interior setback** is 3.0 metres; and
  - (vii)** The minimum **landscaped open space** is 30%.
  
- (d)** **Apartment buildings** must comply with the following provisions:

  - (i)** The minimum **lot frontage** is 24.3 metres;
  - (ii)** The maximum **height** is 10.6 metres;
  - (iii)** The minimum **front setback** is 6.0 metres;
  - (iv)** The minimum **rear setback** is 10.6 metres;
  - (v)** The minimum **exterior setback** is 6.0 metres;
  - (vi)** The minimum **interior setback** is 3.0 metres;
  - (vii)** The minimum **landscaped open space** is 30%; and
  - (viii)** The maximum number of **dwelling units** is 4.
  
- (e)** **Townhouses** must comply with the applicable Zone provisions, except:

  - (i)** The minimum **lot frontage** is 5.4 metres;
  - (ii)** The minimum **rear setback** is 7.6 metres; and



- (iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E37.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **density of dwelling units** per net hectare on lands with **residential uses**, excluding lands **used** for roads, stormwater management, public walkways, parks or open spaces, is 27.0 **dwelling units** per net hectare. The Minimum density applies in the aggregate across all lands subject to this Exception, not to individual lots;

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- (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building** with a maximum of 4 **dwelling units**.
- (c) **Triplexes** and **apartment buildings** with 4 **dwelling units** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 15.0 metres;
  - (ii) The maximum **height** is the lesser of 12 metres or 3 **storeys**;
  - (iii) The minimum **front setback** is 3.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 3.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.

**(d) Definition:**

ARU Ready Space means:

- (1) Indoor floor area within a residential building on a lot created through a plan of subdivision that has been designed to be easily retrofitted with an additional residential unit, with:
  - a. required parking spaces provided for both the principal dwelling unit and future additional residential unit in place; and
  - b. sufficient unobstructed exterior area to provide the required walkway for the future additional residential unit;
- (2) where “easily retrofitted with an additional residential unit” means that all of the following are provided:
  - a. plumbing “rough-ins” for a minimum of one bathroom and one kitchen;
  - b. windows in conformity with egress requirements in the Ontario Building Code; and
  - c. required electrical and telecommunication fixtures and wiring; and
- (3) where the developer of such residential building provides a homeowner’s handbook with the initial sale of the property, which includes conceptual floor plan(s) illustrating how the space in the residential building can be converted to establish and function as an additional residential unit. Such conceptual floor plan(s) can be used to inform the application for building permit(s) required to support the development of an additional residential unit in the future.

Note: ARU Ready Spaces are considered a dwelling unit for the purpose of calculating the minimum density required by this Exception.

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**E38.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:
  - (i) **single detached house**;
  - (ii) **townhouse**;

- (iii) **triplex**; and
      - (iv) **apartment building**.
  - (b) **Triplexes** and **apartment buildings** must comply with the following provisions:
    - (i) The maximum **density** is 75 **dwelling units** per net hectare;
    - (ii) The minimum **lot frontage** is 18.0 metres;
    - (iii) The maximum **height** is 13.0 metres;
    - (iv) The minimum **front setback** is 3.0 metres where vehicular access to a **lot** is provided by a **private street** and 4.5 metres where vehicular access to a **lot** is provided by a **street**;
    - (v) The minimum **rear setback** is 14.5 metres where a **lot** is accessed by a **private street** and 7.5 metres where a **lot** is accessed by a **street**;
    - (vi) The minimum **exterior setback** is 2.4 metres;
    - (vii) The minimum **interior setback** is 1.2 metres; and
    - (viii) The minimum **landscaped open space** is 30%.
  - (c) **Semi-detached houses** must comply with the applicable Zone provisions, except:
    - (i) The minimum **lot frontage** is 6.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
    - (ii) The maximum **height** is 12.0 metres;
    - (iii) The minimum **front setback** is 0.0 metres where a **lot** is accessed by a **private street**; and
    - (iv) The minimum **rear setback** is 14.5 metres where a **lot** is accessed by a **private street**.
  - (d) **Townhouses** must comply with the applicable Zone provisions, except:
    - (i) The minimum **lot frontage** is 5.5 metres per **dwelling unit** where a **lot** is accessed by a **private street** and 6.0 metres per **dwelling unit** where a **lot** is accessed by a **street**;
    - (ii) The maximum **height** is 12.0 metres; and

- (iii) The minimum **front setback** is 0.0 metres where a **lot** is accessed by a **private street**.

**E39.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:

- (i) **triplex**.

- (b) **Triplexes** must comply with the following provisions:

- (i) The minimum **lot frontage** is 18.3 metres;

- (ii) The maximum **height** is 10.7 metres;

- (iii) The minimum **front setback** is 6.1 metres;

- (iv) The minimum **rear setback** is 7.6 metres;

- (v) The minimum **exterior setback** is 6.1 metres;

- (vi) The minimum **interior setback** is 3.0 metres; and

- (vii) The minimum **landscaped open space** is 30%.

- (c) **Semi-detached houses** must comply with the applicable zone provisions, except:

- (i) The minimum **lot frontage** is 7.6 metres per **dwelling unit**;

- (ii) The minimum **front setback** is 5.5 metres; and

- (iii) The minimum **exterior setback** is 3.7 metres.

**E40.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Despite the **uses** permitted by the applicable Zone, the following **use** is the only permitted **use**:

- (i) **townhouse**.

- (b) **Townhouses** must comply with the applicable Zone provisions, except:

- (i) The maximum number of **dwelling units** is 156;

- (ii) The minimum **lot frontage** is 121.0 metres;
- (iii) The minimum **rear setback** is 7.6 metres; and
- (iv) Despite (iii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E41.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **separation distance** from the **high water mark** of a **waterbody** to any **use** or **building**, including any part of a **private sewage system** is 15.3 metres.

**E42.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
  - (i) **triplex**.
  - (b) The minimum **front setback** for all permitted **uses**, except for a **triplex**, is 3.0 metres.
  - (c) **Triplexes** must comply with the following provisions:
    - (i) The minimum **lot frontage** is 16.5 metres;
    - (ii) The maximum **height** is 11.0 metres;
    - (iii) The minimum **front setback** is 3.0 metres where vehicular access to a **lot** is provided by a **private street** and 4.5 metres where vehicular access to a **lot** is provided by a **street**;
    - (iv) The minimum **rear setback** is 14.5 metres where a **lot** is accessed by a **private street** and 6.0 metres where a **lot** is accessed by a **street**;
    - (v) The minimum **exterior setback** is 2.4 metres;
    - (vi) The minimum **interior setback** is 1.2 metres; and
    - (vii) The minimum **landscaped open space** is 30%.
  - (d) **Single detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **lot frontage** is 7.0 metres where a **lot** is accessed by a **private street**;
  - (ii) The maximum **height** is 11.0 metres;
  - (iii) The minimum **rear setback** is 14.5 metres where a **lot** is accessed by a **private street**; and
  - (iv) The minimum **interior setback** is 1.2 and 0.3 metres.
- (e) **Semi-detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 6.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
  - (ii) The maximum **height** is 11.0 metres; and
  - (iii) The minimum **rear setback** is 14.5 metres where a **lot** is accessed by a **private street**; and
  - (iv) The minimum **interior setback** is 1.2 metres. Where a common party wall is located along a **lot line**, the minimum **interior setback** is 0 metres.
- (f) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The maximum number of **dwelling units** is 4;
  - (ii) The minimum **lot frontage** is 5.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
  - (iii) The maximum **height** is 11.0 metres; and
  - (iv) The minimum **rear setback** is 14.5 metres where a **lot** is accessed by a **private street**.

**E43.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
  - (i) **triplex**.
- (b) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 16.5 metres;

- (ii) The maximum **height** is 11.0 metres;
  - (iii) The minimum **front setback** is 3.0 metres where vehicular access to a **lot** is provided by a **private street** and 4.5 metres where vehicular access to a **lot** is provided by a **street**;
  - (iv) The minimum **rear setback** is 14.5 metres;
  - (v) The minimum **exterior setback** is 2.4 metres;
  - (vi) The minimum **interior setback** is 1.2 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (c) **Single detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 7.0 metres where a **lot** is accessed by a **private street**;
  - (ii) The maximum **height** is 11.0 metres;
  - (iii) The minimum **rear setback** is 14.5 metres; and
  - (iv) The minimum **interior setback** is 1.2 and 0.3 metres.
- (d) **Semi-detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 6.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
  - (ii) The maximum **height** is 11.0 metres; and
  - (iii) The minimum **rear setback** is 14.5 metres; and
  - (iv) The minimum **interior setback** is 1.2 metres. Where a common party wall is located along a **lot line**, the minimum **interior setback** is 0 metres.
- (e) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The maximum number of **dwelling units** is 4;
  - (ii) The minimum **lot frontage** is 5.5 metres per **dwelling unit** where a **lot** is accessed by a **private street**;
  - (iii) The maximum **height** is 11.0 metres; and

(iv) The minimum rear setback is 14.5 metres.

**E44.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) There is no maximum **density** or number of permitted **principal buildings** per lot, provided all other provisions are complied with.
- (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building**.
- (c) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** is 7.6 metres;
  - (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (d) **Apartment buildings** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 24.3 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** is 10.6 metres;
  - (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres;
  - (vii) The minimum **landscaped open space** is 30%; and
  - (viii) The maximum number of **dwelling units** is 4.



- (e) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 5.4 metres;
  - (ii) The minimum **rear setback** is 7.6 metres; and
  - (iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E45.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** and **semi-detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **rear setback** is 6.7 metres.

**E46.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) There is no maximum **density** or number of permitted **principal buildings per lot**, provided all other provisions are complied with.
- (b) Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:
  - (i) **single detached house**; and
  - (ii) **townhouse**.
- (c) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 5.4 metres;
  - (ii) The minimum **rear setback** is 7.6 metres; and
  - (iii) Despite (ii), where the **main wall does** not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E47.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** and **semi-detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **rear setback** is 13.0 metres where a **rear lot line** is adjacent to a **lot** in an Employment Zone or adjacent to a **lot** in an

Open Space Zone that buffers the boundary of an Employment Zone and 7.5 metres for all other properties.

- E48.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) Single detached houses and semi-detached houses** must comply with the applicable Zone provisions, except:
    - (i)** The minimum **rear setback** is 15.0 metres where a **rear lot line** is adjacent to a **lot** in an Employment Zone or adjacent to a **lot** in an Open Space Zone that buffers the boundary of an Employment Zone and 7.5 metres for all other properties.
- E49.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** There is no maximum **density** or number of permitted **principal buildings** per **lot**, provided all other provisions are complied with.
  - (b)** In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
    - (i) triplex; and**
    - (ii) apartment building.**
  - (c) Triplexes** must comply with the following provisions:
    - (i)** The minimum **lot frontage** is 18.2 metres;
    - (ii)** The maximum **height** is 10.6 metres;
    - (iii)** The minimum **front setback** is 6.0 metres;
    - (iv)** The minimum **rear setback** is 7.6 metres;
    - (v)** The minimum **exterior setback** is 6.0 metres;
    - (vi)** The minimum **interior setback** is 3.0 metres; and
    - (vii)** The minimum **landscaped open space** is 30%.
  - (d) Apartment buildings** must comply with the following provisions:
    - (i)** The minimum **lot frontage** is 33.5 metres;
    - (ii)** The maximum **height** is 18.2 metres;

- (iii) The minimum **front setback** is 3.0 metres;
  - (iv) The minimum **rear setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (v) Despite (iv), where a **rear lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres;
  - (vi) The minimum **exterior setback** is 6.0 metres;
  - (vii) The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (viii) Despite (vii), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior lot line**, the minimum **interior setback** is 1.8 metres; and
  - (ix) The minimum **landscaped open space** is 45%.
- (e) **Townhouses** must comply with the applicable Zone provisions, except:
- (i) The minimum **lot frontage** is 5.4 metres; and
  - (ii) The minimum **rear setback** is 7.6 metres,
  - (iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E50.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** and **semi-detached houses** comply with the applicable Zone provisions, except:
  - (i) The minimum **front setback** is 3.0 metres; and
  - (ii) The minimum **exterior setback** is 3.0 metres.

**E51.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
  - (i) **apartment building**.

- (b) Apartment buildings** must comply with the following provisions:
  - (i)** The maximum **density** is 160 **dwelling units** per net hectare;
  - (ii)** The minimum **lot frontage** is 20.0 metres;
  - (iii)** The maximum **height** is 10.5 metres;
  - (iv)** The minimum **front setback** is 3.0 metres;
  - (v)** The minimum **rear setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (vi)** Despite (v), where a **rear lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres;
  - (vii)** The minimum **exterior setback** is 3.0 metres;
  - (viii)** The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (ix)** Despite (viii), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior lot line**, the minimum **interior setback** is 1.8 metres; and
  - (x)** The minimum **landscaped open space** is 45%.

**E52.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Single detached houses** must comply with the applicable Zone provisions, except:
  - (i)** The minimum **front setback** is 3.0 metres;
  - (ii)** The minimum **rear setback** is 7.4 metres; and
  - (iii)** The minimum **exterior setback** is 3.0 metres.

