

Section 7: Exceptions

7.1 Exceptions

There are special zoning provisions that apply to the lands identified as exceptions in Section 7.1.1 of this By-law. The location of each exception is identified on the Exception Schedules. When there is an inconsistency between the text and the exception schedules, the applicable text shall apply.

7.1.1 List of Exceptions

The following exceptions apply to the properties specified:

Exception	Zoning	Map	By-law	File Reference
1	RM4	28		A14/74, SP2/75, 18CDM 75-54
i) Location: 92 Church Street ii) Legal Description: Part 1, Plan WR-159 iii) Additional Uses: <i>Offices on the ground floor of the apartment building</i> Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
2	R1-B	44	91-89	
i) Location: 14 Emperor Street ii) Legal Description: Part 9, Plan 40R-7493 iii) Additional Uses: Esthetician service iv) Other: a) The esthetician services shall be limited to a maximum gross floor area of 65.0 m ² . Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
3	GE	43	50-84	Z3/84
i) Location: 405 MacKenzie Avenue ii) Legal Description: Part Block F, Plan 481 iii) Additional Uses: Fuel storage and dispensing yard with underground fuel storage tank(s) Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
4	PE	38	81-84 86-2005 136-2008 21-2011	Z8/84, Z6/05, OPA 08-A2, SPA1/08, Z7/08
i) Location: West side of Mills Road, north of Hunt Street, known municipally as 170 Mills Road ii) Legal Description: Registered Plan M-30, Part of Lots 3, RP 40R4883 Part 1 and RP 40R4882 Parts 1 and 2; and Plan 512, Part of Lot 3, RP 40R8366, Part 1 iii) Interpretation: For the purposes of this Exception, the lands that are subject to this Exception shall be interpreted to be one lot. Mills Road shall be deemed to abut the <i>front lotline</i> , and Hunt Street shall be deemed to abut the <i>exterior side lot line</i> . iv) Additional Permitted Uses: Co-Generation District Energy Facility that only burns chipped woodwaste or natural gas a fuel source. v) Prohibited Uses: Drive-Thru Facility, Motor Vehicle Rental Establishment, Motor Vehicle Sales Establishment, Motor Vehicle Used Sales Establishment, Taxi Depot, and Restaurant, Drive-Thru vi) Development Standards: a) Minimum Front Yard: 3.0 m b) Maximum Front Yard: 6.0 m Exception 4 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
4 continued	PE	38	81-84 86-2005 136-2008 21-2011	Z8/84, Z6/05, OPA 08-A2, SPA1/08, Z7/08

c) Minimum <i>Height</i> :	6.0 metres, save and except for <i>buildings</i> in the <i>rear yard</i> which shall have a minimum <i>height</i> of 3.6 metres.	
d) Maximum <i>Height</i> :		28.0 m
e) Maximum Stack <i>Height</i> :		47.0 m
f) Minimum <i>Parking Spaces</i> associated with a <i>Co-Generation District Energy Facility</i> :		20
g) Minimum parking stall depth:		5.7 m
h) Minimum <i>Landscape Buffer</i> :		
i) Adjacent to any public street:		3.0 m
ii) Between any parking area and any public street:		6.0 m
i) <i>Accessory Buildings, Structures and Uses</i> :		
i) <i>Accessory buildings or structures</i> shall not be permitted in any <i>side yard</i> .		
ii) <i>Co-Generation District Energy Facility</i> that only burns chipped <i>woodwaste</i> or natural gas a fuel source.		
vii) Other:		
a) The electricity generating capacity shall be limited to a maximum of 25MV.		
b) Ash shall be stored in a sealed container.		
c) Chipping of wood shall not be permitted on site.		
Except as amended herein, all other provisions of this By-law, as amended, shall apply.		

Exception	Zoning	Map	By-law	File Reference
5	RM4	32	98-86 87-2006	Z6/86, ICI5/88, OPA06-A3, Z8/06
<p>i) Location: Southwest corner of Salem Road South and Mandrake Street (formerly known municipally as 135 Mandrake Street)</p> <p>ii) Legal Description: Block 91, Plan 40M-1378,</p> <p>iii) Additional Uses: Residential: <i>Stacked Townhouse Dwelling; Back-to-Back Townhouse Dwelling; Back-to-Back Stacked Townhouse Dwelling; Dwelling Units</i> in a Residential/Commercial Mixed Use Building</p> <p>Non-residential: <i>Convenience Store, Day Care Facility, Dry Cleaning Depot (excluding self-serve laundry facilities), Financial Institution, Library, Office, Personal Service Shop, Restaurant, and Service or repair shop</i>, provided that all such non-residential uses are located on the ground floor of a Residential/Commercial Mixed Use Building</p> <p>Exception 5 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
5 continued	RM4	32	98-86 87-2006	Z6/86, IC15/88, OPA06-A3, Z8/06

iv) Prohibited Uses: Non-residential: *Serve-serve Laundromat, Drive-Thru Facility, Drive-Thru Restaurant*

v) Development Standards:

a) Minimum Floor Space Index (FSI): 0.2

b) Minimum Lot Coverage:

i) *Building Area*: 20%

ii) However, where an urban square is provided between the *principal building* and a street corner, the area of the urban square, up to an amount not exceeding 5% of the total *lot area*, **may** be considered as a substitute for *Building Area*, in lieu of actual *building coverage*.

c) Minimum Building Height 3 storeys and 9.0 m

Maximum Building Height 4 storeys

d) Minimum Built Frontage Within a Build Within Zone:

i) 50% of the *lot frontage*; or

ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800 square metres; shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 as measured along the front and/or *exterior side lot line*.

However, notwithstanding the above, where the *lot* is a *corner lot* and an urban square is developed between the *principal building* and the street corner, the street frontage of the urban square **may** be considered equivalent to a length of a *building* façade in terms of contributing to the required minimum built frontage.

e) *Front Yard and Exterior Side Yard Build-Within Zone*:

i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 6.0 metres (maximum) of the front and *exterior side lot lines*.

Exception 5 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
5 continued	RM4	32	98-86 87-2006	Z6/86, ICI5/88, OPA06-A3, Z8/06

- ii) In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building "corner"*) shall be built with 3.0 to 6.0 metres of the *daylighting triangle/corner rounding*. An exception to this requirement shall be in the event that an urban square is developed between the *principal building* and the street corner, in which case at least 50% of that part of the urban square which is not adjacent to a street edge or sight triangle/corner rounding shall abut a *building façade*.
 - iii) The *Build-Within Zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.
- f) Parking:
- i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building façade* within the *build-within zone*. Where the *build-within zone* extends along a front and/or *exterior side lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing *façade* of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.
 - ii) No *private garages* or *driveways* shall be permitted for individual *dwelling units*.
- vi) Other:
- a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.
 - b) A minimum seating capacity of 25 *persons* shall be provided per *restaurant*.
- Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
6	RM4	28, 35	9-86	Z12/85, SP1/86
<p>i) Location: 98 Church Street</p> <p>ii) Legal Description: Part Lot 15, Concession 1</p> <p>iii) Maximum Number of Units: 6</p> <p>iv) Additional Uses: Apartment <i>building</i></p> <p>v) Development Standards:</p> <p>a) Minimum <i>Lot Frontage</i>: 14.7 m</p> <p>b) Minimum <i>Interior Side Yard</i>: 3.5 m</p> <p>c) Maximum <i>Building Height</i>: 7.5 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
7	AC	29	161-86	SP19/86, Z1/86
<p>i) Location: 2 Westney Road South – Shell Canada</p> <p>ii) Legal Description: Block 105, Plan 40M-1230, southwest corner of Highway 2 and Westney Road South</p> <p>iii) Additional Uses: A retail <i>convenience store</i> in conjunction with the automobile gas bar</p> <p>iv) Other:</p> <p>a) The maximum <i>gross leasable floor area</i> for the retail <i>convenience store</i> shall be 55.0 m².</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
8	GC	30	187-88 142-91 87-99 112-2001	Z21/84, Z19/86, Z5/99, Z02/01, Z10/01
<p>i) Location: 15 Westney Road North – Westney Heights Plaza</p> <p>ii) Legal Description: Blocks 93 and 95, Plan 40M-1228, and Parts 1, 2, and 3, Plan 40R-12030, located on the northeast corner of Kingston Road and Westney Road North</p> <p>iii) Additional Uses: Farmers' market or auction market; <i>drive-thru restaurant</i>, and one supermarket</p> <p>iv) Minimum Parking: 1 space per 19.0 m² of <i>gross leasable floor area</i>, except the uses within the mezzanine level of the <i>existing building</i> on lands described as Parts 1 & 2 of Plan 40R-12030 shall be subject to a parking standard of 1 space per 38.0 m².</p> <p>v) Other:</p> <p>a) The supermarket shall be limited to a maximum gross leasable floor area of 5,574.0 m².</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference								
9	VC3	28	51-89 38-2008	Z15/88, Z01/08								
i) Location: 555 Kingston Road West ii) Legal Description: Part Lot 5 and Lot 6, Plan 11 iii) Development Standards: <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 80%;">a) Minimum distance between the front <i>porch</i> and the <i>front lot line</i>:</td> <td style="text-align: right;">11.5 m</td> </tr> <tr> <td>b) Maximum <i>Building Height</i>:</td> <td style="text-align: right;">11.0 m</td> </tr> <tr> <td>c) Minimum <i>front yard</i> landscaping:</td> <td style="text-align: right;">35%</td> </tr> <tr> <td>d) Minimum <i>parking spaces</i>:</td> <td style="text-align: right;">28</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					a) Minimum distance between the front <i>porch</i> and the <i>front lot line</i> :	11.5 m	b) Maximum <i>Building Height</i> :	11.0 m	c) Minimum <i>front yard</i> landscaping:	35%	d) Minimum <i>parking spaces</i> :	28
a) Minimum distance between the front <i>porch</i> and the <i>front lot line</i> :	11.5 m											
b) Maximum <i>Building Height</i> :	11.0 m											
c) Minimum <i>front yard</i> landscaping:	35%											
d) Minimum <i>parking spaces</i> :	28											

Exception	Zoning	Map	By-law	File Reference					
10	EP, PE	42, 48	67-89	Z29/88					
i) Location: 500 Clements Road ii) Legal Description: Lands located north side of Clements Road West, west of Westney Road South, and opposite Green Court iii) Additional Uses: A one-storey community service club <i>building</i> comprising a maximum <i>gross floor area</i> of 196.0 m ² iv) Development Standards: <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 80%;">a) Minimum <i>Front Yard</i> from Clements Road West:</td> <td style="text-align: right;">19.0 m</td> </tr> <tr> <td>b) Maximum Parking Area:</td> <td style="text-align: right;">930.0 m²</td> </tr> </table> v) Other: <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td>a) All <i>structure(s)</i> and parking area shall be located on tablelands.</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					a) Minimum <i>Front Yard</i> from Clements Road West:	19.0 m	b) Maximum Parking Area:	930.0 m ²	a) All <i>structure(s)</i> and parking area shall be located on tablelands.
a) Minimum <i>Front Yard</i> from Clements Road West:	19.0 m								
b) Maximum Parking Area:	930.0 m ²								
a) All <i>structure(s)</i> and parking area shall be located on tablelands.									

