

Final Draft – March 9, 2022



Kingston Zoning By-law Number XX



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;

- (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 37.5 **dwelling units** per net hectare;
- (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 50.0 **dwelling units** per net hectare;
- (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) **Triplices** 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 37.5 **dwelling units** per net hectare;
- (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%.

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) **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%.
- (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 where a **lot** is accessed by a **private street**; 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 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.
- (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 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

(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.**