**E53.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a)** The maximum **height** for all permitted **uses** is 10.9 metres.
- (b)** In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:

- (i) **triplex.**
- (c) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.9 metres;
  - (iii) The minimum **front setback** is 6.0 metres;
  - (iv) The minimum **rear setback** 7.6 metres;
  - (v) The minimum **exterior setback** is 6.0 metres;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (d) **Semi-detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **interior setback** is 0.9 metres. Where a common party wall is located along a **lot line**, the minimum **interior setback** is 0 metres.

**E54.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) There is no maximum **density** or number of permitted **principal buildings** per **lot**, provided all other provisions are complied with.
- (b) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**; and
  - (ii) **apartment building.**
- (c) **Triplexes** and **apartment buildings** with 4 **dwelling units** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.2 metres;
  - (ii) The maximum **height** is 10.6 metres;
  - (iii) The minimum **front setback** is 4.5 metres;
  - (iv) The minimum **rear setback** 6.7 metres;

- (v) The minimum **exterior setback** is 4.5 metres where a **lot** has an **exterior lot line** adjacent to an Arterial Road as identified on Schedule 4 and 3.0 metres where a **lot** has an **exterior lot line** adjacent to a Collector Road as identified on Schedule 4;
  - (vi) The minimum **interior setback** is 3.0 metres; and
  - (vii) The minimum **landscaped open space** is 30%.
- (d) **Apartment buildings** with 5 or more **dwelling units** must comply with the following provisions:
- (i) The minimum **lot frontage** is 33.5 metres;
  - (ii) The maximum **height** is 18.2 metres;
  - (iii) The minimum **front setback** is 4.5 metres;
  - (iv) The minimum **rear setback** 6.7 metres;
  - (v) The minimum **exterior setback** is 4.5 metres where a **lot** has an **exterior lot line** adjacent to an Arterial Road as identified on Schedule 4 and 3.0 metres where a **lot** has an **exterior lot line** adjacent to a Collector Road as identified on Schedule 4;
  - (vi) The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;
  - (vii) Despite (vi), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior lot line**, the minimum **interior setback** is 1.8 metres; and
  - (viii) The minimum **landscaped open space** is 45%.

**E55.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** must comply with the applicable Zone provisions, and the following provisions:
  - (i) The minimum **lot frontage** is 46.0 metres;
  - (ii) The maximum **height** is 9.0 metres;
  - (iii) The minimum **front setback** is 10.5 metres;

- (iv) The minimum **rear setback** 7.5 metres;
- (v) The minimum **exterior setback** is 10.5 metres;
- (vi) The minimum **interior setback** is 4.5 metres;
- (vii) The minimum **landscaped open space** is 30%.

(b) **Non-residential buildings** must comply with the applicable Zone provisions, and the following provision:

- (i) The minimum **interior setback** is 9.0 metres.

**E56.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of permitted **principal buildings** is 2 and the maximum number of **dwelling units** is 3 per **principal building**.
- (b) The minimum **interior setback** for all permitted **uses** is 27.0 metres from the western **interior lot line** and 7.6 metres from all other **interior lot lines**.
- (c) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **triplex**.
- (d) **Triplexes** must comply with the following provisions:
  - (i) The minimum **lot frontage** is 18.3 metres;
  - (ii) The maximum **height** is 10.7 metres;
  - (iii) The minimum **front setback** is 6.1 metres;
  - (iv) The minimum **rear setback** 7.6 metres;
  - (v) The minimum **exterior setback** is 6.1 metres;
  - (vi) The minimum **interior setback** is 27.0 metres from the western **interior lot line** and 7.6 metres from all other **interior lot lines**; and
  - (vii) The minimum **landscaped open space** is 30%.
- (e) **Semi-detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **lot frontage** is 7.6 metres.

**E57.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** must comply with the applicable Zone provisions, and the following provision:

- (i) All exterior openings of a **building** must be located above the minimum elevation of 76.14 metres Geodetic Surveys of Canada.

**E58.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:

- (i) **triplex**.

- (b) **Triplexes** must comply with the following provisions:

- (i) The minimum **lot frontage** is 15.0 metres;
- (ii) The maximum **height** is 10.7 metres;
- (iii) The minimum **front setback** is 7.5 metres;
- (iv) The minimum **rear setback** 6.0 metres;
- (v) The minimum **exterior setback** is 7.5 metres;
- (vi) The minimum **interior setback** is 1.2 metres and the minimum aggregate **interior setback** is 3.0 metres; and
- (vii) The minimum **landscaped open space** is 30%.

**E59.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **lot frontage** is 22.9 metres;
- (ii) All **buildings** must have a minimum **setback** of 7.6 metres from the 102 metre geodetic contour, as shown on the approved grading plan along the eastern portion of the **lot** abutting the stormwater management pond;



- (iii) All exterior openings of a **building** must be located above the minimum elevation of 102.3 metres Geodetic Surveys of Canada; and
- (iv) The minimum **driveway** elevation is 102.1 metres Geodetic Surveys of Canada.

**E60.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) **Single detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **lot frontage** is the **lot frontage** that existed on the date of passing of this By-law.

**E61.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) A minimum **separation distance** of 10.0 metres is required from all **buildings** to the surveyed top-of-bank along Collins Bay.

**E62.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) **Single detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **exterior setback** is 3.6 metres.

**E63.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) **Single detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **exterior setback** is 2.4 metres.

**E64.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) **Single detached houses** must comply with the applicable Zone provisions, except:

- (i) The minimum **front setback** is 3.5 metres
- (ii) The minimum **exterior setback** is 3.0 metres.

- E65.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** **Single detached houses** must comply with the applicable Zone provisions, except:
    - (i)** The minimum **exterior setback** is 4.5 metres.
- E66.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** The minimum **density of dwelling units** per net hectare on lands with **residential uses**, excluding lands **used** for roads, stormwater management, public walkways, parks or open spaces, is 25.0 **dwelling units** per net hectare.
- E67.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** **Semi-detached houses** must comply with the applicable Zone provisions, except:
    - (i)** The minimum **lot frontage** is 7.0 metres per **dwelling unit**;
    - (ii)** The minimum **exterior setback** is 4.3 metres; and
    - (iii)** All exterior openings of a **building** must be located above the minimum elevation of 76.6 metres geodetic.
  - (b)** **Single detached houses** must comply with the applicable Zone provisions, except:
    - (i)** The minimum **exterior setback** is 4.3 metres; and
    - (ii)** All exterior openings of a **building** must be located above the minimum elevation of 76.6 metres geodetic.
- E68.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a)** **Single detached houses** must comply with the applicable Zone provisions, except:
    - (i)** The minimum **front setback** is 4.5 metres.
- E69.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Single detached houses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **rear setback** is 4.5 metres, with no part of the **principal building** being more than 19.0 metres from the **front lot line**.

**E70.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 5.5 metres.

**E71.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Despite the **uses** permitted by the applicable Zone, the following **use** is the only permitted **use**:
  - (i) **townhouse**.
- (b) The maximum number of **dwelling units** is 40.
- (c) A **planting strip** must be provided along the entire length of the south **lot line**.

**E72.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 5.4 metres;
  - (ii) The minimum **rear setback** is 7.6 metres; and
  - (iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

**E73.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of **dwelling units** is 165.
- (b) **Townhouses** must comply with the applicable Zone provisions, except:
  - (i) The minimum **lot frontage** is 5.4 metres; and
  - (ii) The minimum **rear setback** is 7.6 metres; and

(iii) Despite (ii), where the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres.

(c) **Triplexes** must comply with the applicable Zone provisions, except:

(i) The minimum **interior setback** is 3.0 metres.

(d) **Apartment buildings** must comply with the applicable Zone provisions, except:

(i) The minimum **lot frontage** is 33.5 metres;

(ii) The maximum **height** is 18.2 metres;

(iii) The minimum **front setback** is 3.0 metres;

(iv) The minimum **exterior setback** is 3.0 metres;

(v) The minimum **interior setback** is the greater of 50% of the **building height** or 10.6 metres;

(vi) Despite (v), where an **interior lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **interior lot line**, the minimum **interior setback** is 1.8 metres;

(vii) The minimum **rear setback** is the greater of 50% of the **building height** or 10.6 metres;

(viii) Despite (vii), where a **rear lot line** is not adjacent to a **lot** in an UR1, UR2 or UR3 zone and the **main wall** does not contain windows facing the **rear lot line**, the minimum **rear setback** is 1.8 metres; and

(ix) The minimum **landscaped open space** is 45%.

**E74.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:

(i) **semi-detached house.**

**E75.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Despite the **uses** permitted by the applicable Zone, the following **uses** are the only permitted **uses**:
  - (i) **semi-detached house**; and
  - (ii) **duplex**.

**E76.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) a minimum 15.0 metre wide **planting strip** must be provided along the portion of the **rear lot line** that abuts the OS2 zone; and
- (b) the minimum **height** for the row of trees or a continuous hedgerow of evergreens or shrubs located in the **planting strip** is 1.5 metres.

**E77.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) **restaurant**.

**E78.** Minister's Zoning Order (MZO): The lands subject to this Exception are subject to Ontario Regulation 159/22. While Ontario Regulation 159/22 is in effect:

- (a) the subject lands are not subject to the provisions of this By-law; and
- (b) the provisions of **former zoning by-law** 76-26 that were in effect on the day Ontario Regulation 159/22 came into effect apply.

**E79.** Minister's Zoning Order (MZO): The lands subject to this Exception are subject to Ontario Regulation 768/21. While Ontario Regulation 768/21 is in effect:

- (a) the subject lands are not subject to the provisions of this By-law; and
- (b) the provisions of **former zoning by-law** 8499 that were in effect on the day Ontario Regulation 768/21 came into effect apply.

**E80.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted in a **building** and must comply with the provisions of the M1 Zone:
  - (i) **Recreation facilities**;

- (ii) **Community centre;**
  - (iii) **Creativity centre;**
  - (iv) **Automobile body shop;**
  - (v) **Automobile repair shop;**
  - (vi) **Industrial repair shop;**
  - (vii) **Towing compound; and**
  - (viii) **Equipment rental.**
- (b) In addition to the **uses** permitted by the applicable Zone, **outdoor storage** is permitted as a **principal use** and must comply with the following provisions:
- (i) Maintain a minimum **separation distance** of 200 metres from the **street line** adjacent to Princess Street;
  - (ii) Maintain a minimum **separation distance** of 150 metres from the **street line** adjacent to Sir John A. Macdonald Boulevard; and
  - (iii) be provided with a **visual screen** a minimum **height** of 1.8 metres in such a manner that the **outdoor storage** is not visible from a **street**, the ground floor of any **use** other than those specified in E80(a)(iv) to E80(a)(viii) or a **lot** that is located in any Zone other than an Employment Zone. For clarity, this provision does not require screening of **outdoor storage** such that views of such **outdoor storage** would not be available from the second floor and above of other **buildings** on the subject property.
- (c) The maximum permitted aggregate **gross floor area** of all **recreation facilities, community centres and creativity centres** is 8,200 square metres.
- (d) **Outdoor storage** associated with **uses** permitted by the M1 Zone must comply with the provisions of the M1 Zone.
- (e) **Outdoor storage** associated with **uses** permitted by this Exception in E80(a)(iv) to E80(a)(viii) M1 Zone must comply with the provisions of the M1 Zone and must:
- (i) Maintain a minimum **separation distance** of 200 metres from the **street line** adjacent to Princess Street;

- (ii) Maintain a minimum **separation distance** of 150 metres from the **street line** adjacent to Sir John A. Macdonald Boulevard; and
- (iii) be provided with a **visual screen** a minimum **height** of 1.8 metres in such a manner that the **outdoor storage** is not visible from a **street**, the ground floor of any **use** other than those specified in E80(a)(iv) to E80(a)(viii) or a **lot** that is located in any Zone other than an Employment Zone. For clarity, this provision does not require screening of **outdoor storage** such that views of such **outdoor storage** would not be available from the second floor and above of other **buildings** on the subject property.
- (f) **Uses** permitted by this Exception in E80(a)(iv) to E80(a)(viii) must comply with the provisions of the M1 Zone and must be provided with a **visual screen** a minimum **height** of 1.8 metres in such a manner that the **use** is not visible from a **street**, the ground floor of any **use** other than those specified in E80(a)(iv) to E80(a)(viii) or a **lot** that is located in any Zone other than an Employment Zone.

**E81.** reserved

**E82.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **complementary uses** are permitted:
  - (i) **Personal Service Shops**
  - (ii) **Retail Stores**
  - (iii) **Restaurants**
- (b) The maximum permitted **height** is:
  - (i) For an **Institutional Use**: 32 metres
  - (ii) For all other permitted **uses**, including a **complementary use** or accessory **parking structure**: 23 metres
- (c) **Complementary uses** must comply with the following provisions:
  - (i) The maximum aggregate **gross floor area** is 500 square metres.
- (d) There is no **planting strip** requirement.
- (e) The minimum length of all **parking spaces** and **accessible aisles** is 5.2 metres.”