Exception	Zoning	Map	By-law	File Reference
11		48	105-89 49-94 74-2021	Z9/88 Z4/20
<p>i) Location: 253 Lake Driveway West</p> <p>ii) Legal Description: Part Block 1, Plan 40M-1486</p> <p>Exception 11, established via By-laws 105-89 and 49-94, was deleted via By-law 74-2021 on November 22, 2021 and is superseded by Exception 206.</p>				

Exception	Zoning	Map	By-law	File Reference
12	DCA/MU	38	141-89 62-2004 86-2005	Z5/88, Z6/04, Z6/05, OPA No. 15, OPA No. 20
<p>i) Location: 75 Commercial Avenue</p> <p>ii) Legal Description: Lots 13 and 14, Part of Lot 15, Plan M-31</p> <p>iii) Prohibited Uses: <i>Drive-Thru Facility, Drive-Thru Restaurant, and Taxi Depot</i></p> <p>iv) Development Standards:</p> <p>a) Minimum Yard:</p> <p style="padding-left: 40px;">i) Interior Side – northern: 0.9 m</p> <p style="padding-left: 40px;">ii) Rear: 2.8 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
13			52-90 38-2008	IC21/89, Z21/88
<p>i) Location: 144 Old Kingston Road</p> <p>ii) Legal Description: Part Lot 16, Concession 2</p> <p>Exception 13 was deleted by By-law 38-2008 on April 14, 2008.</p>				

Exception	Zoning	Map	By-law	File Reference
14	AC	30	175-90	SP7/84, Z6/89
i) Location: 1 Westney Road North – Good Year Car Repair ii) Legal Description: Part Block 94, Plan 40M-1228 iii) Prohibited <i>Uses</i> : Automobile gas bar or any other type of fuel dispensing facility Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
15			210-90 38-2008	IC13/90, Z23/90
i) Location: 80 Old Kingston Road ii) Legal Description: Parts 3 and 4, Plan 40R-5409 and Part Lot 20, Plan 11 Exception 15 was deleted by By-law 38-2008 on April 14, 2008.				

Exception	Zoning	Map	By-law	File Reference
16	DCA/I	44	96-92 86-2005	Z5/92, Z6/05, OPA No. 20
i) Location: 36 Emperor Street ii) Legal Description: Lot 8, Plan 512 iii) Additional <i>Uses</i> : <i>Office uses</i> Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
17	R1-A	28	168-91	Z18/90
<p>i) Location: 46 Church Street North</p> <p>ii) Legal Description: Lot 5, Plan 476</p> <p>iii) Additional Uses: Office uses limited to a maximum gross floor area of 86.0 m² in association with permitted residential uses comprising a minimum gross floor area of floor area of 93.0 m²</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
18	R1-B, OS, EP	51, 52, 57, 58	12-93	Z13/92
<p>i) Location: Pickering Beach</p> <p>ii) Legal Description: Plans 250 (excluding Lots 4, 24, 32, 33, 34 and 35), 285, 372, 380 (excluding Lots 13 and 26) and 392</p> <p>iii) Development Standards for lands zoned 'R1-B':</p> <p>a) Minimum Lot Depth: 30.48 m</p> <p>b) Minimum Yard - Front: 7.62 m</p> <p>c) Maximum Building Height: 9.14 m</p> <p>iv) Development Standards for lands zoned 'OS' and 'EP':</p> <p>a) Maximum Building Height: 9.14 m</p> <p>v) Other:</p> <p>a) Maximum lot coverage of 33% or 150.96 m² (1,625 sq ft) whichever is less for lots less than 603.85 m² (6,500.0 sq ft); and maximum lot coverage of 25% for lots equal to or greater than 603.85 m² (6,500 sq ft.).</p> <p>Exception 18 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
18 continued	R1-B, OS, EP	51, 52, 57, 58	12-93	Z13/92

- b) Notwithstanding the provisions of Section 6.2.2 of this By-law, no new *dwelling unit* shall be permitted to be erected on any vacant *lot* within Registered Plans 250 (excluding *Lots* 4, 24, 32, 33, 34 and 35), 285, 372, 380 (excluding *Lots* 13) and 26 or 392 in the Town of Ajax without municipal water and sanitary sewers being available and connected to the unit. In addition, an appropriate storm drainage system shall be available for each *lot*. However, this section shall not prevent the replacement, enlargement or extension to any *dwelling unit* or permitted accessory *building* occupied as of May 1st, 1972, and located within Registered Plans 250 (excluding *Lots* 4, 24, 32, 33, 34 and 35), 285, 372, 380 (excluding *lots* 13 and 26) or 392 in accordance with the requirements of the appropriate zone designation.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
19	GE	43, 49	76-2003	Z10/02

- i) Location: 375 Clements Road West
- ii) Legal Description: Parts 2 and 3, Plan 40R-10031, Part of Block 2, Registered Plan 40M-1308
- iii) Additional Uses: Waste material recycling facility
- iv) Other:
 - a) A waste material recycling facility shall be subject to the following conditions:
 - i) The *use* of the Facility shall be limited to the recovery, processing, transfer and handling of solid, non-hazardous waste and recyclables from institutional, commercial, industrial, construction or demolition sources and blue box recyclables.
 - ii) The Facility shall not be used to transfer, receive, store, handle or process domestic or putrescible waste or hazardous waste.

Exception 19 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
19 continued	GE	43, 49	76-2003	Z10/02,
<p>iii) That outside storage of recycled and residual waste products be contained in storage bins with covers and the stacking of such bins shall be prohibited.</p> <p>iv) That all waste handling occur within a wholly enclosed <i>building</i>.</p> <p>v) That the storage of disposal vehicles, equipment, storage bins and/or containers shall be prohibited in the <i>front yards</i>.</p> <p>vi) That the <i>gross floor area</i> of the <i>building</i> shall not exceed 5,000 square metres exclusive of <i>office uses</i>.</p> <p>vii) That the volume of permitted waste material accepted on the Land shall not exceed 180 metric tonnes per day; and</p> <p>viii) That the volume of permitted waste stored at the Facility shall not exceed 540 metric tonnes.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
20	RM6	30	125-94	Z14/90, Z12/92, SP2/93
<p>i) Location: Arnold Estate Lane</p> <p>ii) Legal Description: Part Lot 10, Concession 1</p> <p>iii) Additional Uses: Detached and <i>semi-detached dwellings</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
21	NC	38	90-93	Z11/92
<p>i) Location: 9 Doric Street</p> <p>ii) Legal Description: Plan 40M-1349, Block 10</p> <p>iii) Permitted Uses: <i>Animal hospital, offices (excluding medical offices) and one dwelling unit</i></p> <p>iv) Other:</p> <p>a) No external holding and/or kennel facilities shall be permitted on the subject lands</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
22	R1-B, R1-D	20, 27	127-93	Z12/90, Z10/93, Z15/94, Z16/94
<p>i) Location: Elizabeth Street, McNeilage Court, and Annie Crescent</p> <p>ii) Legal Description: Lots 52 to 63 inclusive, Plan 40M-1749, Lots 1, 13, 14 to 20 inclusive and Lots 28 to 47 inclusive, Plan 40M-1805</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Coverage</i>: Plan 40M-1749 and Plan 40M-1805 zoned 'R1-B' and 'R1-D': 42 %</p> <p>b) Minimum <i>rear yard</i> setback for accessory <i>structures</i>: 3.0 m Lots 14 to 20 inclusive and Lots 28 to 47 inclusive, Plan 40M-1805 and Lots 52 to 63 inclusive, Plan 40M-1749</p> <p>c) Minimum <i>interior side yard</i> setback adjacent to valley lands: Lots 1, 13 and 14, Plan 40M-18053 3.0 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
23	UC	32	112-94	Z8/93
<p>i) Location: Southwest corner of Pickering Beach Road and Kingston Road</p> <p>ii) Legal Description: Lots 3, 4, 5, and 73, Plan M-377</p> <p>iii) Development Standards:</p> <p>a) Any <i>building</i> or elevated parking <i>structure</i> shall be setback a minimum of 20.0 metres from lands zoned 'A' Agricultural.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
24	R1-B	14, 21	108-94	Z11/94
<p>i) Location: 82 to 94 Roberson Drive</p> <p>ii) Legal Description: Lots 183 to 189 inclusive and Block 272, Plan 40M-1793</p> <p>iii) Development Standards:</p> <p>a) The minimum <i>rear yard</i> setback for all <i>buildings</i>, <i>accessory structures</i>, <i>decks</i>, <i>swimming pools</i> or any paved surfaces shall be 10.0 metres</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
25	R1-B, R1-D, R2-A, R3	20, 21, 27, 28	141-94	Z12/94
<p>i) Location: Draft plan of subdivision 18T-88069</p> <p>ii) Legal Description: Part Lots 15 and 16, Concession II</p> <p>iii) Development Standards:</p> <p>a) Maximum Lot Coverage:</p> <ul style="list-style-type: none"> - For 'R1-B' zone: 42 % - For 'R2-A' zone: 49 % <p>b) Section 6.2.3 shall not apply.</p> <p>c) Section 6.2.4 shall apply; save and except for the following provisions:</p> <ul style="list-style-type: none"> i) The minimum <i>front yard</i> setback for an attached garage on a street side with a sidewalk shall be 5.5 metres. ii) The maximum <i>front yard</i> setback for a <i>dwelling unit</i> on a street side with a sidewalk shall be 10.0 metres. <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
26	RM6	28	142-95	Z2/94
<p>i) Location: South side of Kingston Road, west of Randall Drive</p> <p>ii) Legal Description: North Part Lot 15, Concession I now Part 1, RP 40R-1747, Part 6, RP 40R-2213, Part 1, 40R-12758 and Part 1, 40R-8928</p> <p>iii) Maximum Number of Units: 31 residential <i>dwelling</i>s</p> <p>iv) Additional <i>Uses</i>: <i>Semi-detached dwelling</i>s</p> <p>Exception 26 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
26 continued	RM6	28	142-95	Z2/94

v) Development Standards:

a) Minimum Yard:

- i) Interior Side (Western Property Line): 0.0 m
- ii) Exterior Side (Randall Drive): 4.5 m
- iii) Rear (Southern Property Line): 1.5 m

b) Maximum *Building Height*: 12.5 m

c) Minimum Parking: 2 spaces per unit

d) Minimum Aisle Width: 6.0 m

v) Other:

- a) The subject lands zoned 'RM6' shall be deemed to be a '*Lot*' for the purposes of determining compliance with the performance standards and requirements set out in this Exception.
- b) The *lot line* adjacent to Highway No. 2 shall be deemed the front (northern) *lot line*; the *lot line* adjacent to Randall Drive shall be deemed the exterior *lot line*; the *lot line* adjacent to the top-of-bank shall be deemed to be the *interior lot line*, and the *lot line* adjacent to the southern most unit shall be deemed to be the *rear lot line*.
- c) The minimum distance between exterior *building* walls adjacent to one another shall be 1.4 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
27	R2-A	48	149-95	Z2/94

- i) Location: West side of Westney Road South, south of Lake Driveway
- ii) Legal Description: Block 45, Plan 40M-1382
- iii) Permitted *Uses*: *Detached dwellings* shall be constructed in accordance with the provisions of the 'R2-A' zone.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
28	RM6	14	77-96	Z1/94

- i) Location: 520 Rossland Road West
- ii) Legal Description: Lot 14, Concession 3
- iii) Additional Uses: *Detached dwellings*
- iv) Development Standards:
 - a) Minimum Yard:
 - i) Front - South Property Line 2.0 m
 - ii) Exterior Side - Eastern Property Line: 2.0 m
 - iii) Interior Side -Western Property Line adjacent to Units Numbers 1 and 2: 0.0 m
- v) Other:
 - a) For the purpose of this By-law, the subject lands that are zoned 'RM6' shall be deemed to be a 'Lot' for the purpose of determining compliance with the performance standards and requirements set out in this exception.
 - b) For the purpose of this By-law, the *lot line* adjacent to Rossland Road West shall be deemed to be the *front lot line*, the easterly *lot line* adjacent to the open road allowance (former Rossland Road West) shall be deemed to be *exterior side yard lot line*; the northern *lot line* adjacent to the top-of-bank shall be deemed to be the *rear yard lot line*, and the *lot line* at the west end of the property adjacent to unit numbers 1 and 2 shall be deemed to be the *interior lot line*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
29	R1-B, R1-D, R3	39, 45	25-96 18-97	Z25/89
<p>i) Location: Between Pickering Beach Road and Salem Road, north of Bayly Street</p> <p>ii) Legal Description: Part Lot 6, Concession 1</p> <p>iii) Other:</p> <p>a) That <i>lots</i> 22 – 30 inclusive, zoned ‘R3’ (semi-detached), may be developed with a minimum <i>lot depth</i> of 32.5 metres.</p> <p>b) That <i>lots</i> 2 – 8 inclusive, zoned ‘R3’ (semi-detached), shall be subject to <i>driveway</i> twinning and may be developed with a minimum <i>lot depth</i> of 30.0 metres and a minimum <i>lot area</i> of 225 square metres for each development unit.</p> <p>c) That blocks 37 to 39 inclusive, zoned ‘R3’ (street townhouse), shall be developed in accordance with the following provisions:</p> <p>i) That the <i>building</i> setback, between the main <i>building</i> and the right-of-way for the future realigned Pickering Beach Road, be a minimum of 5.0 metres and that, the front of the main <i>building</i> shall face the future realignment for Pickering Beach Road.</p> <p>ii) That the minimum distance from the detached garage to the <i>side lot line</i> shall be 0.0 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference												
30	R1-C, R1-D, R1-E, R3, NC, OS	52, 63	73-96 23-2025	Z24/94 Z2/25												
<p>i) Location: East of Shoal Point Road, north of Lake Ontario</p> <p>ii) Legal Description: Part of <i>Lots</i> 2 and 3, Ranges 2 and 3, Broken Front Concession (18T-94020)</p> <p>iii) Additional <i>Uses</i>: In the 'NC' zone – <i>art gallery, commercial fitness center, street townhouse dwelling, and restaurant</i></p> <p>iv) Development Standards:</p> <p>a) Minimum <i>Lot Depth</i>:</p> <table border="0"> <tr> <td>i) 'R1-C':</td> <td>33.0 m</td> </tr> <tr> <td>ii) 'R1-D':</td> <td>24.0 m</td> </tr> <tr> <td>iii) 'R1-E':</td> <td>24.0 m</td> </tr> <tr> <td>iv) 'R3':</td> <td>32.0 m</td> </tr> </table> <p>b) Maximum <i>Lot Coverage</i>:</p> <table border="0"> <tr> <td>i) For <i>lots</i> zoned 'R1-D' and located east of the new Audley Road:</td> <td>47%</td> </tr> <tr> <td>ii) For bungalows within the 'R1-D' zone:</td> <td>48%</td> </tr> </table> <p>v) Other:</p> <p>For the purpose of the 'NC' – Neighbourhood Commercial Zone, only the following standards shall apply to residential <i>uses</i>:</p> <p>a) <i>Front Lot Line</i> shall mean the <i>lot line</i> that divides the <i>lot</i> from the public <i>lane</i> (northern <i>lot line</i>).</p> <p>b) <i>Street Townhouse Dwellings</i> shall have frontage and access to a public <i>lane</i>.</p> <p>c) All Detached Garages shall face the <i>Front Lot Line</i> with a minimum setback from the <i>Front Lot Line</i> of 0.6 m.</p> <p>Exception 30 is continued on the next page.</p>					i) 'R1-C':	33.0 m	ii) 'R1-D':	24.0 m	iii) 'R1-E':	24.0 m	iv) 'R3':	32.0 m	i) For <i>lots</i> zoned 'R1-D' and located east of the new Audley Road:	47%	ii) For bungalows within the 'R1-D' zone:	48%
i) 'R1-C':	33.0 m															
ii) 'R1-D':	24.0 m															
iii) 'R1-E':	24.0 m															
iv) 'R3':	32.0 m															
i) For <i>lots</i> zoned 'R1-D' and located east of the new Audley Road:	47%															
ii) For bungalows within the 'R1-D' zone:	48%															

Exception	Zoning	Map	By-law	File Reference
30 continued	R1-C, R1-D, R1-E, R3, NC, OS	52, 63	73-96 23-2025	Z24/94 Z2/25
<p>d) Minimum <i>lot frontage</i>: 6.1 m</p> <p>e) The front of the Street Town House <i>Dwelling</i> shall face the <i>Rear yard</i> and shall be set back from the <i>Rear Lot Line</i> a maximum of 30 m.</p> <p>f) Minimum distance between the Street Town House <i>Dwelling</i> and a Detached Garage is 7.5 m or where there is no Detached Garage, the minimum distance between the Street Town House <i>Dwelling</i> and a <i>parking space</i> is 7.5 m.</p> <p>g) Minimum <i>Side yard</i> setback for Internal End Units is 1.2 m and for External End Units is 2.0 m.</p> <p>h) Maximum <i>Height</i>: 11.0 m</p> <p>i) Minimum <i>Parking Spaces per dwelling unit</i>: 2</p> <p>For the purpose of the 'NC' – Neighbourhood Commercial Zone, only the following standards shall apply to non-residential uses</p> <p>j) <i>Yards</i>:</p> <p> i) Minimum <i>West Yard</i>: 6.0 m</p> <p> ii) Maximum <i>South Yard</i>: 3.0 m</p> <p> iii) Minimum <i>Yard</i> from any 'OS' Zone: 18.0 m</p> <p> iv) Maximum <i>East Yard</i>: 2.0 m</p> <p> v) Maximum <i>North Yard</i>: 3.0 m</p> <p>k) The maximum aggregate gross leasable floor space for all land uses shall not exceed 1,400.0 m².</p> <p>l) Maximum <i>height</i> shall be 4 storeys.</p> <p>m) <i>Restaurants</i> are permitted in the 'NC' – Neighbourhood Commercial Zone – provided that the following conditions are satisfied:</p>				
<p>Exception 30 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
30 continued	R1-C, R1-D, R1-E, R3, NC, OS	52, 63	73-96 23-2025	Z24/94 Z2/25

- i) The *building* has a minimum *gross leasable floor area* of 900 m².
 - ii) The combined *gross leasable floor area* of the *restaurant* shall not exceed 30% of the *gross leasable floor area* of the *buildings*; and
 - iii) The *restaurant* shall be part of a *building* containing other commercial *uses*.
- n) The minimum setback for an attached garage on a street side with a sidewalk in the 'R1-C', 'R1-D', 'R1-E', and 'R3' zones shall be 5 metres;
- o) The regulations for *Daylighting Triangles* contained in Section 4.7.1 of this By-law shall not apply to *corner lots* in the 'R1-D' and 'R1-E' zones where intersections are controlled by stop signs, save and except, the following intersections identified below:
- Street "O" at Street "A"
 - Street "H" at Street "B"
 - Street "T" at Street "V"
 - Street "U" at Street "V"
 - Street "P" at Street "C"
- p) In the 'R1-C', 'R1-D' and 'R1-E' zones, attached garages may extend up to 3.5 metres in front of the front face of the main *building* provided:
- i) A habitable room will be located over the garage and will not be setback more than 2.0 metres; and
 - ii) The front *porch* will not be setback from the front face of the attached garage more than 1.0 metre
- q) In the 'R3' zone, detached garages shall be setback a minimum of 0.0 metres from any *interior side lot line* and 0.6 metres from any *exterior lot line*, where vehicular access to the detached garages is only from a rear laneway
- r) The lands zoned 'OS' – Open Space and located at the southwest corner of Audley Road and Ashbury Boulevard (former elementary *school* site) may be developed in accordance with the provisions of the 'RM5' zone subject to the following conditions:

Exception 30 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
30 continued	R1-C, R1-D, R1-E, R3, NC, OS	52, 63	73-96 23-2025	Z24/94 Z2/25
<p>i) Any development on the lands shall be limited to an apartment <i>building</i> for senior citizens and/or <i>block townhouse dwellings</i> for senior citizens.</p> <p>ii) Minimum <i>Yard</i>:</p> <ul style="list-style-type: none"> - Front: 3.0 m to 10.0 m - Exterior Side: 3.0 m to 10.0 m - Rear from the 'EP zone': 7.5 m <p>iii) Maximum GFA as a % of <i>Lot Area</i>: 125%</p> <p>iv) Maximum <i>Building Height</i>: 4 storeys</p> <p>s) In the event that the lands referred to in paragraph (r) are used exclusively for residential <i>uses</i>, then all lands forming part of this area, within 120.0 metres of the Ministry of Natural Resources approved limit of wetland as surveyed January 10, 1996, will be dedicated to the Town of Ajax, and this dedicated area will then form part of the adjacent 'EP' – Environmental Protection zone.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
31	RM6, OS	31	44-2016 23-2025	OPA 15-A3, Z6/15, SP10/15, S-A-2015-02, C- A-2015-01, Z2/25
<p>i) Location: West side of Harwood Avenue North and Old Harwood Avenue, south of Chapman Drive</p> <p>ii) Legal Description: Lot 1, 2, 3, 4, 5, 6, 7, 8 and 9, Plan 401</p> <p>iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 66 <i>block townhouse dwellings</i> within the RM6 zone.</p> <p>iv) Development Standards:</p> <p>Notwithstanding any other provisions of Zoning By-law 95-2003, as amended, the following are the Development Standards for the RM6 Zone:</p> <p>a) Maximum Number of <i>Block Townhouse Dwellings</i> within the RM6 Zone: 66</p> <p>b) Zone Standards for each lot within the RM6 Zone:</p> <p>i) Minimum <i>Lot Depth</i>: 17.25 m</p> <p>ii) Minimum <i>Lot Frontage</i>: 5.0 m for units that face Harwood Avenue North and Old Harwood Avenue and the internal private park and 6.0 metres for all other units.</p> <p>iii) Maximum <i>Lot Coverage</i>: 75%</p> <p>iv) Minimum <i>Front Yard</i>:</p> <ul style="list-style-type: none"> - To a <i>dwelling unit</i> fronting onto Harwood Avenue North: 3.0 m - To a dwelling unit fronting on to an Open Space Zone or Old Harwood Avenue: 0.5 m - To a dwelling unit fronting onto an internal private park space: 2.4 m - To a dwelling unit fronting onto an internal private road: 4.5 m - To any attached garage: 6.0 m <p>Exception 31 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
31 continued	RM6, OS	31	44-2016 23-2025	OPA 15-A3, Z6/15, SP10/15, S-A-2015-02, C- A-2015-01, Z2/25
<p>v) <i>Minimum Interior Side Yard:</i></p> <p>1.5 metres with an aggregate separation of 3.0 metres between blocks</p> <p>3.0 metres from Unit 10 to north property line</p> <p>2.0 metres from Unit 1 to north property line</p> <p>vi) <i>Minimum Exterior Side Yard:</i></p> <p>1.2 metres measured from either the middle of the rolled curb to the exterior wall of the dwelling abutting a private road or to the exterior lot line</p> <p>vii) <i>Minimum Rear Yard:</i> 7.5m</p> <p>viii) <i>Road Radius Yard:</i> 0.75m</p> <p>ix) <i>Maximum Building Height:</i> 13.5m</p> <p>c) <i>Other Development Standards</i></p> <p>i) Air conditioning unit shall only be permitted in a <i>rear yard</i> (where one exists), on the roof of a unit with rooftop amenity space, or on a balcony.</p> <p>ii) Air conditioning units shall not be permitted on any portion of a lot adjacent to an Open Space Zone.</p> <p>iii) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, the minimum width of a private garage shall be 3.0 metres free from all obstructions.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
32	R1-D, R1-E, R3	46, 52	47-97	Z27/89
<p>i) Location: Angier Crescent, Greenhalf Drive, Hulley Crescent, and Woolf Crescent</p> <p>ii) Legal Description: Plan 40M-1985, 40M-1986, and 40M-2136</p> <p>iii) Other:</p> <p>a) The measurement of the minimum required <i>rear yard</i> setback for those <i>lots</i> within Plan of Subdivision 18T-89104 that are subject to a conservation easement along the rear portion of the <i>lots</i> shall be taken from the closest limit of said conservation easement to the main <i>building</i>.</p> <p>b) For the lands zoned 'R1-E' and described in Plan 40R-21823, Parts 51 to 60, the minimum <i>lot frontage</i> shall be 7.5 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
33	R1-B	24	50-97	Z4/97
<p>i) Location: Old Harwood Avenue/Sheldon Drive</p> <p>ii) Legal Description: Part Lot 9, Concession II</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Rear Yard</i>: 9.0 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
34		45, 46	69-97 96-98	Z12/95 Z4/98

i) Location: Located between *existing* and re-aligned Pickering Beach Road

ii) Legal Description: Part Lot 6, Broken Front Concession, Range 3

Exception 34, established via By-laws 69-97 and 96-98 and is superseded by Exception 98 established via By-law 124-2003.

Exception	Zoning	Map	By-law	File Reference
35		45, 46	69-97 96-98	Z12/95 Z4/98

i) Location: East of re-aligned Pickering Beach Road and south of Bayly Street

ii) Legal Description: Part Lot 6, Broken Front Concession, Range 3

Exception 35, established via By-laws 69-97 and 96-98 and is superseded by Exception 98 established via By-law 124-2003.

Exception	Zoning	Map	By-law	File Reference
36	UC	32	116-97	Z10/97

i) Location: 65 and 67 Kingston Road East

ii) Legal Description: Lot 163, Plan 377

iii) Prohibited Uses: *Restaurant* with a drive-thru component

iv) Other:

a) No retail convenience stores or restaurants shall be permitted within 45.0 metres of the western property line.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
37			21-98 86-2005	Z8/96
i) Location: West of Harwood Avenue and south of Bayly Street ii) Legal Description: West of Harwood Avenue South and south of Bayly Street West Exception 37 was deleted by By-law 86-2005 on July 7, 2005.				

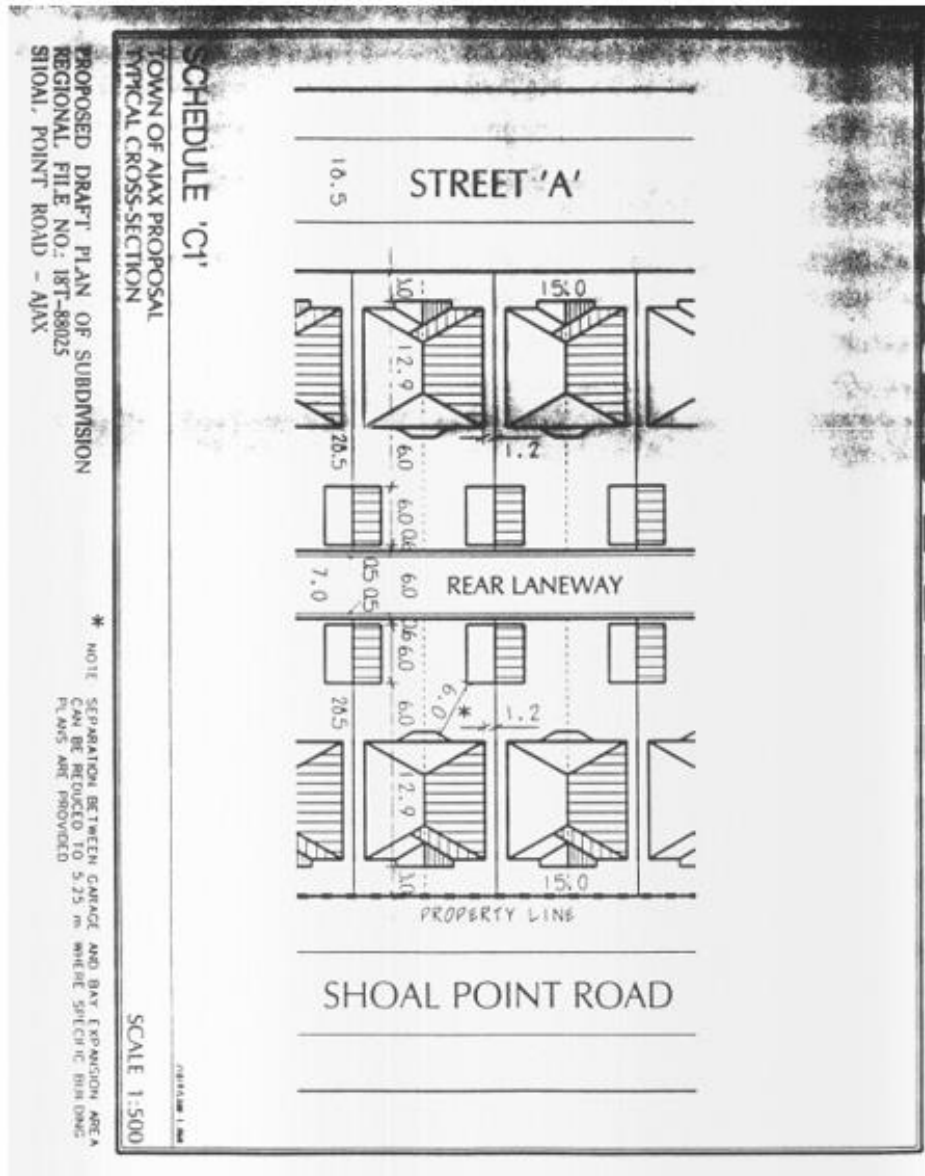
Exception	Zoning	Map	By-law	File Reference
38	DCA/MU	44	21-98 63-2004 86-2005 131-2012 15-2021	Z8/96, Z6/04, Z6/05, SP18/11, SP3/19, OPA No.15, OPA No.20
i) Location: Southwest corner of Harwood Avenue South and Bayly Street West ii) Legal Description: Part of Blocks S and T, Plan M-26 NOW Parts 5, 6, 7, 8 and 9, Plan 40R-11815. NOW Parts 15, 17, 18, 19 and 20, Plan 40R-27717 iii) Prohibited Uses: <i>Drive-Thru Facility, Drive-Thru Restaurant, and Taxi Depot</i> iv) Additional Uses: <i>School</i> v) Development Standards: a) Minimum <i>Building Height</i> Outside of a <i>Gateway Site</i> Block: Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
39	R1-D, R1-E, R1-F, R2-B, RM6	46	108-98 6-2007	Z20/88, Z4/06
<p>i) Location: Plan of Subdivision 18T-88025 Plan 40M-2046</p> <p>ii) Legal Description: Part of Lot 5, Broken Front Concession, Range 3</p> <p>iii) Development Standards:</p> <p><u>Detached</u>: Lots 15 to 25, zoned 'R1-D'</p> <p>a) In accordance with Schedule 'C2' to this By-law.</p> <p><u>Semi-Detached</u>: Lots 1 to 14 and 43 to 54 zoned 'R2-B'</p> <p>a) Shall be developed in the manner and standards as depicted in Schedule 'C1' to this By-law.</p> <p><u>Block 138 zoned 'RM6'</u></p> <p>a) Shall be developed in the manner and standards as depicted in Schedule 'D-1' to this By-law. These standards will form the basis of the Site Plan for Block 138. Minor variances to these standards may be permitted without further amendment to this By-law, provided the intent of the site concept on Schedule 'D1' is maintained.</p> <p>iv) Other:</p> <p>Minimum Distance from <i>Accessory Building</i>:</p> <p>a) <u>For Residential dwellings zoned 'R1-D', 'R1-F', and 'R2-B'</u>:</p> <p>Minimum <i>interior side yard</i> for residential <i>dwellings</i> zoned 'R1-D', 'R1-F', and "R2-B" where there is a detached garage accessed by a rear <i>lane</i>. This <i>side yard</i> setback will not apply to detached rear laneway garages. 1.2 m</p> <p>b) <u>Block 139</u>:</p> <p>A minimum setback of 7.0 metres for all <i>structures</i> and <i>accessory buildings</i> shall apply to Units 111 to 120 on Registered Plan 40M-2046. For all other units, a minimum setback of 10.0 metres for all <i>structures</i> and <i>accessory buildings</i> shall apply. Fencing and landscaping shall be permitted within the 10.0 metre setback on the adjoining Block 138.</p> <p>c) <u>Block 139, 140 and 141</u>:</p> <p><i>Buildings</i> and <i>structures</i> of any kind, the placement of fill or the alteration of a watercourse, other than as required for flood or erosion control, are not permitted in Blocks 139, 140 and 141 unless approved by the Toronto and Region Conservation Authority.</p> <p>Exception 39 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
39 continued	R1-D, R1-E, R1-F, R2-B, RM6	46	108-98 6-2007	Z20/88, Z4/06