(By-Law Number 2022-62; 2022-152)

- E83.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) Subsection 10.2 of this By-law does not apply.
  - (b) The maximum **building** heights in Schedule 3 to this By-law do not apply.
  - (c) No part of the **building** will exceed the **height** limits, in metres, shown on Figure E83, with a maximum 5% variance on noted dimensions permitted.
  - (d) The minimum **streetwall height** for all **buildings** is 10.5 metres.
  - (e) The maximum **streetwall** height for all **buildings** is 16.25 metres.
  - (f) Despite Clause 4.18.2, **mechanical penthouses** may exceed the maximum allowable **building height** by up to 5 metres.
  - (g) The minimum ground floor **height** is 4.2 metres.
  - (h) **Buildings** fronting on Princess Street are required to have ground floor commercial uses on the **first storey** where any portion of the **lot** aligns with the area identified as “Required Ground Floor Commercial Along Princess Street Frontage” on Schedule 3 of this By-law.
  - (i) Where ground floor commercial uses are required by Paragraph (h), the entire **street** frontage of the **first storey**, excluding areas devoted to a lobby or other shared entrances/exits for other permitted uses, must be occupied by commercial **uses**. Portions of the floor area of the **first storey** that do not have frontage on a public **street** may be occupied by **uses** that service the **building** such as **loading spaces**, waste management facilities and rooms, mechanical rooms, **bicycle spaces** and other similar uses.



- (j) The minimum **front yard** is 1.0 metre.
- (k) A minimum of 75% of a **building's** frontage must be built to the front property line, or applicable **setback** line, for the **height** of the **streetwall**.
- (l) The minimum **setback** from any **lot line** that abuts an Urban Residential Zone is 1.165 metres.
- (m) **Balconies** are prohibited below the fourth **storey** of **buildings** fronting onto Princess Street.
- (n) **Parking spaces** and **loading spaces** are prohibited in a **yard** abutting a **street line**.
- (o) The minimum off-street **parking space** ratio for residential **uses** is 0.5 **parking spaces** per **dwelling unit**.
- (p) The minimum off-street **parking space** ratio for commercial **uses** is 1 **parking space** per 150 square metres of **gross floor area** dedicated to commercial **uses**.
- (q) A minimum of 8 **accessible spaces** must be provided.
- (r) A minimum of 1 **loading space** must be provided.
- (s) The **amenity area** provisions of Subsection 4.3 of this By-law apply.
- (t) The **accessory buildings** provisions of Clauses 4.1.1 and 4.1.6 apply.

(By-Law Number 2022-62; 2022-89)

**E84.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) Subsection 10.2 of this By-law does not apply.
- (b) The maximum **building** heights in Schedule 3 of this By-law do not apply.

- (c) No part of the **building** will exceed the **height** limits, in metres, shown on Figure E83, with a maximum 5% variance on noted dimensions permitted.
- (d) The minimum **streetwall height** for all **buildings** is 10.5 metres.
- (e) The maximum **streetwall height** for all **buildings** is 16.25 metres.
- (f) Despite Clause 4.18.2, **mechanical penthouses** may exceed the maximum allowable **building height** by up to 5 metres.
- (g) The minimum ground floor **height** is 4.2 metres.
- (h) **Buildings** fronting on Princess Street are required to have ground floor commercial uses on the **first storey** where any portion of the **lot** aligns with the area identified as “Required Ground Floor Commercial Along Princess Street Frontage” on Schedule 3 to this By-law.
- (i) Where ground floor commercial uses are required, the entire **street** frontage of the **first storey**, excluding areas devoted to a lobby or other shared entrances/exits for other permitted uses, must be occupied by commercial uses. Portions of the floor area of the **first storey** that do not have frontage on a public street may be occupied by uses that service the **building** such as **loading spaces**, waste management facilities and rooms, mechanical rooms, **bicycle spaces** and other similar uses.
- (j) The minimum **front yard** is 1.0 metre.
- (k) A minimum of 75% of a **building** frontage must be built to the front property line, or applicable **setback** line, for the **height** of the **streetwall**.
- (l) The minimum **setback** from any **lot line** that abuts an Urban Residential Zone is 1.165 metres.

- (m) **Balconies** are prohibited below the fourth **storey** of **buildings** fronting onto Princess Street.
- (n) **Parking spaces** and **loading spaces** are prohibited in a **yard** abutting a **street line**.
- (o) The minimum **parking space** ratio for residential **uses** is 0.5 **parking spaces** per **dwelling unit**.
- (p) The minimum **parking space** ratio for commercial uses is 1 **parking space** per 150 square metres of **gross floor area** dedicated to commercial **uses**.
- (q) A minimum of 8 **accessible spaces** must be provided.
- (r) A minimum of 1 **loading space** must be provided.
- (s) The **amenity area** provisions of Subsection 4.3 of this By-law apply.
- (t) The **accessory building** provisions of Clauses 4.1.1 and 4.1.6 apply.

(By-Law Number 2022-62; 2022-89)

**E85.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
  - (i) A **Steel Yard**
  - (ii) Ancillary Uses Directly Related to a **Steel Yard**
- (b) For purposes of this section, a “**Steel Yard**” means the **use** of any **lot**, or **building** for the purpose of the buying, selling and open storage of steel and steel products, but does not include any manufacturing or processing uses or a **salvage yard**.
- (c) **Outdoor storage**
  - (i) Every **outdoor storage use** shall comply with the **yard** and **setback** provisions of Section 5(20) and Section 24(2)(c)(ii) hereof as if such **outdoor storage use** were a **building**;
  - (ii) Notwithstanding paragraph (i) above, no outdoor storage use shall be located in a front yard or exterior yard when located in front of a building; and

- (iii) Every **outdoor storage use** shall be enclosed within a **fence** consisting of at least an eight-wire farm fence and maintained in good condition. Solid privacy fencing is only required where the **yard** fronts onto a **street**.

(By-Law Number 2022-62; 2022-79)

**E86.** Reserved

**E87.** Reserved

**E88.** Reserved

**E89.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(f) Permitted **Uses**:

(i) **Residential Uses**:

**Single detached house**

**Semi-detached house**

**Duplex**

**Townhouse**

Linked dwelling (as defined herein).

(ii) **Non-Residential Uses**:

A **home occupation**;

A **public use**

(g)	<b>Lot frontage</b> (minimum)	<b>Corner Lot</b>	<b>Other Lot</b>
	<b>Single detached house</b>	10.3 metres	9.0 metres
	<b>Semi-detached house</b>	8.8 metres	7.5 metres
	<b>Townhouse</b>	8.6 metres	6.1 metres
	<b>Duplex</b>	10.3 metres	9 metres
	Linked dwelling house	11.2 metres	9 metres

(h) **Front Setback** (minimum) 3 metres.

(i) **Exterior Setback** (minimum) 2.4 metres

(j) **Interior Setback** (minimum) 1.2 metres

Where a minimum **interior setback** of 1.2 metres is provided in one **interior yard**, the other **interior setback** is reduced to 0.6 metres,

except that no **setback** is required for a side that is attached to another **residential building**.

Where no attached garage is provided, one **interior setback** must be a minimum of 3.0 metres.

(k) **Rear Setback** (minimum) 6.0 metres

(l) **Driveway Width:**

Maximum **driveway** width as measured at the **lot line** shall be 6.0 metres or 50% of **lot frontage**, whichever is less with the exception of **townhouses**, where a maximum **driveway** width of 3.5 metres is permitted.

(m) **Sight Triangles:**

**Sight triangles** shall be measured 3.5 metres from the point of intersection of the **street lines**

(n) Minimum **Lot Area** Not Applicable

(o) Maximum **Lot Coverage** Not Applicable

(p) **Private Garage**

The wall of an attached **private garage** that contains the opening for **vehicle** access shall be set back a minimum of 6.0 metres from the **lot line** that the **driveway** crosses to access the attached **private garage**

(q) Definitions

Linked dwelling house: means one of two or more **dwelling units** linked by a common underground masonry footing, each of which has an independent entrance directly from the outside but does not include any other **residential building** otherwise defined in this By-law. For the purposes of this section, a linked dwelling house shall be deemed to be a type of **residential building**.

(r) Environmental Protection Area

Notwithstanding provision '(f), where a **lot** abut a Protected Open Space Zone (OS1), the minimum **rear setback** is 12.0 metres and no **accessory uses** are permitted within 12.0 metres of the **rear lot line**.

(By-Law Number 2022-62; 2022-94)

**E90.** Reserved

- E91.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:
- (a) **Maximum height:**
    - (i) **Flat roof:** 10.0 metres
    - (ii) Other roof: 13.0 metres
  - (b) **Yard depth (minimum):** Where a **lot** has an **exterior setback** or **interior setback** of 6.0 metres or greater, a minimum **rear setback** of 2.0 metres will be provided.
  - (c) **Decks and porches** must comply with the following provisions:
    - (i) Maximum area: 50% of the **yard** in which it is located
    - (ii) Minimum **front yard setback:** 1.0 metres
    - (iii) Minimum **interior setback:**
      - (1) **Semi-detached house** and **townhouse:** Must comply with the zone provisions, except along a common party wall where there is no minimum **setback** required, provided there is a common privacy **fence** that is a minimum of 1.5 metres tall.
      - (2) All other **uses:** Must comply with the zone provisions
    - (iv) Minimum **exterior setback:** 1.0 metre
    - (v) Minimum **rear setback:** 2.0 metres”
  - (d) Required number of **parking spaces:** Notwithstanding anything in Section 7.1.1 to the contrary, for a **common element townhouse**, a maximum of 2.0 **parking spaces** per **dwelling unit** is permitted.
  - (e) **Driveway** width: The maximum cumulative width of all **driveways** on a **lot** within the required **front setback** or **exterior setback** is the lesser of:
    - (i) 6.0 metres; or
    - (ii) 50% of the length of the applicable **street line**, provided that the minimum width of the **driveway** is 3.0 metres.
  - (f) **Density:** The minimum **density** is 27.0 **dwelling units** per net hectare of land, excluding lands used for public **streets** and public **walkways**. The minimum **density** applies in the aggregate across all lands subject to Exceptions E91 and E92.
  - (g) Special Provision: The total number of **townhouse** dwellings shall not be less than 42 percent of the total number of **dwelling units** within the registered plan of subdivision.”

(By-Law Number 2022-62; 2022-158)

- E92.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) Maximum permitted **height**: 9.5 metres
  - (b) **Yard** depth (minimum): Where a **lot** has an **exterior setback** or **interior setback** of 6.0 metres or greater, a minimum **rear setback** of 2.0 metres will be provided.
  - (c) **Decks** and **porches** must comply with the following provisions:
    - (i) Maximum area: 50% of the **yard** in which it is located
    - (ii) Minimum **front setback**: 1.0 metre
    - (iii) Minimum **interior setback**:
      - (1) **Semi-detached house** and **townhouse**: Must comply with the zone provisions, except along a common party wall where there is no minimum **setback** required, provided there is a common privacy **fence** that is a minimum of 1.5 metres tall.
      - (2) All other **uses**: Must comply with zone provisions
    - (iv) Minimum **exterior setback**: 1.0 metre
    - (v) Minimum **rear setback**: 2.0 metres
  - (d) Required number of **parking spaces**: Notwithstanding anything in Section 7.1.1 to the contrary, for a **common element townhouse**, a maximum of 2.0 **parking spaces** per **dwelling unit** is permitted.
  - (e) **Driveway** width: The maximum cumulative width of all **driveways** on a **lot** within the required **front setback** or **exterior setback** is the lesser of:
    - (i) 6.0 metres; or
    - (ii) 50% of the length of the applicable **street line**, provided that the minimum width of the **driveway** is 3.0 metres.
  - (f) **Density**: The minimum **density** is 27.0 **dwelling units** per net hectare of land, excluding lands used for public **streets** and public **walkways**. The minimum **density** applies in the aggregate across all lands subject to Exceptions E91 and E92.”