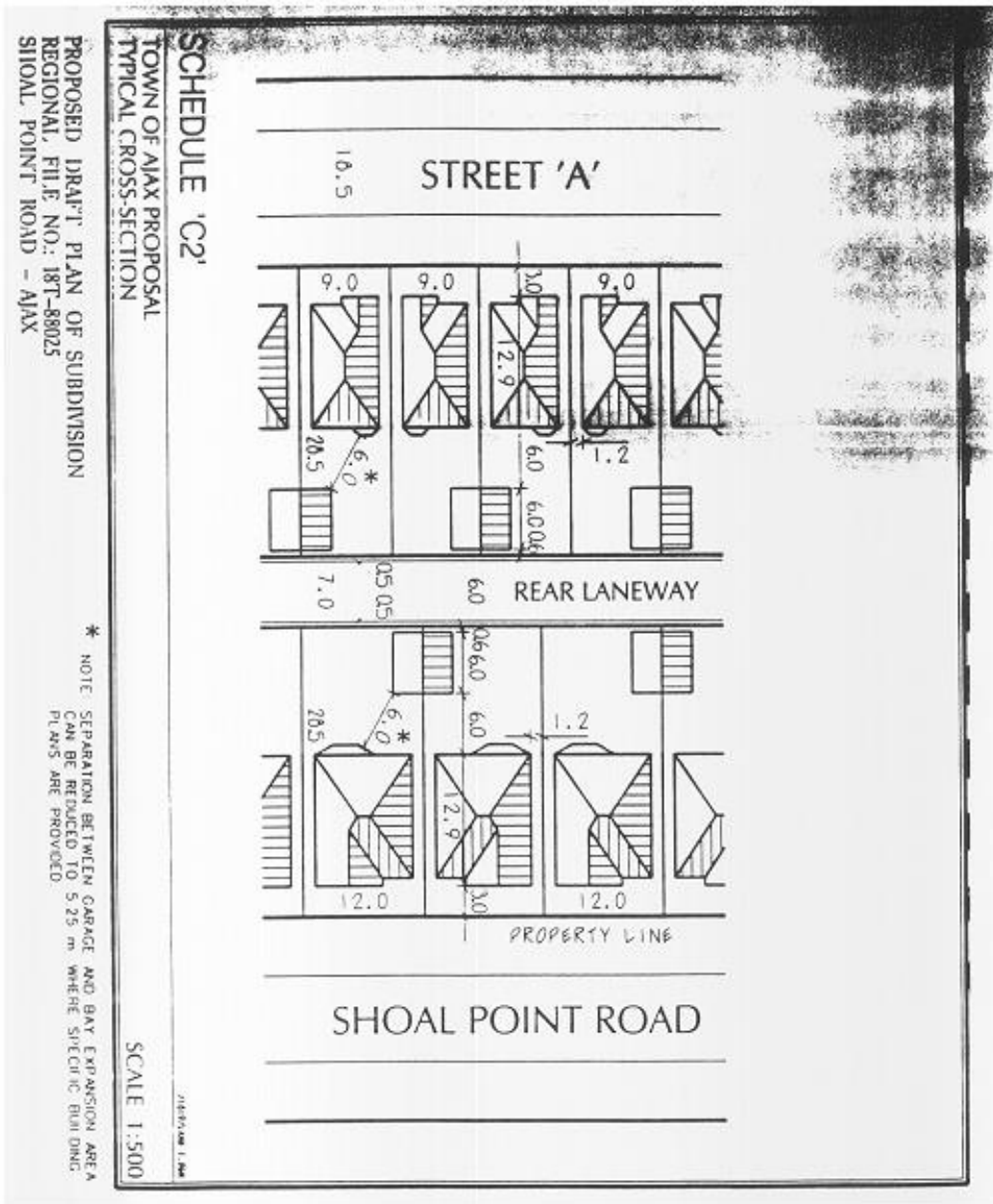
d) Minimum Clearance:

The provisions of Section 4.7 *Daylighting Triangle* shall not apply.



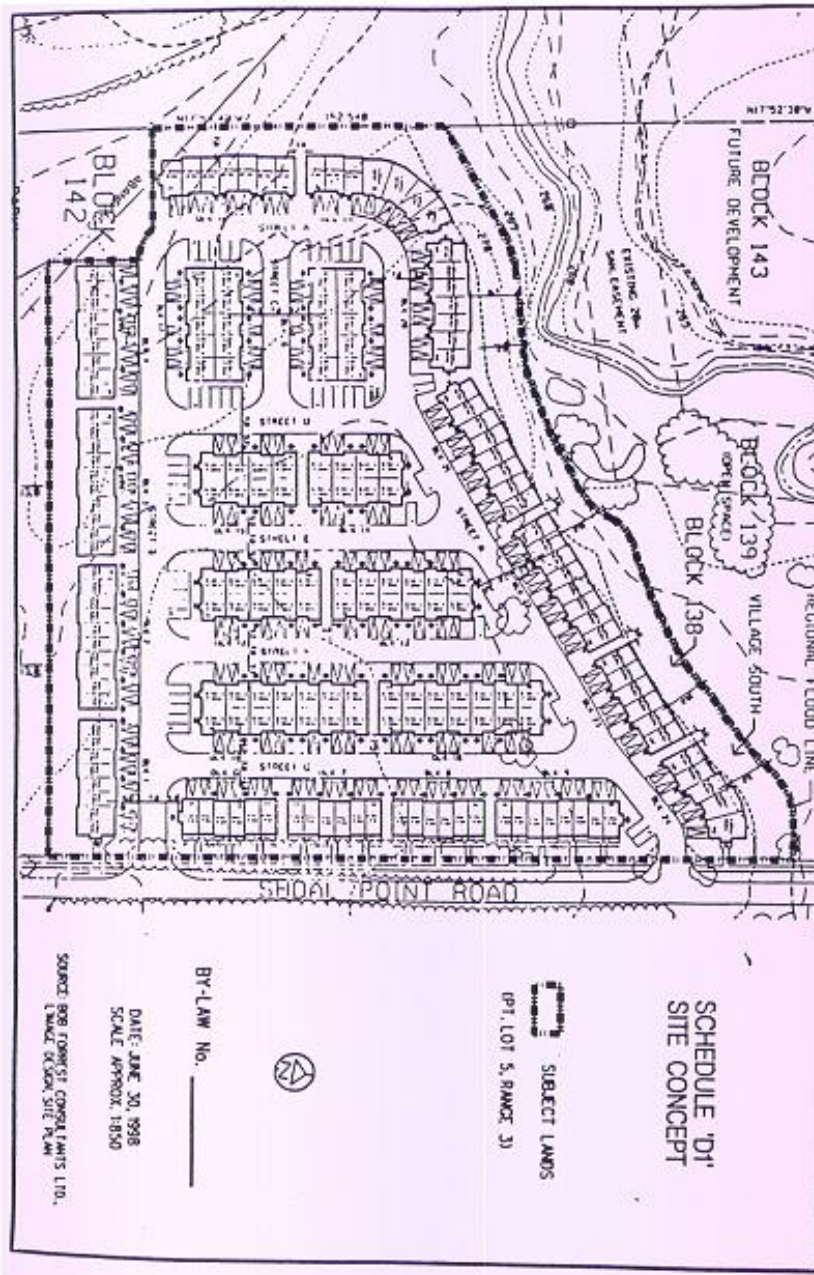
Exception 39 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
39 continued	R1-D, R1-E, R1-F, R2-B, RM6	46	108-98 6-2007	Z20/88, Z4/06



Exception 39 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
39 continued	R1-D, R1-E, R1-F, R2-B, RM6	46	108-98 6-2007	Z20/88, Z4/06



Except as amended herein, all other provisions of this By-law, as amended, shall apply