(By-Law Number 2022-62; 2022-158)

- E93.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Notwithstanding the permitted **uses** of the EPA Zone, the lands will not be used for any purpose other than **conservation use** and/or **passive recreation use.**"

**(By-Law Number 2022-62; 2022-158)**

**E94.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Notwithstanding the permitted **uses** of the OS.2 Zone, the lands shall not be used for any purpose other than a **park use.**"

**(By-Law Number 2022-62; 2022-158)**

**E95.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Notwithstanding the permitted **uses** of the OS.2 Zone, the lands will not be used for any purpose other than a **park, recreation facility** and/or **stormwater management infrastructure use.**"

**(By-Law Number 2022-62; 2022-158)**

**E96.** Reserved

**E97.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) For clarity, a supportive housing provider is permitted to use a **dwelling unit** as an office to provide supportive services to residents of the **building.**
- (b) The maximum permitted **height** is 34.0 metres.
- (c) The maximum residential **density** is 176 **dwelling units** per net hectare.
- (d) Mechanical and service equipment penthouses, elevator or stair penthouses are permitted to cover a maximum of 18% of the roof area on which they are located, in the aggregate, and must be set back a minimum of 2.2 metres from the edge of the roof.
- (e) A maximum of 35% of the horizontal length of each face of the **main wall** of each **storey** may be occupied by **balconies.**



- (f) The minimum required **setback** from the lot line adjacent to a main line railway **right-of-way** to a **parking structure** is 13 metres. For clarity, **amenity area** can be located on top of this **parking structure**.
- (g) The minimum required number of **parking spaces** is 0.65 **parking spaces** per **dwelling unit**.
- (h) The maximum width of a **driveway** within the required **front setback** is 8.0 metres.
- (i) A maximum of 1 **parking space** may be located in the **front yard**.
- (j) The minimum dimensions of a **loading space** are 3.5 metres wide by 6.0 metres long, with a minimum vertical clearance of 4.2 metres.
- (k) If a **loading space** is located at least 30.0 metres from a **front lot line**, no additional **visual screen** will be required.
- (l) The lands subject to this Exception are within a Class 4 Area, as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline.

(By-Law Number 2022-62; 2022-180)

**E98.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- a) Minimum **setback** from a woodland, as shown on Figure E98 – 5 metres, as measured from the **dripline**.
- b) Minimum **setback** from a wetland, as shown on Figure E98 – 30 metres
- c) Despite Sections 4.23 and 6.5, a **marine facility** is prohibited in a **yard** abutting a **shoreline** or **waterbody**, or within the **waterbody**.

d) Definition

- (i) **Dripline:** The outermost circumference of the tree's canopy, from which water drips onto the ground. The dripline area is taken to include the soil and roots that lie within that circumference.”

(By-Law 2022-62; 2022-178)

e) Figure E98

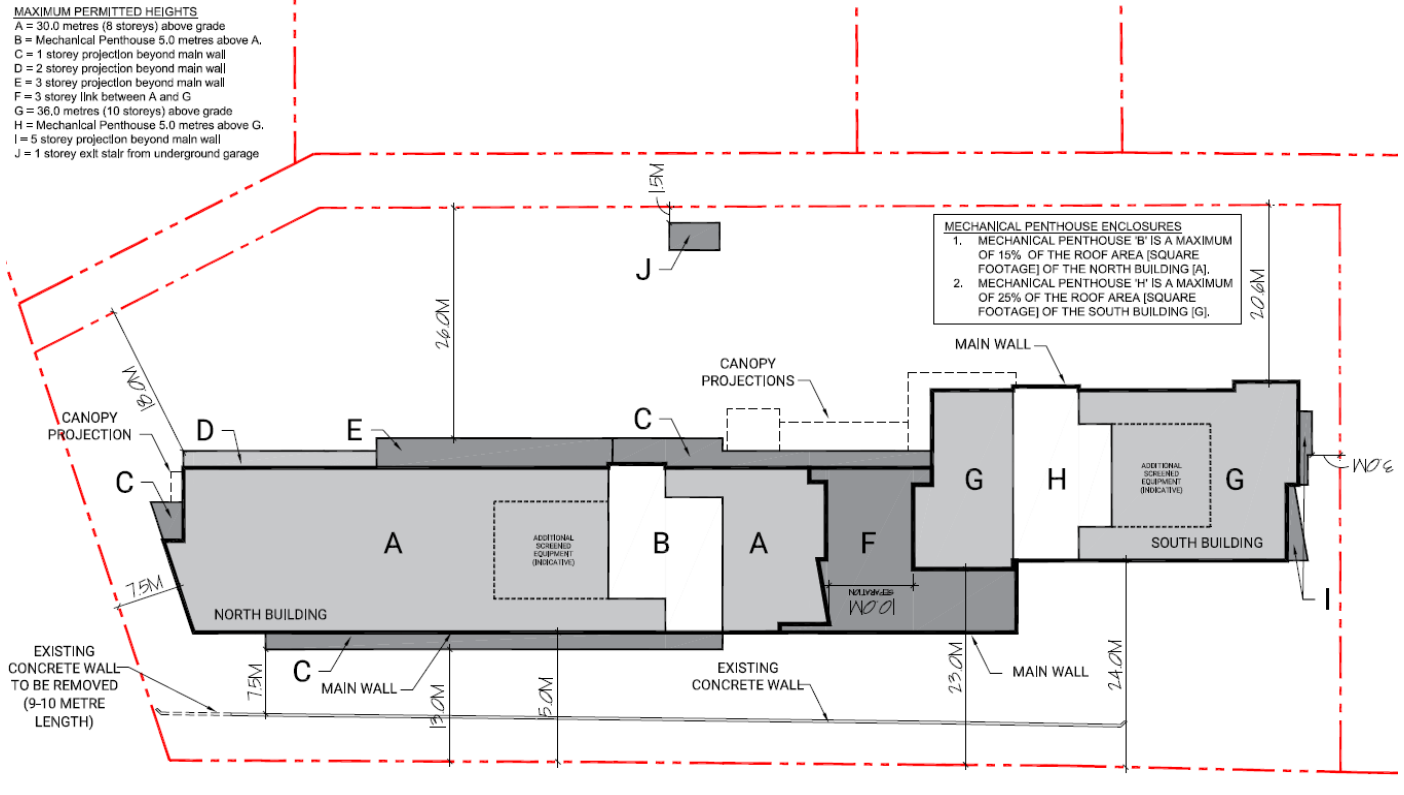


- E99.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:
- (a) In addition to an **apartment building**, a **park**, outdoor gallery and **museum** are also permitted
  - (b) A minimum of 157.9 square metres (1,700 square feet) of **lot area** must be devoted to the **park**, outdoor gallery and **museum**
  - (c) No food concessions or **retail stores** are permitted as part of the **museum** use
  - (d) Appurtenances are not considered a **building**
  - (e) The maximum **height** of a **building** is 20 metres
  - (f) The minimum **rear setback** is 4 metres
  - (g) For **balconies**, the maximum horizontal projection from the **main wall** is 4.6 metres
  - (h) Communal **amenity area** must be aggregated into one area or grouped into an area of not less than 40 square metres
  - (i) A cupola, occupying less than 10% of the roof area, is permitted above the maximum **height** projection on the **building** it is located
  - (j) A maximum of 2.1 **parking spaces** per **dwelling unit** is permitted
  - (k) A maximum of 15 surface **parking spaces** is permitted
  - (l) The minimum length of all **parking spaces** and **accessible aisles** is 5.2 metres and the minimum width of a Type B **accessible space** is 2.6 metres
  - (m) The maximum **driveway** width is 7.2 metres

**(By-Law 2022-62; 2022-181)**

- E100.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:
- (a) In addition to the permitted uses of the URM4 Zone, a **special needs facility** is permitted as a primary use
  - (b) In addition to the permitted uses of the URM4 Zone, a **personal service shop** and **wellness clinic** are permitted as **complementary uses**

- (c) No part of the **building** will exceed the **height** limits, in metres, shown on Figure E100, with a maximum 5% variance on noted dimensions permitted



- (d) The minimum **rear setback** is 2.5 metres
- (e) The maximum **density** is 245 units per net hectare
- (f) **Balconies** may project up to 3.5 metres from the **main wall** and shall not be subject to the maximum horizontal length of the **main wall** face provision of Clause 4.20.12.
- (g) A minimum of 10 square metres of **amenity space** is required per dwelling unit. The minimum communal **amenity space** area in Clause 4.3.4. does not apply
- (h) A **mechanical penthouse** is permitted to project a maximum of 5 metres above the permitted **height**, with a maximum area of 15% of the roof area on the north **building** and a maximum of 25% on the south **building**, and a minimum setback of 0 metres from the edge of the roof, as shown in Figure E100

- (i) A minimum of 0.6 **parking spaces** per **apartment building dwelling unit** is required and a minimum of 0.3 **parking spaces** per **special needs facility dwelling unit** is required
- (j) A maximum of 28 surface **parking spaces** is permitted. There is no restriction on the number of underground **parking spaces**
- (k) The minimum length of all **parking spaces** and **accessible aisles** is 5.2 metres and the minimum width of a Type B **accessible space** is 2.6 metres
- (l) The maximum **drive aisle** width is 7.2 metres
- (m) A total of 12 short term **bicycle spaces** are required
- (n) The long-term bicycle parking requirements of Clause 7.3.7., short term bicycle parking requirements of Clause 7.3.9., horizontal bicycle space dimensions of Clause 7.3.10., vertical bicycle space dimensions of Clause 7.3.11., stacked bicycle space dimensions of Clause 7.3.12., and enhanced bicycle parking facilities for multi-unit residential buildings of Clause 7.3.13. do not apply

**(By-Law 2022-62; 2022-181)**

**E101.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) A **hotel** is a permitted **principal use**
- (b) The following complementary commercial uses are permitted, but will not exceed 25% of the **gross floor area** of the **building** in which they are located, in the aggregate:
  - **retail store;**
  - **restaurant;**
  - **personal service shop;**
  - **wellness clinic;**
  - **animal care;**
  - **office;**
  - **club; and**
  - **fitness centre.**

- (c) The maximum building **height** is 40 metres, or up to 10 storeys, excluding **mechanical penthouse**
- (d) The minimum **rear setback** is 30 metres
- (e) A minimum of 10 square metres of **amenity space** is required per **dwelling unit** and communal **amenity areas** may be aggregated into spaces which are not less than 40 square metres in area
- (f) A **mechanical penthouse** is permitted to project a maximum of 5 metres above the permitted **height**, with a maximum area of 15% of the roof area on which it is located
- (g) A minimum of 0.9 **parking spaces** are required per **hotel** guest room
- (h) A maximum of 22 surface **parking spaces** is permitted.
- (i) The minimum length of all **parking spaces** and **accessible aisles** is 5.2 metres and the minimum width of a Type B accessible **parking space** is 2.6 metres
- (j) Vehicular access is permitted by a shared **driveway** located within 50 metres of the site
- (k) A minimum of one commercial **loading space** is required

**(By-Law 2022-62; 2022-181)**

**E102.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) Only the following **uses** are permitted:
  - **museum**; and
  - **park**
- (b) The minimum **front setback** is 9 metres

- (c) The minimum **side yard setback** is 3 metres
- (d) The minimum **rear setback** is 3 metres
- (e) The maximum **height** is 4.6 metres.
- (f) No food concessions or **retail stores** are permitted as part of the **museum**.

(By-Law 2022-62; 2022-181)

**E103.** Reserved

**E104.** Reserved

**E105.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- 1) Additional Permitted **Uses**:  
**Special needs facility.**
- 2) Minimum Setbacks:
  - a) The following setbacks apply to the **building** existing on the date of passing of this By-law:
    - i) North side (**rear setback**): 3.9 metres
    - ii) East side (**interior setback**): 0.45 metres
    - iii) South side (**interior setback**): 0.17 metres
  - b) Despite paragraph (a) above, any redevelopment of the lands subject to this Exception must comply with the UR13 zone setback requirements.
- 3) The **planting strip** requirements for **non-residential uses** under Section 4.16 of this By-law do not apply to a **special needs facility**.
- 4) For the purposes of calculating the minimum required **landscaped open space**, the **lot area** subject to this Exception is 1675 square metres, pursuant to Clause 1.9.3. of this By-law.”

(By-Law Number 2022-62; 2022-190)

**E106.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) In addition to Section 16 of this by-law, additional permitted uses shall also include:
  - (i) The maximum **gross floor area** for all **complementary uses** on site is 25% of all **buildings**.
  - (ii) The following **complementary uses** are permitted:

- **fitness centre;**
- **financial institution;**
- **personal service shop;**
- **restaurant;**
- **retail store;**
- **wellness clinic**
- **recreation facility**
- **research establishment**
- **laboratory**

(By-Law Number 2022-62; 2023-4)

**E107.** Despite anything to the contrary in this By-Law, the following provision applies to the lands subject to this Exception:

- a) **residential uses** are prohibited

(By-Law Number 2022-62; 2023-56)

**E108.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Maximum **building depth**: 21 metres
- (b) Minimum **driveway** or **drive aisle width** where the **Parking Space** is oriented perpendicular to the **drive aisle**: 6.0 metre **drive aisle**.

(By-Law Number 2022-62; 2023-46)

**E109.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Maximum **height**: 5 **storeys**, not to exceed 13.6
- (b) Minimum **stepbacks**: storey 5: minimum 4.0 metres from the front and rear wall of the 4<sup>th</sup> storey
- (c) Minimum **front setback**: 2.0 metres
- (d) Minimum **interior setback**: 1.18 metres
- (e) Maximum **building depth**: 30.6 metres
- (f) Maximum **density**: 117 **dwelling units** per net hectare
- (g) Maximum number of **bedrooms** is 21
- (h) A **balcony** may not project into an **interior yard**
- (i) A **porch** may encroach into a required **front setback** provided that such **porch** must be **setback** a minimum of 1.3 metres from the **front lot line**.