Exception	Zoning	Map	By-law	File Reference				
40	I-B	18	113-2002	Z1/98				
<p>i) Location: Multi-Use Campus, 1355, 1365, and 1375 Harwood North</p> <p>ii) Legal Description: Part Lot 7, Concession III</p> <p>iii) Additional Uses: Retail and <i>restaurant uses</i> that form part of the <i>principal building</i> and are secondary, accessory or supportive of the predominant use</p> <p>iv) Prohibited Uses: Free standing retail and/or <i>restaurant buildings, drive-thru restaurants</i></p> <p>v) Development Standards:</p> <p style="padding-left: 20px;">a) Maximum Floor Area of Retail Uses: 929.0 m²</p> <p>vi) Other:</p> <p style="padding-left: 20px;">a) Primary access to all retail and <i>restaurant uses</i> shall be obtained from within the <i>principal building</i></p> <p style="padding-left: 20px;">b) Off-street parking facilities shall be provided in accordance with Section 5.10.2, except for the following exceptions:</p> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 40px;"><i>Office and Retail:</i></td> <td style="text-align: right;">1.0 per 25.0 m² of <i>gross floor area</i></td> </tr> <tr> <td style="padding-left: 40px;"><i>Community Centre and Public Portion of a Community Library, Theater, High School:</i></td> <td style="text-align: right;">1.0 per 50.0 m² of <i>gross floor area</i> 0.18 per student and staff member</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					<i>Office and Retail:</i>	1.0 per 25.0 m ² of <i>gross floor area</i>	<i>Community Centre and Public Portion of a Community Library, Theater, High School:</i>	1.0 per 50.0 m ² of <i>gross floor area</i> 0.18 per student and staff member
<i>Office and Retail:</i>	1.0 per 25.0 m ² of <i>gross floor area</i>							
<i>Community Centre and Public Portion of a Community Library, Theater, High School:</i>	1.0 per 50.0 m ² of <i>gross floor area</i> 0.18 per student and staff member							

Exception	Zoning	Map	By-law	File Reference
41	R1-C, R1-D, R2-B, R3, NC, OS	18		Z18/94, Z19/94
<p>i) Location: Northwest corner of Harwood Avenue and Rossland Road</p> <p>ii) Additional Uses: In the 'NC' zone – <i>motor vehicle gas bar</i></p> <p>iii) Other:</p> <p>a) <i>Daylighting Triangle</i> requirements within any residential zone shall not be less than 3.0 metres; and</p> <p>b) The maximum outside width of double garages in the 'R1-C' and 'R1-D' zones shall not exceed 6.1 metres. The maximum outside width of garages in the 'R2-B' zone with <i>lot frontages</i> less than 12.0 metres shall not exceed 5.0 metres</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
42	R1-B, R1-D, R2-A, R3-A	18		Z18/94, Z19/94
<p>i) Location: North of Rossland Road, west of Harwood Avenue, Plan 40M-2116</p> <p>ii) Legal Description: Part Lot 7, Concession III (Draft Plan 18T-94017)</p> <p>iii) Development Standards:</p> <p>a) Minimum Yard:</p> <p>i) Front: Minimum setback for an attached garage 5.5 m</p> <p>b) The minimum <i>interior side yard</i> requirements for <i>detached dwellings</i> in the 'R2-A' zone may range between 0.0 metres and 1.2 metres provided that:</p> <p>i) A minimum of 0.0 metres may apply on one side of the <i>dwelling</i> only;</p> <p>Exception 42 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
42 continued	R1-B, R1-D, R2-A, R3-A	18		Z18/94, Z19/94
<p>ii) The minimum aggregate of both <i>interior side yards</i> shall be 1.2 metres; and</p> <p>iii) The minimum distance between adjacent <i>dwelling</i>s shall be 1.2 metres.</p> <p>iv) Other:</p> <p>a) <i>Daylighting triangle</i> within any residential zone shall not be less than 3.0 metres; and</p> <p>b) Should Block 1 on Draft Plan 18T-94017 be developed for 'R3' uses, no reverse <i>lot frontage</i> or individual <i>driveway</i> access to Street A on Draft Plan 18T-94107 shall be permitted</p> <p>c) The maximum outside width of garages in 'R2-A' and 'R3' zones with <i>lot frontages</i> of 10.6 metres or less shall not exceed 5.0 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference				
43	I-A,/R1-D, R1-C, R1-D, R1-E, LC/R1-E, OS	16	4-2000 117-2004 78-2009 101-2012	Z18/94, Z19/94, Z11/04, SPA6/12				
<p>i) Location: Lands generally bounded by Rossland Road, Westney Road, Harwood Avenue, and Williamson Drive (Nottingham)</p> <p>ii) Legal Description: Part Lots 9 and 10, Concession III (Draft Plan 18T-94018)</p> <p>iii) Additional Uses: <i>Drive-thru facility</i> in the 'LC' – Local Commercial Zone</p> <p>iv) Development Standards:</p> <p>a) Minimum <i>Lot Depth</i>:</p> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 40px;">i) 'R1-C':</td> <td style="text-align: right;">25.0 m</td> </tr> <tr> <td style="padding-left: 40px;">ii) 'R3':</td> <td style="text-align: right;">25.0 m</td> </tr> </table> <p>Exception 43 is continued on the next page.</p>					i) 'R1-C':	25.0 m	ii) 'R3':	25.0 m
i) 'R1-C':	25.0 m							
ii) 'R3':	25.0 m							

Exception	Zoning	Map	By-law	File Reference
43 continued	I-A,/R1-D, R1-C, R1-D, R1-E, LC/R1-E, OS	16	4-2000 117-2004 78-2009 101-2012	Z18/94, Z19/94, Z11/04, SPA6/12

b) Minimum *Yard* – Rear:

- i) Main *building* shall be setback a minimum of 10.0 metres from the 'EP' – Environmental Protection Zone

c) Minimum *Yard* – Front:

- i) In the 'R1-D' and 'R1-E' zones, the minimum *front yard* setback for an attached garage on a street side having a right-of-way width greater than 16.5 metres with a sidewalk shall be 5.0 metres.
- ii) In the 'R1-D' zone, where the opening for vehicular access to an attached garage faces an interior *yard*, the maximum *front yard* setbacks shall be 10.0 metres for the *dwelling unit*, and the *front yard* setback requirement for the attached garage shall be those applicable for the *dwelling unit*.

d) Minimum Distance from Accessory Building:

- i) For *lots* located on Block 71, Draft Plan 18T-94018, accessory *structures* with foundations shall be setback a minimum of 5.0 metres from the 'EP' – Environmental Protection Zone.
- ii) For *lots* located on Blocks 97 and 109 on Draft Plan 18T-94018, accessory *structures* with foundations shall be setback a minimum of 5.0 metres from the survey dripline of the woodlot in Block 117 on Draft Plan 18T-94018.

v) Other:

- a) *Daylighting triangles* within any residential zone shall not be less than 3.0 metres.
- b) The maximum *lot coverage* for bungalows within the 'R1-D' zone shall be 50%.
- c) Within the 'R1-C' and 'R1-D' zones, the maximum outside width of double garages shall not exceed 6.1 metres.
- d) Within the 'R1-E' zones, with frontage(s) less than 12.0 metres, the maximum outside width of garages shall not exceed 5.0 metres.
- e) For the lands known on September 13, 2004 as "Enclave 16", zoned 'R1-E' and for the *lots* within Enclave 16 having frontages of 15.0 metres and greater, the maximum garage width shall not exceed 6.1 metres, and the maximum outside width of double garages shall not exceed 6.1 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
44	EP, R1-D, R1-E, R1-F, OS	9	117-2004 6-2017 59-2017	Z20/94, Z11/04, S-A-2016-01, Z3/16
<p>i) Location: Lands bound by Taunton Road, Westney Road, and Williamson Drive</p> <p>ii) Legal Description: Part Lot 10, Concession III (Draft Plan 18T-94019)</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Depth</i>:</p> <ul style="list-style-type: none"> - 'R1-C' 25.0 m - 'R3' 25.0 m <p>b) Minimum <i>Yard - Rear</i>:</p> <p>i) Main <i>building</i> shall be setback a minimum of 10.0 metres from the 'EP' – Environmental Protection Zone</p> <p>Exception 44 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
44 continued	EP, R1-D, R1-E, R1-F, OS	9	117-2004 6-2017, 59-2017	Z20/94, Z11/04 S-A-2016-01, Z3/16

c) Minimum *Yard* - Front:

- i) In the 'R1-D' and 'R1-E' zones, the minimum *front yard* setback for an attached garage on a street side having a right-of-way width greater than 16.5 metres with a sidewalk shall be 5.0 metres.
- ii) In the 'R1-D' zone, where the opening for vehicular access to an attached garage faces an interior *yard*, the maximum *front yard* setbacks shall be 10.0 metres for the *dwelling unit*, and the *front yard* setback requirement for the attached garage shall be those applicable for the *dwelling unit*.

iv) Other:

- a) *Accessory structures* with foundations setback on *lots* in Block 56 adjacent to woodlot: 2.5 m
- b) The location of *structures* without foundations shall comply with the requirements of this By-law.
- c) All residential *daylighting triangles* shall not be less than 3.0 metres.
- d) The maximum *lot coverage* for bungalows within the 'R1-D' zone shall be 50%.
- e) Within the 'R1-C' and 'R1-D' zones, the maximum outside width of double garages shall not exceed 6.1 metres.
- f) Within the 'R1-E' zone, with frontage(s) less than 12.0 metres, the maximum outside width of garages shall not exceed 5.0 metres.
- g) For Lots 1 to 26 and Lots 71 to 75 on Plan 40M-2055, zoned 'R1-E', the maximum garage width shall not exceed 6.1 metres and the maximum width of double garages shall not exceed 6.1 metres.
- h) For the lands known on September 13, 2004 as "Enclave 13", zoned 'R1-E' and for the *lots* within Enclave 13 having frontages of 12.8 metres and greater, the maximum garage and *driveway widths* shall not exceed 5.7 metres, and the maximum outside width of double garages shall not exceed 6.1 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
45	R1-D, R1-E, R2-B/R1-F, R3/R2-B, OS	9	134-2004 27-2021	Z23/94, Z10/04, Z1/21

i) Location: Southwest quadrant of Harwood Avenue and Taunton Road

ii) Development Standards:

a) Minimum *Lot Depth*:

- 'R1-C': 25.0 m

iii) Other:

a) *Daylighting Triangle* requirements within any residential zone shall not be less than 3.0 metres.

b) The maximum garage and *driveway widths* for single *detached dwellings* in the R1-E and R2-B/R1-F zones shall be governed by the following:

	Maximum <i>Driveway Width</i>	Maximum Garage Width
<i>Lots with frontages 11.9 metres or greater</i>	5.6 m	5.6 m
<i>Lots with frontages less than 11.9 metres</i>	5.2 m	3.0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference										
46	I-A, R1-C, R1-D, R1-E, R2-A, R2-B	15, 16	94-2004 27-2008	Z21/03, Z11/07										
<p>i) Location: East of Ravenscroft Road, north of Rossland Road</p> <p>ii) Legal Description: Part of Lots 11 and 12, Concession 3 (18T-95004)</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Depth</i>:</p> <table border="0"> <tr> <td>i) 'R1-C'</td> <td>25.0 m</td> </tr> <tr> <td>ii) 'R2-B'</td> <td>30.0 m</td> </tr> <tr> <td>iii) 'R2-A'</td> <td>30.0 m</td> </tr> <tr> <td>iv) Block 132, 40M-2215 and Part 1, 40R-24383 when merged:</td> <td>24.0 m</td> </tr> </table> <p>b) Maximum <i>Lot Coverage</i>:</p> <table border="0"> <tr> <td>i) Bungalows in the 'R1-C' and 'R1-D' zones:</td> <td>50%</td> </tr> </table> <p>iv) Other:</p> <p>a) <i>Daylighting triangle</i> within any residential zone shall not be less than 3.0 metres.</p> <p>b) The maximum width of garages in the 'R1-C' and 'R1-D' zones shall not exceed 6.1 metres.</p> <p>c) The maximum width of garages in the 'R1-C' zone with <i>lot frontages</i> of 18.3 metres or greater shall not exceed 8.8 metres.</p> <p>d) The maximum width of garages in the 'R1-D' zone with <i>lot frontages</i> greater than 15.5 metres shall not exceed 7.2 metres.</p> <p>e) The maximum width of garages in the 'R1-E' and 'R2-A' zones with <i>lot frontages</i> less than 11.9 metres shall not exceed 5.0 metres.</p> <p>f) Notwithstanding any other provision of this By-law, the maximum width of a garage on a <i>corner lot</i> in the 'R1-E' zone with <i>lot frontages</i> greater than 12.0 metres shall not exceed 6.1 metres.</p> <p>Exception 46 is continued on the next page.</p>					i) 'R1-C'	25.0 m	ii) 'R2-B'	30.0 m	iii) 'R2-A'	30.0 m	iv) Block 132, 40M-2215 and Part 1, 40R-24383 when merged:	24.0 m	i) Bungalows in the 'R1-C' and 'R1-D' zones:	50%
i) 'R1-C'	25.0 m													
ii) 'R2-B'	30.0 m													
iii) 'R2-A'	30.0 m													
iv) Block 132, 40M-2215 and Part 1, 40R-24383 when merged:	24.0 m													
i) Bungalows in the 'R1-C' and 'R1-D' zones:	50%													

Exception	Zoning	Map	By-law	File Reference
46 continued	I-A, R1-C, R1-D, R1-E, R2-A, R2-B	15, 16	94-2004 27-2008	Z21/03, Z11/07
<p>g) The maximum width of a garage for a <i>semi-detached dwelling</i> in the 'R2-B' zone for <i>lots</i> with frontages of 7.5 metres or greater shall not exceed 3.6 metres.</p> <p>h) The maximum <i>building</i> setback requirements within Section 6.2.4 of this By-law may be measured from the front face of a <i>porch</i> provided the minimum area of the <i>porch</i> is 4.5 m².</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
47	R1-D, R1-F, R2-B, NC, OS	8	42-2004 27-2021	Z2/04 Z1/21
<p>i) Location: South of the Hydro Corridor, west of Westney Road</p> <p>ii) Legal Description: Part of Lot 11, Concession III</p> <p>iii) Other:</p> <p>a) The maximum width of garages in the 'R1-D' zone shall not exceed 6.1 metres.</p> <p>b) In the 'R1-F' zone, the maximum width of garages for a single <i>detached dwelling</i> with a minimum frontage of 9.0 metres shall be 5.0 metres.</p> <p>c) In the 'R1-F' zone, the maximum width of garages for a single <i>detached dwelling</i> with a minimum <i>lot frontage</i> of 11.9 metres shall be 5.6 metres.</p> <p>d) In the 'R2-B' zone, the maximum width of garages for a <i>semi-detached dwelling</i> with a minimum <i>lot frontage</i> of 9.0 metres shall be 5.0 metres.</p> <p>Exception 47 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
47 continued	R1-D, R1-F, R2-B, NC, OS	8	42-2004 27-2021	Z2/04 Z1/21

- e) For Block 12 of Draft Plan of Subdivision 18T-95013 Revised, the following shall apply
- i) Williamson Road shall be deemed to the *front lot line*.
 - ii) The setback to the real *lot line* for a garage accessed via the *rear yard* shall be a minimum of 6.5 metres;
 - iii) The maximum *front yard* setback shall be 11.5 metres.
 - iv) The *daylighting triangle* requirements within Section 4.7 of the By-law do not apply.
- f) The maximum *front yard* setback may be measured to the *porch*, subject to the following:
- i) The minimum depth of the *porch* shall not be less than 1.5 metres.
 - ii) The minimum width of the *porch* shall not be the lesser of 3.0 metres or the entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of the attached *private garage* to the opposite exterior side wall of the *principal building*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference																						
48	R1-D, R1-F, I-A/NC, I-A/R2-B, R3/RM6	15		Z18/97																						
<p>i) Location: Northeast corner of Rossland Road and Ravenscroft Road</p> <p>ii) Legal Description: Part of Lot 12, Concession 3 (18T-97022)</p> <p>iii) Additional Uses: In the 'NC' Zone – Residential street townhousing in accordance with the provisions of the 'R3' zone; <i>office</i>, retail establishment, <i>restaurant</i>, and <i>financial institution</i>.</p> <p>iv) Prohibited Uses: In the 'NC' Zone – Freestanding apartment <i>building</i></p> <p>v) Development Standards:</p> <p>a) Minimum <i>Lot Depth</i>:</p> <table border="0"> <tr> <td>i) 'R1-C':</td> <td>25.0 m</td> </tr> <tr> <td>ii) 'R3':</td> <td>25.0 m</td> </tr> </table> <p>b) Minimum <i>Lot Coverage</i>:</p> <table border="0"> <tr> <td>i) Bungalows in the 'R1-C' and 'R1-D' zones:</td> <td>50%</td> </tr> </table> <p>c) Minimum <i>Yard</i>:</p> <table border="0"> <tr> <td>i) Front 'NC'</td> <td>6.0 m</td> </tr> <tr> <td>ii) Exterior 'NC'</td> <td>6.0 m</td> </tr> </table> <p>d) In the event of a conflict with other performance standards to the lands zoned 'I-A', the following standards will apply:</p> <table border="0"> <tr> <td>i) The minimum depth of the <i>porch</i> shall not be less than 1.5 metres.</td> <td></td> </tr> <tr> <td>ii) Minimum <i>Yard</i>:</td> <td></td> </tr> <tr> <td>- Front:</td> <td>6.0 m</td> </tr> <tr> <td>- Interior Side:</td> <td>7.5 m</td> </tr> <tr> <td>- Exterior Side:</td> <td>6.0 m</td> </tr> <tr> <td>- Rear:</td> <td>3.0 m</td> </tr> </table> <p>vi) Other:</p> <p>a) <i>Daylighting Triangle</i> requirements within any residential zone shall be not less than 3.0 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					i) 'R1-C':	25.0 m	ii) 'R3':	25.0 m	i) Bungalows in the 'R1-C' and 'R1-D' zones:	50%	i) Front 'NC'	6.0 m	ii) Exterior 'NC'	6.0 m	i) The minimum depth of the <i>porch</i> shall not be less than 1.5 metres.		ii) Minimum <i>Yard</i> :		- Front:	6.0 m	- Interior Side:	7.5 m	- Exterior Side:	6.0 m	- Rear:	3.0 m
i) 'R1-C':	25.0 m																									
ii) 'R3':	25.0 m																									
i) Bungalows in the 'R1-C' and 'R1-D' zones:	50%																									
i) Front 'NC'	6.0 m																									
ii) Exterior 'NC'	6.0 m																									
i) The minimum depth of the <i>porch</i> shall not be less than 1.5 metres.																										
ii) Minimum <i>Yard</i> :																										
- Front:	6.0 m																									
- Interior Side:	7.5 m																									
- Exterior Side:	6.0 m																									
- Rear:	3.0 m																									

Exception	Zoning	Map	By-law	File Reference
49	VC1	28	28-99 38-2008	Z12/98, Z01/08

- i) Location: 90 Old Kingston Road
- ii) Legal Description: Lot 19 and Part Lot 20, Plan 11, and Part Lot 48 Plan 73
- iii) Other:
 - a) No on-site parking shall be required.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