- (j) Exterior stairs may encroach into a required **front setback** provided that such **porch** must be **setback** a minimum of 1.3 metres from the **front lot line**.
- (k) Parking requirements:
  - (i) A minimum of 2 **parking spaces** are required.
  - (ii) A minimum of 0 **visitor spaces** are required.
  - (iii) A minimum of 0 **accessible spaces** are required.
- (l) Bike Parking Requirements:
  - (i) A minimum of 10 **long-term bike spaces** are required.
  - (ii) A minimum of 2 **short-term bike spaces** are required.
- (m) Additional permitted uses: **stacked townhouse**  
(By-Law Number 2022-62; 2023-57)

**E110.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The following definitions apply for the purposes of Exception Number E110 only:
  - (i) **Apartment building** means any **building** with 4 or more **dwelling units** that is not otherwise defined.
  - (ii) **Mixed residential building** means a **building** containing both **stacked townhouse** and **apartment building uses**.
- (b) In addition to the **uses** permitted by the URM2 Zone a **mixed residential building** is permitted.
- (c) The lands within Exception Number E110 may contain a maximum of 5 **principal buildings**, which may include a maximum of 1 **apartment building**, 1 **mixed residential building**, 2 **stacked townhouse buildings** and 1 **townhouse building**.
- (d) The lands located within Exception Number E110 are considered one lot for the purposes of calculating **landscaped open space**, maximum **lot coverage**, and maximum **density**.
- (e) The maximum **density** is 73 units per net hectare.

- (f) The minimum **setback** from the boundaries of Exception Number E110 to any portion of a **principal building** is as follows:
  - (i) North boundary: 15 metres
  - (ii) East boundary: 9 metres
  - (iii) South boundary: 6.9 metres
  - (iv) West boundary: 7.5 metres
- (g) Despite paragraph (f) above, the minimum **setback** of a **mixed residential building** to the south boundary is 70 metres.
- (h) Despite paragraph (f) above, the minimum **setback** of a **stacked townhouse** to the south boundary is 25 metres.
- (i) Despite paragraph (f) above, the minimum **setback** of a **stacked townhouse** to the west boundary is 16 metres.
- (j) Despite Section 3, for any lot containing a **stacked townhouse** or **mixed residential building**, all **lot lines** are **interior side lot lines**.
- (k) For any **lot** containing a **stacked townhouse** or **mixed residential building**, there is no minimum **lot frontage**, minimum **front setback**, or minimum **rear setback**.
- (l) The maximum **height** of a **stacked townhouse** is 13.7 metres.
- (m) The minimum **height** of a **mixed residential building** is 6 metres.
- (n) The maximum height of a mixed residential building is 20.5 metres.
- (o) The minimum interior setback for all uses is 1.2 metres, except for a townhouse building along a common party wall, where no interior setback is required.
- (p) The minimum front setback for a townhouse building is 2.7 metres.
- (q) Despite paragraph (p) above, the minimum setback for a townhouse building from a front lot line to a private garage is 6 metres.
- (r) The minimum rear setback for a townhouse building is 6.9 metres.

- (s) The minimum lot area for a townhouse building is 165 square metres.
- (t) Projections Above Maximum Height
  - (i) Despite Clause 4.18.2, for **stacked townhouses** the identified **building** components may have a maximum area of 35% of the roof area on which they are located, in aggregate, and may be **setback** from the edge of the roof a minimum of 0.2 metres.
  - (ii) Despite Clause 4.18.2, for **mixed residential buildings** the identified **building** components include enclosed **amenity space** and may project a maximum of 4.0 metres above the maximum permitted height and may have a maximum area of 35% of the roof area on which they are located, in aggregate. A maximum of 25 metres of the identified **building** components may have a 0-metre setback from the edge of the roof, with the remaining components required to be **setback** a minimum of 2 metres from the edge of the roof.
- (u) Decks and Porches
  - (i) Despite paragraph (i) above, a **patio, deck** and/or **balcony** may project from a **stacked townhouse** up to 4 metres into the required west boundary **setback** along the entire main wall of the **building**.
  - (ii) Despite 4.20.1, a deck connected to the rear wall of an **apartment building** may have a maximum horizontal projection of 4.5 metres. For clarity, the maximum horizontal length provision of 40.2.1.2 does not apply.
- (v) Parking and Bike Parking
  - (i) The minimum width of a surface **drive aisle**, including a ramp, is 6 metres.
  - (ii) Parking associated with an **apartment building** may be located in the **front yard**.
  - (iii) Despite paragraph 7.3.10(i), **horizontal bike spaces** may have minimum dimensions of 0.3 metres wide by 1.8 metres

horizontal length, with a minimum vertical clearance of 1.9 metres.

- (iv) Despite paragraph 7.3.11(i), **vertical bike spaces** may have minimum dimensions of 0.2 metres wide by 1.8 metres vertical length, where the bike, when secured on the storage rack is provided with a minimum horizontal clearance from the wall of 1.2 metres.

(By-Law Number 2022-62; 2023-72)

**E111.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The following **complementary uses** are permitted, up to a maximum of 25% of the total **gross floor area**, in the aggregate:
  - (i) **Financial Institution**
  - (ii) **Wellness Clinic**
  - (iii) **Place of Worship**
  - (iv) **Day Care Centre**
  - (v) **Fitness Centre**
  - (vi) **Recreation Facility**
  - (vii) **Animal Care**
  - (viii) **Animal Shelter**
  - (ix) **Personal Service Shop**
  - (x) **Restaurant**
  - (xi) **Banquet Hall**

(By-Law Number 2022-62; 2023-71)

**E112.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of **dwelling units** is 20;
- (b) The maximum **height** of a **principal building** is 10.7 metres;

- (c) The following setbacks apply to the buildings existing on the date of passing of this By-law:
  - i. The minimum **rear setback** is 4.1 metres;
  - ii. The minimum **interior setback** from the western lot line is 3.7 metres;
- (d) Despite the above setback requirements, any redevelopment of the lands subject to this Exception must comply with the URM2 zone setback requirements.
- (e) The maximum number of **principal buildings** per lot is 2.
- (f) **Parking spaces** oriented perpendicular to a **drive aisle** may be accessed by a minimum 6.0 metre access easement in favour of the lands; and
- (g) The enhanced bike parking facilities requirements as described in Clause 7.3.13. do not apply.

(By-Law 2022-62; 2023-97)

**E113.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **lot area** is 0.2 hectares; and
- (b) The minimum **lot frontage** is 33 metres.

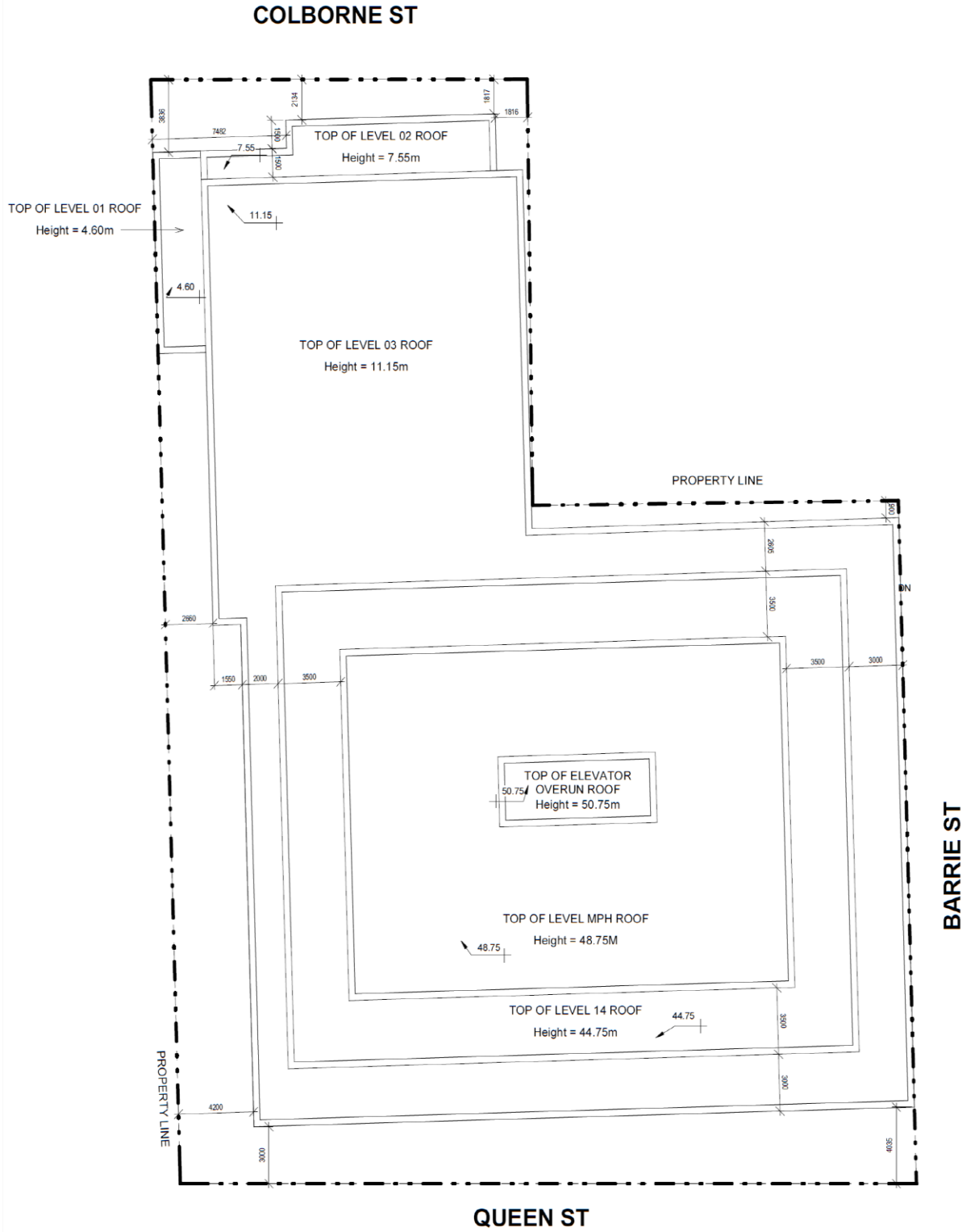
(By-Law 2022-62; 2023-96)

**E114.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum building heights are specified on Figure E114, with a maximum 2% variance on noted dimensions permitted;
- (b) The building setbacks are shown on Figure E114, with a maximum 5% variance on noted dimensions permitted;
- (c) The maximum tower floorplate is 800 square metres;
- (d) The height and coverage provisions for the mechanical penthouse and service equipment penthouse, elevator or stairway penthouse, and enclosed building components providing tenants with access to the rooftop amenity areas is to be constructed in accordance with Figure E114;
- (e) The maximum number of dwelling units is 192;
- (f) A minimum of 6 square metres of amenity area must be provided per dwelling unit;
- (g) The use of the fourth floor roof as communal outdoor amenity area is prohibited, but may be used as a private amenity area extending a maximum of 2 metres from the tower;
- (h) Any furniture or structures within an outdoor patio will be set back a minimum of 0.5 metres from the street line;
- (i) The required minimum number of parking spaces is 0.18 parking spaces per dwelling unit. There is no requirement for car share spaces or visitor spaces;
- (j) The minimum drive aisle width for the underground parking garage is 6 metres where the parking space is perpendicular to the drive aisle;
- (k) Horizontal bike parking must have minimum dimensions of 0.4 metres wide by 1.6 metres long, with a minimum vertical clearance of 1.2 metres;
- (l) Stacked bike parking must have minimum dimensions of 0.4 metres wide by 1.6 metres horizontal length, with a minimum vertical clearance of 1.2 metres; and

(By-Law Number 2022-62; 2023-221 order by **OLT-22-004553**)

(m) Figure E114



(By-Law Number 2022-62; 2023-221 order by **OLT-22-004553**)

**E115.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum lot area is 120 square metres; and
- (b) The minimum frontage is 5.3 metres.

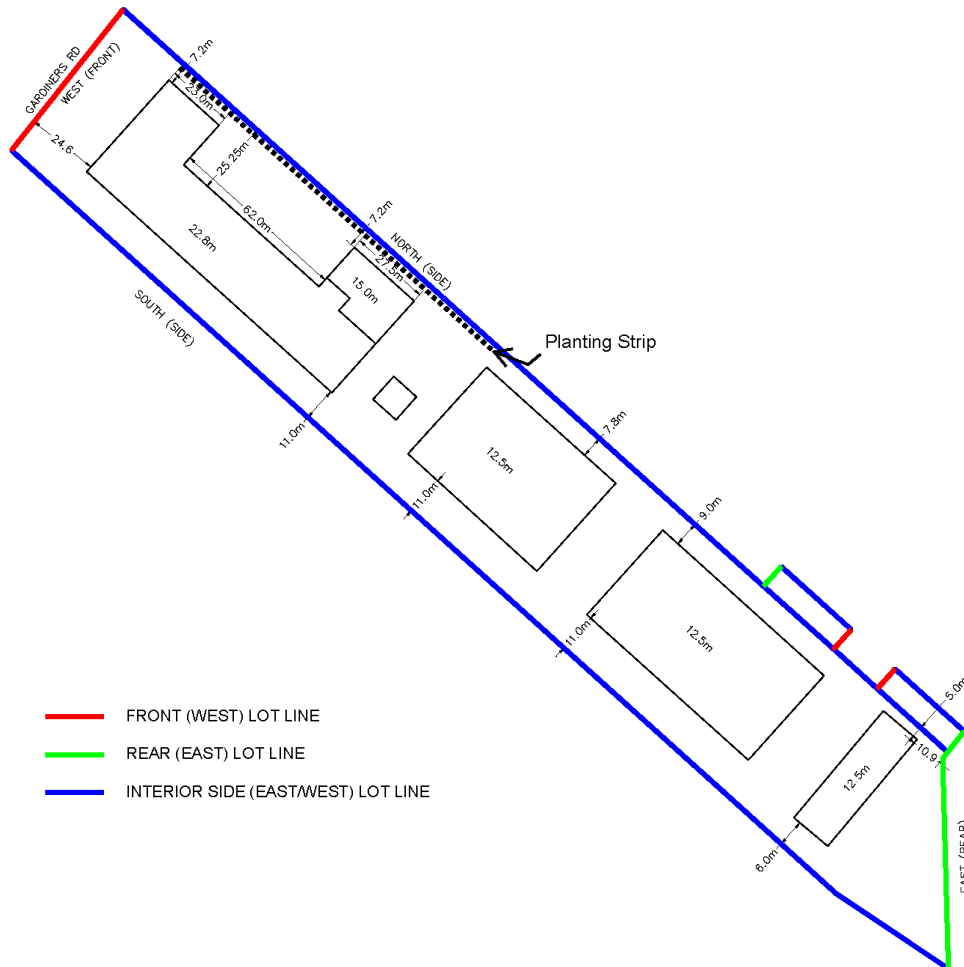
(By-Law 2022-62; 2023-121)

**E116.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) General Provisions

- (i) The lands subject to this Exception are deemed to be one **lot** for the purposes of interpreting zoning provisions;
- (ii) For purposes of interpreting zoning provisions, the **lot lines** are as specified on Figure E116;
- (iii) The maximum **building heights** and minimum **setbacks** are specified on Figure E116;
- (iv) A minimum 2.0 metre wide **planting strip** must be provided as shown on Figure E116;
- (v) Figure E116:





- (vi) A maximum of 1 **apartment building** and 10 **stacked townhouse buildings** are permitted on one lot;
- (vii) The minimum **lot area** provision does not apply;
- (viii) The maximum **height** of an **accessory building** is 7.0 metres;
- (ix) Gardiners Road and Bigham Court will be connected by a **walkway** along the northern **interior yard** that is at least 1.5 metres wide throughout. The **walkway** must be unobstructed and uninterrupted, except where crossing a 1.5 metre deep turnaround area at the end of a **driving aisle**;
- (x) The minimum **drive aisle** width is 6.0 metres;
- (xi) The minimum **separation distance** from **visitor parking spaces** and **car-share spaces** to the **front lot line** is 5.0 metres;
- (xii) A maximum of 3 **accessible parking spaces** that are not **visitor spaces** may be located within the **front yard**;

- (xiii) The lands subject to this Exception are within a Class 4 Area, as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline;
- (b) **Apartment building**
  - (i) The maximum number of **dwelling units** is 209 **dwelling units**;
  - (ii) The maximum percentage of wall occupied by **balconies** for the north side of the **apartment building** (inner courtyard facades) is 39%, and for the east side of the **apartment building**, is 36%;
  - (iii) The minimum number of **car-share spaces** is 2 spaces;
  - (iv) The minimum number of **visitor spaces** is 8 spaces;
- (c) **Stacked townhouse buildings**
  - (i) The maximum number of **dwelling units** is 94 **dwelling units**;
  - (ii) Each **stacked townhouse building** may contain one associated **porch** over 1.2 metres above grade that has a maximum surface area of 140 square metres;
  - (iii) The minimum distance separation between **stacked townhouse buildings** is 3.0 metres;
  - (iv) The minimum number of **car-share spaces** is 1 space;
  - (v) The minimum number of **visitor spaces** is 4 spaces;
  - (vi) The minimum number of **long-term bike spaces** is 1 space per **dwelling unit**;
  - (vii) The minimum number of **short-term bike spaces** is 0 spaces per **dwelling unit**; and,
  - (viii) The enhanced bike parking facilities described in Clause 7.3.13. do not apply.

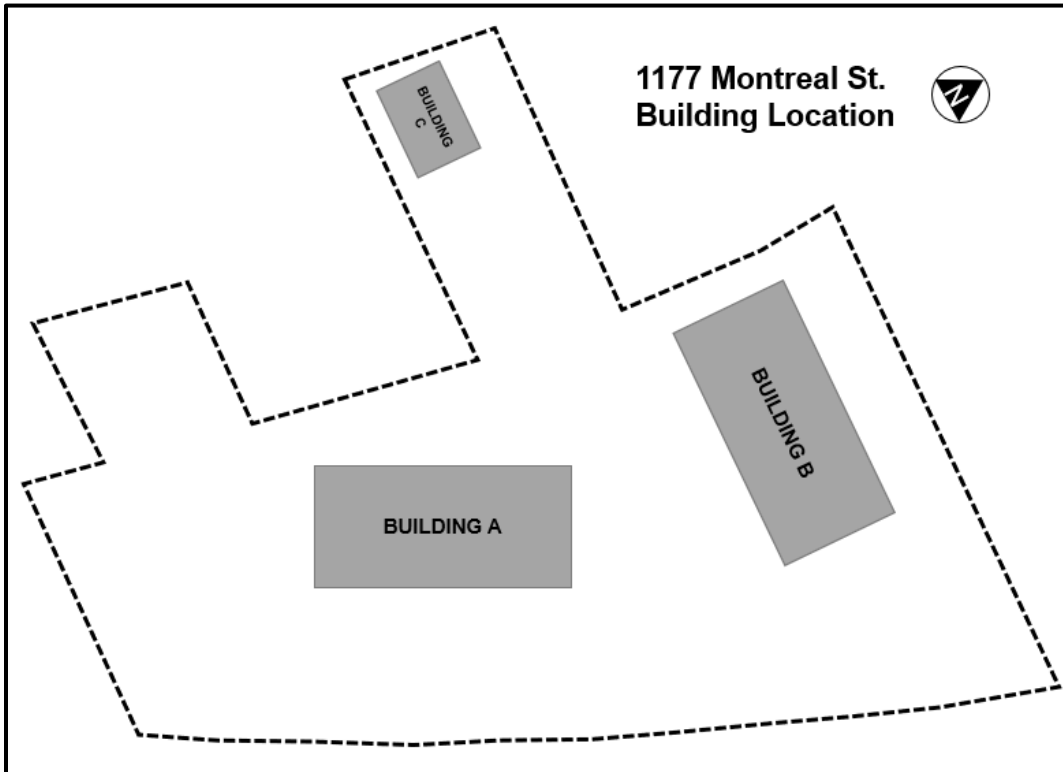
(By-Law 2022-62; 2023-148)

**E117.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

(a) General Provisions

- (i) The maximum number of **buildings** permitted is 3;
- (ii) The minimum number of **car-share spaces** is 2;
- (iii) The minimum number of **visitor spaces** is 8;
- (iv) The minimum **drive aisle** width is 6 metres;
- (v) One exterior **amenity area** may be exempted from clause 4.3.3., which requires that **amenity areas** must be designed and located so that the length does not exceed four times the width;
- (vi) **Parking spaces, drive aisles** and **driveways** must not be located within 20 metres of a railway **right-of-way**;
- (vii) The **buildings** are labelled in Figure E117; and

(viii) **Figure E117**



(b) **Building A**

- (i) The maximum **height** is 19 metres;
- (ii) The maximum floor plate is 1120 square metres. The floor plate includes all areas enclosed within exterior walls, including hallways, elevators, stairs, mechanical shafts, and all similar components. For clarity, **balconies** are not included in the calculation for the floor plate;
- (iii) The maximum number of **dwelling units** is 63; and
- (iv) The minimum **interior setback** is 11.0 metres.

(c) **Building B**

- (i) The maximum **height** is 19 metres;
- (ii) The maximum floor plate is 1120 square metres. The floor plate includes all areas enclosed within exterior walls, including hallways, elevators, stairs, mechanical shafts, and all similar components. For clarity, **balconies** are not included in the calculation of the floor plate;
- (iii) The maximum number of **dwelling units** is 63;

(iv) The minimum **setback** to the northern **interior lot line** is 13.0 metres; and

(v) The minimum **setback** to the western **interior lot line** is 7.0 metres.

(d) **Building C**

(i) The minimum **front setback** is 3.8 metres;

(ii) The minimum **interior setback** is 5 metres;

(iii) The maximum number of **dwelling units** is 4.

(By-Law 2022-62; 2023-163)

**E118.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The only permitted use is a **single detached house**.

(b) The minimum **front setback** is 0.5 metres.

(c) The maximum **lot coverage** is 30%.

(d) The maximum **building height** is 8.5 metres.

(By-Law 2022-62; 2023-134)

**E119.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The only permitted use is a **single detached house**.

(b) The minimum number of **dwelling units** per **lot** is 2.

(c) The minimum **front setback** is 0.5 metres.

(d) The maximum **lot coverage** is 30%.

(e) The maximum **building height** is 8.5 metres.

(By-Law 2022-62; 2023-134)

**E120.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The only permitted use is a **single detached house**.

(b) The minimum **front setback** is 0.5 metres.

(c) The minimum aggregate of **interior setbacks** for **interior lots** is 3.0 metres.

(d) The maximum **lot coverage** is 30%.

- (e) The maximum **building height** is 8.5 metres.
- (f) The **private street** as shown on the plan of subdivision is intended for vehicular access only for the properties subject to this Exception. The only permitted use for this block of land is a **private street**.
- (g) The **front lot line** is the **lot line** that abuts a public **street**.

(By-Law 2022-62; 2023-134)

**E121.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) A **duplex** is a permitted use, and a maximum of two (2) duplexes are permitted;
- (b) The minimum **front setback** for a **duplex** is 1.7 metres;
- (c) The minimum **interior setback** for a **duplex** is 0.7 metres from the north **interior lot line**;
- (d) The minimum **interior setback** for a **duplex** is 1.1 metres from the south **interior lot line**;
- (e) The minimum **front setback** for a **deck** or **porch** is 0 metres;
- (f) The minimum width of a **drive aisle** perpendicular to a **parking space** is 5.3 metres where there is a minimum 2.1 metre deep turnaround area;
- (g) The minimum **interior setback** for a **balcony** projecting from a **duplex** is 1.7 metres from the west **interior lot line**;
- (h) The minimum **interior setback** for an **accessory building** containing an air conditioning unit is 0.5 metres from the west **interior lot line** where there is a minimum 1.8 metres high wood fence;
- (i) A minimum of 8 **long-term bike spaces** are required for two (2) **duplexes**; and
- (j) Where a **horizontal bike space** is provided adjacent to and in the same orientation as another **horizontal bike space**, the minimum width for each **horizontal bike space** is 0.45 metres.

(By-Law Number 2022-62; 2023-147)

- E122.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:
- (a) A **lot** that does not have a **lot line** which is also a **street line** is permitted to be **used** or **developed** where such **lot** has deeded access to a **right-of-way** with direct access from a **street**.
  - (b) The westernmost **lot line** is deemed to be the **front lot line**, the easternmost **lot line** is deemed to be the **rear lot line**, and all other **lot lines** are deemed to be **interior lot lines**.
  - (c) The maximum number of **dwelling units** is 338 units.
  - (d) The minimum **lot area** is 15,000 square metres.
  - (e) The maximum **height** is the lesser of 25 metres and 6 **storeys**, excluding **basement storeys**.
  - (f) The minimum **streetwall height** does not apply.
  - (g) The minimum **front setback** is 30 metres.
  - (h) The minimum **rear setback** is 20 metres.
  - (i) The minimum **interior setback** is 5.5 metres.
  - (j) The minimum **setback** from a railway **right-of-way** is 15 metres. A **landscaped berm** is not required within this **setback**.
  - (k) The minimum **landscaped open space** is 30%.
  - (l) The maximum **lot coverage** is 35%.
  - (m) The maximum **floor space index** is 2.0.
  - (n) **Parking spaces** may be located in any **yard**.

- (o) A maximum of 17 short term bike spaces are permitted to be located in the underground parking area.
- (p) The enhanced bike parking facilities described in Clause 7.3.13. do not apply.
- (q) The minimum **parking space** length is 5.2 metres.
- (r) The minimum **drive aisle** width is 6 metres.
- (s) The 1 metre radius between **parking spaces** and the required turnaround area described in Clause 7.4.5. do not apply.
- (t) The additional width required for **parking spaces** next to fixed objects as described in Clause 7.4.9.1. does not apply.
- (u) A maximum of 50% of the horizontal length of each face of the **main wall** of each **storey** may be occupied by **balconies**.
- (v) The lands subject to this Exception are within a Class 4 Area, as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline.

(By-Law 2022-62; 2023-157)

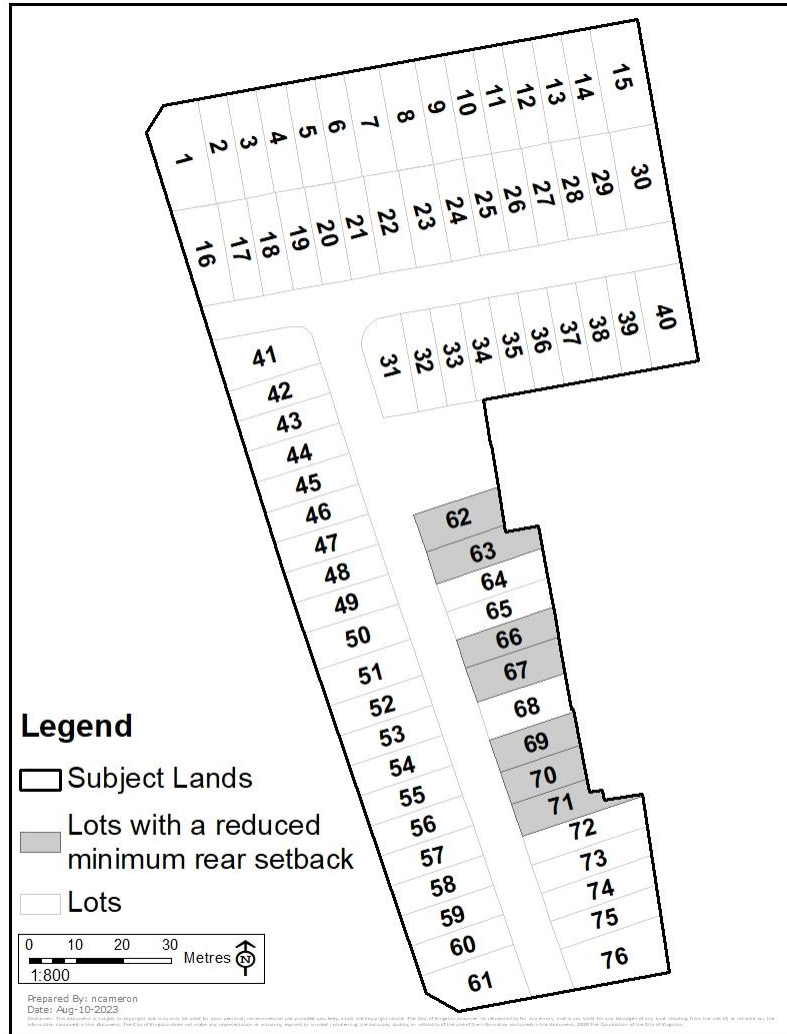
**E123.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **exterior setback** for a **common element townhouse** abutting a **private street** is 1.4 metres;
- (b) The minimum **rear setback** for a **townhouse** is 5.5 metres;
- (c) Despite subsection 1.3(b) of this By-Law, the following minimum **rear setbacks** apply to the specified lots on Figure E123:
  - (i) The minimum **rear setback** for Lot 62 is 5.3 metres;
  - (ii) The minimum **rear setback** for Lot 63 is 5.0 metres;
  - (iii) The minimum **rear setback** for Lot 66 is 5.2 metres;



- (iv) The minimum **rear setback** for Lot 67 is 4.3 metres;
- (v) The minimum **rear setback** for Lot 69 is 5.2 metres;
- (vi) The minimum **rear setback** for Lot 70 is 4.5 metres; and
- (vii) The minimum **rear setback** for Lot 71 is 4.0 metres;

(d) **Figure E123**



- (e) The minimum **parking space** length in a **driveway** providing access to a **private street** is 5.4 metres;
- (f) The minimum required **setback** from a **private garage** to the **private street** line where the driveway gains access to a **private street** is 5.4 metres;

- (g) Where a **common element townhouse** has an attached **private garage** the bike parking requirements in Table 7.3.1. of the Kingston Zoning By-Law do not apply to a **principal dwelling unit**; and
- (h) The required **long-term bike space** for an **additional residential unit** is permitted to be a **vertical bike space**, and located in either a common vestibule or within a required **parking space** in a **private garage**.
- (i) Where two or more **vertical bike spaces** are provided, the minimum width is 0.3 metres.

(By-Law Number 2022-62; 2023-190)

**E124.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum **building height** is 13.32 metres.
- (b) The minimum **rear setback** is 10.5 metres.
- (c) The minimum **side yard setback** on the north side is 14.5 metres.
- (d) The minimum **long-term bike space** requirement is 28 spaces, where up to 50% of the **long-term bike spaces** may be provided in a stacked configuration with a 1.2 metre access aisle.
- (e) The minimum number of larger **long-term bike spaces** is 0 spaces.
- (f) The minimum number of **long-term bike spaces** that must be provided in secure bike lockers is 0 spaces.
- (g) A **loading space** located in the **rear yard** does not require **visual screening**.
- (h) A maximum of 34% of the horizontal length of the south face of each storey may be occupied by **balconies**.

(By-Law Number 2022-62; 2023-189)

**E125.** Reserved

**E126.** Reserved

**E127.** Reserved

**E128.** Reserved

**E129.** Reserved

**E130.** Reserved

**E131.** Reserved

**E132.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

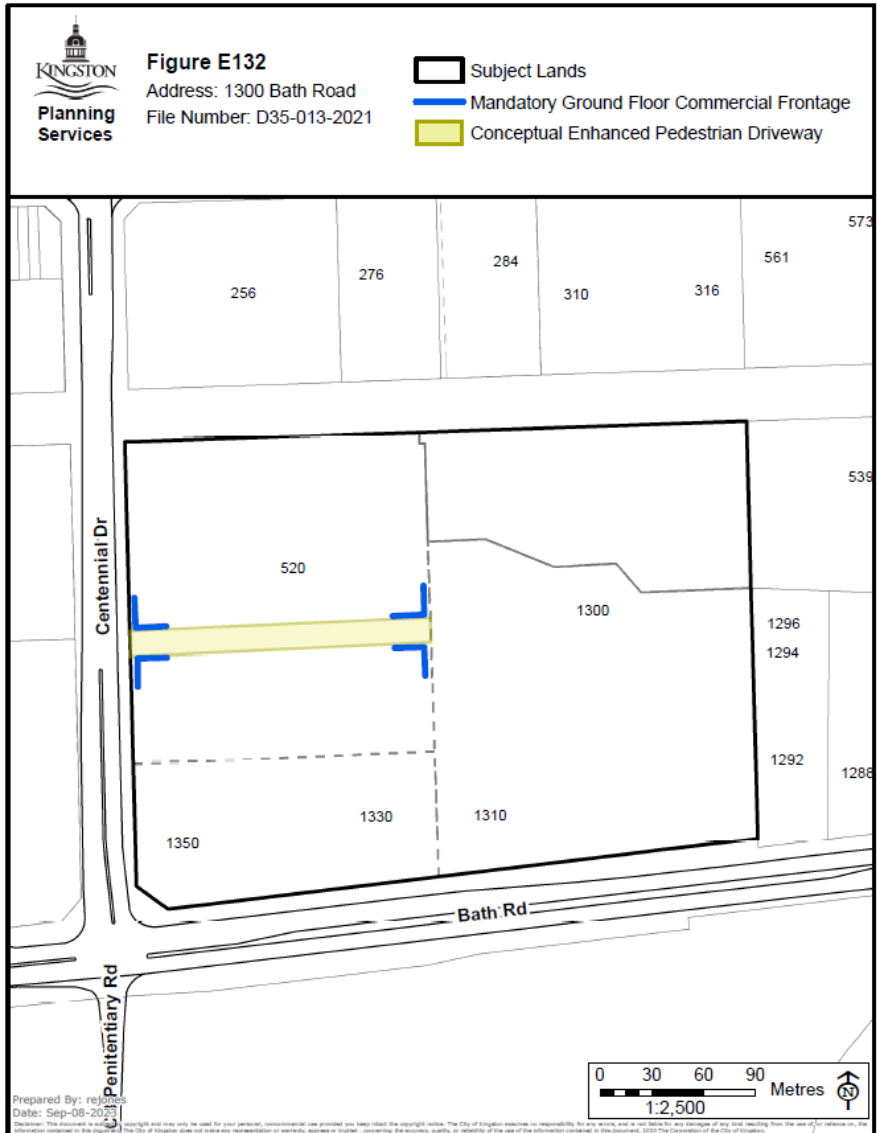
- (a) For the purposes of the E132 Exception, the following definitions apply:
  - (i) **Podium** means the base component of any **building** that is no greater than 20 meters in height (excluding mechanical penthouses) and only includes the first **storey** through sixth **storey** of such **building**.
  - (ii) **Tower** means any portion of any **building** that is greater than 20 metres in **height** (excluding a **podium**, below grade **building** components and **mechanical penthouses**). A **tower** is only permitted above a **podium**.
- (b) In addition to the **uses** of the CN Zone, the following **non-residential uses** are also permitted as part of a **mixed use building**: **animal care, banquet hall, club, entertainment establishment, recreation facility, repair shop, secondary school, special needs facility**.
- (c) The maximum **height** is the lesser of 64 metres or 20 **storeys**, excluding a **basement storey**.
- (d) The minimum **streetwall height** is 10.5 metres.
- (e) The maximum **streetwall height** is 20 metres.
- (f) The minimum **front setback** and **exterior setback** is 7 metres.
- (g) The minimum **interior setback** and **rear setback** is 3 metres.
- (h) The minimum **landscaped open space** is 15%.
- (i) There is no maximum **floor space index**.
- (j) The minimum floor to floor **height** of the **first storey** is 4.5 metres.
- (k) A minimum of 10% and a maximum of 50% of the building façade must be setback 0.3 metres from the outermost wall of the building along each frontage. This building articulation may include inset balconies.
- (l) The minimum separation between podiums on the same lot is 9 metres.

- (m) Buildings are required to have non-residential uses on the first storey generally adjacent to all areas identified as “Required Ground Floor Commercial” on Figure E132.
- (n) The minimum floor area of non-residential uses for each area identified on Figure E132 as “Required Ground Floor Commercial” is 200 square metres. For clarity, each such area may be configured with one or multiple non-residential use units.
- (o) The maximum floor plate of a tower is 800 square metres. Tower floor plate includes all areas enclosed within exterior walls, including hallways, elevators, stairs, mechanical shafts, and all similar components. For clarity, balconies are not included.
- (p) The maximum number of towers permitted within the E132 exception overlay is 7.
- (q) The maximum number of towers permitted to be more than 39 metres in height within the E132 exception overlay is 4.
- (r) The maximum number of dwelling units permitted within the E132 exception overlay is 2,000.
- (s) The minimum stepback from a tower to the exterior wall of a podium is 2.0 metres.
- (t) The minimum separation distance between a tower and another tower is 25.0 metres.
- (u) The minimum setback from a tower to a lot line shared with an adjacent property is 12.5 metres.
- (v) The minimum setback of any tower taller than 39 metres to the Bath Road frontage is 75 metres.
- (w) The minimum setback of any tower taller than 39 metres to the Centennial Drive frontage is 60 metres where the tower is located south of the Conceptual Pedestrian Enhanced Driveway shown on Figure E132.
- (x) A maximum of 20% of parking provided for **dwelling units** may be located at-grade. All other residential parking is required to be located underground or within a **building**.

- (y) **Loading spaces, parking spaces** and **parking lots** are not permitted in a **front yard** or **exterior yard**.
- (z) A minimum of 10.0 square metres of **amenity area** must be provided for each **dwelling unit** on a **lot**.
- (aa) A **planting strip** is not required;
- (bb) The maximum horizontal projection of a **balcony** from the **main wall** is 2.0 metres;
- (cc) The maximum roof coverage of **building** components identified in Section 4.18.2 that are located on top of a **tower** is 20%;
- (dd) The minimum **setback** from a railway **right-of-way** is 15 metres. No **landscaped berm** is required within this **setback**; and
- (ee) **Buildings** located along the Conceptual Enhanced Pedestrian Driveway shown on Figure E132 will be set back a minimum of 5 metres from the travelled roadway and any on-street **parking spaces**.

**See Figure E132 below**

Figure E132



**E133.** Reserved

**E134.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) **Parking spaces** are permitted to encroach into the required **yard setback** along West Street;
- (b) A maximum of two **principal buildings** are permitted on the property;

- (c) The maximum number of **dwelling units** is 15;
- (d) The maximum **building depth** is 28 metres; and
- (e) The maximum **density** is 80 **dwelling units** per net hectare.

(By-Law 2022-62, 2023-207)

**E135.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) A **parking space** in line with and accessed directly from a **driveway** must be a minimum of 2.6 metres in width by 5.5 metres in length;
- (b) The maximum width of a **driveway** is 7.85 metres;
- (c) A **private garage** is permitted to be a minimum of 0 metres to a **street line**;
- (d) The minimum **front setback** is 0 metres;
- (e) The minimum **interior setback** from the south **lot line** is 0 metres;
- (f) The minimum **landscaped open space** is 25%;
- (g) The maximum **building depth** is 32 metres;
- (h) The maximum **density** is 75 **dwelling units** per net hectare;
- (i) A **deck** or **balcony** with a height greater than 1.2 metres above grade is permitted to have:
  - (i) a maximum area of 40.0 square metres;
  - (ii) a minimum **interior setback** of 0.6 metres; and
  - (iii) a minimum **rear setback** of 0.6 metres; and
- (j) The maximum horizontal projection of a **balcony** from the **main wall** is 2.5 metres.

(By-Law 2022-62, 2023-207)

- E136.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:
- (a) **Long-term bike spaces** are not required for **buildings** existing on the date of passing of this by-law.
  - (b) **Long-term bike spaces** are not required for any **buildings** constructed on the lands municipally known as 795 Innovation Drive after the date of passing of this by-law.
  - (c) **End-of-trip bike facilities for non-residential uses** are not required for **buildings** existing on the date of passing of this by-law.
  - (d) **End-of-trip bike facilities for non-residential uses** are not required for any **buildings** constructed on the lands municipally known as 795 Innovation Drive after the date of passing of this by-law.

(By-Law 2022-62, 2023-208)

- E137.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:
- (a) The maximum number of **principal buildings** per **lot** is 2;
  - (b) The maximum **density** is 67 **dwelling units** per net hectare;
  - (c) An **apartment building** with a maximum of 4 **dwelling units** is a permitted use;
  - (d) **Apartment buildings** must comply with the provisions for a **single detached house** as set out in Table 11.11.1. except that the minimum **interior setback** is 0.50 metres;
  - (e) The **building depth** of a **duplex** is to be measured as the horizontal distance between the **main wall** closest to the **front lot line** and the **rear wall** of the **building**;



- (f) An aggregate **setback** is to be measured between the **interior lot line** and the nearest part of a **building** on the **lot** at a given horizontal cross section measured parallel to the **front lot line**;
- (g) The minimum **rear setback** for a gazebo is 0.6 metres;
- (h) The minimum width of a **drive aisle** is 3 metres;
- (i) The minimum length of a **parking space** is 5.2 metres;
- (j) A **parking lot** is permitted in the required **front yard** provided no **parking space** is less than 7.5 metres from the **front lot line**; and
- (k) A **walkway** may be **used** to aid in the execution of **vehicle** turning movements provided there is a clear visual distinction which delineates the **driveway** from the **walkway**.

**(By-Law 2022-62, 2023-213)**

**E138.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) The following **complementary uses** are permitted, up to a maximum of 49% of the total **gross floor area**, in the aggregate:
  - (i) **Animal Care**
  - (ii) **Animal Shelter**
  - (iii) **Banquet Hall**
  - (iv) **Day Care Centre**
  - (v) **Financial Institution**
  - (vi) **Fitness Centre**
  - (vii) **Laundry Store**
  - (viii) **Personal Service Shop**
  - (ix) **Place of Worship**
  - (x) **Recreation Facility**
  - (xi) **Restaurant**
  - (xii) **Wellness Clinic**
- (b) The lands subject to this Exception are deemed to be one lot for the purposes of interpreting zoning provisions;

- (c) **Long-term bike spaces** are not required for **buildings** existing on the date of passing of this By-Law at 1329, 1343 and 1347 Gardiners Road;
- (d) **End-of-trip bike facilities for non-residential uses** are not required for **buildings** existing on the date of passing of this By-Law at 1329, 1343 and 1347 Gardiners Road;
- (e) Despite clause (b) of this By-Law, **bike space** requirements and **end-of-trip bike facility** requirements are calculated and provided for each new **building** as though they are on their own individual lot; and
- (f) A minimum of 6 loading spaces must be provided.

(By-Law 2022-62; 2024-105)

**E139.** Reserved

**E140.** Reserved

**E141. 769 King Street West**

Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **front setback** is 3.3 metres;
- (b) The minimum **rear setback** is 6 metres;
- (c) The minimum **exterior setback** is 2.8 metres;
- (d) The minimum **front setback** of a **balcony** over 1.2 metres in height is 2.1 metres;
- (e) The minimum **exterior setback** of a **balcony** over 1.2 metres in height is 3.4 metres;
- (f) The minimum **front setback** of a **deck** or **porch** over 1.2 metres in height is 2.1 metres;
- (g) The minimum **exterior setback** of a **deck** or **porch** over 1.2 metres in height is 3.4 metres;
- (h) The minimum **front setback** a **deck** or **porch** between 0.6 and 1.2 metres in height is 1.3 metres;
- (i) The minimum **exterior setback** of a **deck** or **porch** between 0.6 and 1.2 metres in height is 1.3 metres; and

- (j) The minimum **interior setback** to an **accessory structure** containing long-term bicycle parking is 0 metres, except adjacent to the property at 9 Cartwright Street where it is a minimum of 1.2 metres.
- (k) The minimum **sight triangle** at the corner of Cartwright Street and King Street West is 5.9 metres by 5.9 metres.

(By-Law Number 2022-62; 2024-106)

**E142.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Dwelling unit** in a **mixed-use building** is a permitted use;
- (b) The provisions for **apartment buildings** apply to **mixed use buildings**;
- (c) **Mixed-use buildings** may only contain **non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., and the **non-residential uses** are only permitted on the **first storey**.
- (d) The maximum **building height** is 22 metres;
- (e) The minimum **rear setback** is 19 metres;
- (f) The minimum **landscaped open space** is 29%;
- (g) A maximum of 40% of the horizontal length of each face of the main wall of each **storey** may be occupied by **balconies**.

(By-Law 2022-62; 2024-113)

**E143.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Dwelling unit** in a **mixed-use building** is a permitted use;
- (b) The provisions for **apartment buildings** apply to **mixed use buildings**;
- (c) **Mixed-use buildings** may only contain **non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., and the **non-residential uses** are only permitted on the **first storey**.
- (d) The maximum **building height** is 22 metres;
- (e) The minimum **rear setback** is 18 metres;
- (f) The minimum **interior setback** is 4 metres;
- (g) The minimum **amenity area** is 3,390 square metres;
- (h) A maximum of 40% of the horizontal length of each face of the main wall of each **storey** may be occupied by **balconies**;
- (i) The minimum number of **car-share spaces** is 7 spaces.

(By-Law 2022-62; 2024-113)

- E144.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
    - (i) **triplex**; and
    - (ii) **apartment building**.
  - (b) The maximum number of **dwelling units** within an **apartment building** is 4;
  - (c) **Apartment buildings** and **triplexes** must comply with the following provisions:
    - (i) The minimum **lot frontage** is 15.0 metres;
    - (ii) The maximum **height** is the lesser of 12 metres or 3 storeys;
    - (iii) The minimum **front setback** is 3.0 metres;
    - (iv) The minimum **rear setback** is 7.6 metres;
    - (v) The minimum **exterior setback** is 3.0 metres;
    - (vi) The minimum **interior setback** is 3.0 metres; and
    - (vii) The minimum **landscaped open space** is 30%.
  - (d) The minimum density of **dwelling units** per net hectare on lands with residential uses, excluding lands used for roads, stormwater management, sanitary servicing, public walkways, parks or open spaces is 30.5 dwelling units per net hectare;
  - (e) **Additional residential units** and ARU Ready Spaces are considered a **dwelling unit** for the purpose of calculating the minimum **density**;
  - (f) For the purposes of this Exception an “ARU Ready Space” means floor area within a **residential building** that has been designed to be

easily retrofitted with an **additional residential unit** or meets the criteria for an ARU-Ready Space for a detached **accessory building**, and includes the provision of:

- (i) **parking spaces** for 2 **dwelling units**; and
  - (ii) an unobstructed exterior area sufficient to provide a **walkway** to the **additional residential unit**.
- (g) For the purposes of this Exception an “easily retrofitted with an **additional residential unit**” means that all of the following are provided:
- (i) plumbing “rough-ins” for a minimum of 1 bathroom and 1 kitchen;
  - (ii) windows in conformity with egress requirements in the Ontario Building Code; and
  - (iii) required electrical and telecommunication fixtures and wiring.
- (h) For the purposes of this Exception “ARU-Ready Space for a detached **accessory building**” means:
- (i) The sanitary stub is provided to the rear footing (clear of weeping tile) and capped. Cleanouts and access knock outs to be provided as required by the Ontario Building Code;
  - (ii) A domestic water stub is provided to the rear footing (clear of weeping tile) and capped. Shut off valves to be provided as per the Ontario Building Code; and
  - (iii) Gas and electrical to be trenched from metre location (note: to be further completed by homeowner after occupancy).
- (i) Where a **lot** includes an ARU-Ready Space for a detached **accessory building** a second **driveway** from an **exterior side lot line** is

permitted provided the cumulative width of all **driveways** does not exceed 6.0 metres.

(By-Law 2022-62; 2024-119)

- E145.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:
- (a) In addition to the **uses** permitted by the applicable Zone, the following **uses** are permitted:
    - (i) **stacked townhouse**;
    - (ii) **apartment building**;
    - (iii) **triplex**; and
    - (iv) **non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., where the **non-residential uses** are located only on the **first storey**.
  - (b) A **stacked townhouse** must comply with the provisions that apply to a **townhouse**.
  - (c) The maximum **building height** for a **building** other than an **apartment building** is 12.0 metres;
  - (d) An **apartment building** with 5 or more **dwelling units** must comply with the provisions of the URM1 Zone, except that the maximum **height** is the lesser of 20.0 metres or 6 **storeys**;
  - (e) **Apartment buildings** with 4 **dwelling units** and **triplexes** must comply with the following provisions:
    - (i) The minimum **lot frontage** is 15.0 metres;
    - (ii) The maximum **height** is the lesser of 12 metres or 3 storeys;
    - (iii) The minimum **front setback** is 3.0 metres;
    - (iv) The minimum **rear setback** is 7.6 metres;
    - (v) The minimum **exterior setback** is 3.0 metres;
    - (vi) The minimum **interior setback** is 3.0 metres; and
    - (vii) The minimum **landscaped open space** is 30%.

- (f) The minimum **density** of **dwelling units** per net hectare on lands with residential uses, excluding lands used for roads, stormwater management, sanitary servicing, public walkways, parks or open spaces is 37.5 dwelling units per net hectare;
- (g) **Additional residential units** and ARU Ready Spaces are considered a **dwelling unit** for the purpose of calculating the minimum **density**;
- (h) For the purposes of this Exception an “ARU Ready Space” means floor area within a **residential building** that has been designed to be easily retrofitted with an **additional residential unit** or meets the criteria for an ARU-Ready Space for a detached **accessory building**, and includes the provision of:
  - (i) **parking spaces** for 2 **dwelling units**; and
  - (ii) an unobstructed exterior area sufficient to provide a **walkway** to the **additional residential unit**.
- (i) For the purposes of this Exception an “easily retrofitted with an **additional residential unit**” means that all of the following are provided:
  - (i) plumbing “rough-ins” for a minimum of 1 bathroom and 1 kitchen;
  - (ii) windows in conformity with egress requirements in the Ontario Building Code; and
  - (iii) required electrical and telecommunication fixtures and wiring.
- (j) For the purposes of this Exception “ARU-Ready Space for a detached **accessory building**” means:
  - (i) The sanitary stub is provided to the rear footing (clear of weeping tile) and capped. Cleanouts and access knock outs to be provided as required by the Ontario Building Code;
  - (ii) A domestic water stub is provided to the rear footing (clear of weeping tile) and capped. Shut off valves to be provided as per the Ontario Building Code; and,
  - (iii) Gas and electrical to be trenched from metre location (note: to be further completed by homeowner after occupancy).
- (k) Where a **lot** includes an ARU-Ready Space for a detached **accessory building** a second **driveway** from an **exterior side lot line** is permitted provided the cumulative width of all **driveways** does not exceed 6 metres.

(By-Law 2022-62; 2024-119)

**E146.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The following **complementary use** is permitted, up to 100% of the total **gross floor area**, in the aggregate:

(i) **Office.”**

(By-Law 2022-62; 2024-118)

**E147.** Reserved

**E148.** Reserved

**E149.** Reserved

**E150.** Reserved

**E151.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) For the purposes of the exception overlay, the yard abutting Durham Street shall be deemed to be the **front yard** and the yard abutting Toronto Street shall be deemed to be the **exterior yard**.

(b) The minimum **rear setback** is 3.0 metres.

(By-Law 2022-62; 2024-114)

**E152.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) The minimum **lot area** is 195 square metres;

(b) The minimum **lot frontage** is 11.3 metres;

(c) The minimum **front setback** is 3.1 metres;

(d) The minimum **rear setback** is 4.9 metres; and

(e) The minimum **front setback** for a **porch** is 2.4 metres.”

(By-Law 2022-62; 2024-114)