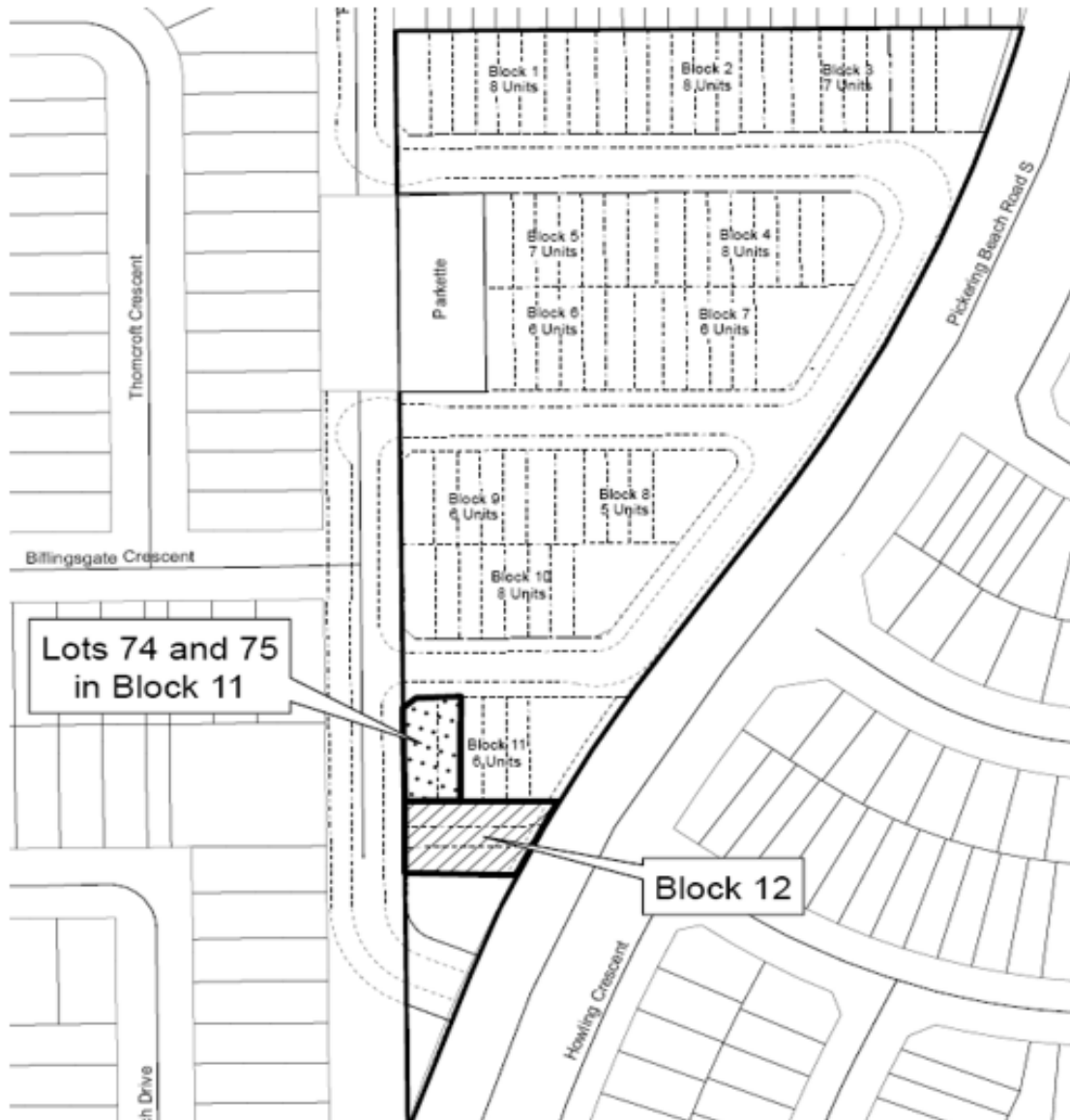
Exception	Zoning	Map	By-law	File Reference
50	RM6	46	58-2002	Z5/02
<p>i) Location: Southeast corner of Shoal Point Road and Bayly Street</p> <p>ii) Legal Description: Part Lot 5, Broken Front Concession, Range III</p> <p>iii) Development Standards:</p> <p>a) Minimum Yard:</p> <p>i) Front:</p> <ul style="list-style-type: none"> - Units fronting Bayly Street 3.0 m - Units flanking Bayly Street 2.0 m <p>ii) Interior Side:</p> <ul style="list-style-type: none"> - West property line: 7.5 m - East property line: 10.0 m <p>iii) Exterior Side:</p> <ul style="list-style-type: none"> - Rear - South property line: 10.0 m <p>b) Minimum Private Road Width: 6.0 m</p> <p>c) Maximum GFA as a % of Lot Area 50%</p> <p>d) Minimum Floor Area per Dwelling Unit: 120.0 m²</p> <p>e) Minimum Parking: 2 spaces per residential dwelling</p> <p>iv) Other:</p> <p>a) The delineation between the 'RM6' – Residential Zone and 'EP' – Environmental Protection Zone shall be represented by the Regional Floodline or the stable top-of-bank or 10.0 metres from the watercourse, whichever line is further from the watercourse.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
51	R2-B	45	151-2009	Z9/99, Z10/07

- i) Location: South of Bayly Street between *existing* and re-aligned Pickering Beach Road
- ii) Legal Description: Part Lot 6, Broken Front Concession, Range III
- iii) Development Standards:
 - a) Minimum *Lot Depth*: 27.0 m
 - b) Maximum *Lot Coverage*: 59 %
 - c) Minimum *interior side lot line* setback to an exterior side wall of all street townhouse end units in Block 12, as identified on the schedule below: 0.75 m
 - d) Minimum setback from *rear lot line* for lots 74 and 75 in Block 11, as identified on the schedule below: 6.5 m
- iv) Other:
 - a) The residential *daylighting triangles* shall not be less than 3.0 metres.
 - b) The provisions of Section 6.2.3 – Garage Requirements, shall not apply.
 - c) *Dwelling units* on lots where the front and rear *lot lines* abut a public road (*through lots*) shall be designed as double front units, where the street facing facades present a frontal expression including a front door(s), windows, and a *porch*.
 - d) For all *through lots*, the *front yard* shall be the *yard* facing the thoroughfare having the greater road right-of-way width.
 - e) For all *through lots*, no fencing is to be erected in the *front yard*, and no fencing higher than 1.0 metre shall be erected in a *rear yard* or in a *yard* abutting an Open Space zone.
 - f) No air conditioning units shall be permitted in a front or *exterior side yard*.
 - g) A maximum of one satellite dish shall be permitted for each residential unit.
 - h) No *accessory buildings* shall be permitted on a *through lot*.

Exception 51 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
51 continued	R2-B	45	151-2009	Z9/99, Z10/07



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
52	UC	31	97-2002	Z25/01
<p>i) Location: Northwest corner of Harwood Avenue and Kingston Road</p> <p>ii) Legal Description: Plan 40M-1518, Block 118</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Yard</i>:</p> <p>i) Western property line: 22.0 m</p> <p>ii) Northern property line (Abutting Ducatel Crescent and the residential property line along the east leg of Ducatel Crescent): 16.0 m</p> <p>b) Maximum <i>Building Height</i>: 12.0 m</p> <p>i) Along Ducatel Crescent, Harwood Avenue, and Kingston Road. 9.0 m</p> <p>iv) Other:</p> <p>a) <i>Buildings</i> and/or patios may extend 6.0 metres into the landscape strip along Kingston Road.</p> <p>b) No <i>parking space, driveway</i> or drive-thru shall be permitted between any proposed <i>building</i> located within 50.0 metres of Kingston Road and the Kingston Road landscape strip.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
53	EP, GC(H), GE, PE	40	56-2000 95-2003	Z16/99
<p>i) Location: 348 Bayly Street East</p> <p>ii) Legal Description: Part of Lot 5, Concession I</p> <p>Exception 53 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
53 continued	EP, GC(H), GE, PE	40	56-2000 95-2003	Z16/99

iii) Additional *Uses*: Farmer's Market

iv) Development Standards:

a) Minimum *Yard*:

i) Front:

6.0 m

v) Other:

a) A farmer's market shall not exceed 1,324.0 m² of *gross leasable floor area*.

b) Minimum landscape strip along the north side of Bayly Street East shall be 6.0 metres.

c) Minimum setback for any *building, structure* or paved surface from the regulatory floodline and the drip-line surveyed on March 23, 2002 shall be 10.0 metres.

d) *Parking spaces, driveways* and drive-thru *lanes* shall not be permitted between Bayly Street and a *building* other than the main *building* on site.

e) All garbage storage areas on the Subject Lands shall be enclosed and designed to be part of the commercial *building*, and not provided by way of a free-standing garbage enclosure.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
54	DCA/I	44, 50	89-2000 86-2005	Z8/00, Z6/05, OPA No. 20

i) Location: 601 Harwood Avenue South

ii) Legal Description: Part Lot 8, Range 3

iii) Additional *Uses*: *Office uses*

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
55	PE, GE	40, 46, 55, 61	90-2000	Z9/00
<p>i) Location: 500 Bayly Street East</p> <p>ii) Legal Description: Part Lots 3 and 4, Concession I</p> <p>iii) Additional <i>Uses</i>: In the 'PE' Zone: <i>Art gallery</i>, live theatre, museum, parking deck as an <i>accessory use</i>, public <i>library</i>, garden center, boat sales establishment, and snow vehicle sales establishment</p> <p>iv) Development Standards:</p> <p>a) Minimum Landscape Area: A minimum of 60% of the <i>yard</i> of each block facing Highway 401 be landscaped</p> <p>v) Other:</p> <p>a) The following <i>building</i> setbacks from the railway right-of-way shall apply:</p> <p>i) 30.0 m in the case of institutional, commercial, recreational and/or similar <i>uses</i>;</p> <p>ii) 15.0 m in the case of industrial, automobile service, warehousing, distribution centers, parking deck and/or similar <i>uses</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
56			12-2001 86-2005	Z23/00
<p>i) Location: 65 Harwood Avenue South</p> <p>ii) Legal Description: Part Block A, Plan 510</p> <p>Exception 56 was deleted by By-law 86-2005 on July 7, 2005.</p>				

Exception	Zoning	Map	By-law	File Reference
57	DCA/MU	44	42-2005 86-2005	S-A-2004-03, Z14/04, Z6/05, OPA No. 20

- i) Location: 100 Bayly Street West
- ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Plan 480
- iii) Development Standards:
 - a) Minimum Lot Frontage:
 - For all *lots*/blocks fronting onto Bayly Street: 5.2 m
 - For all *lots*/blocks fronting onto an Open Space Zone: 4.4 m
 - b) Minimum Lot Depth: 20.0 m
 - c) Minimum Yard:
 - Front: 1.2 m
 - Exterior Side: 1.2 m
 - d) *Porch* Projection permitted in any yard: 1.8 m
- iv) Other:
 - a) The maximum garage door width is 2.44 metres.
 - b) A front door and a *porch* shall be provided in front of all *dwelling units* abutting an Open Space Zone.
 - c) The *daylighting triangle* requirements for Residential zones within Section 4.7.1 of this By-law shall apply.
 - d) A maximum of 10 *dwelling units* may be attached side-by-side in a *street townhouse dwelling* or *live-work unit dwelling*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
58	DCA/MU	38, 44	32-2001 65-2004 86-2005 86-2025	Z6/04, Z6/05, OPA No. 15, OPA No. 20, OPA24-A16, Z20/24

- i) Location: Harwood Plaza
- ii) Legal Description: Parts 1 to 5, Plan WR-266
- iii) Additional Uses: *Drive-Thru Restaurant and Drive-Thru Facility* where the drive-thru consists of only one *queuing lane* leading to only one service window per tenant
- iv) Development Standards:
 - a) Yard Requirements:
 - i) For all lands between 76.0 metres and 100.0 metres south of Hunt Street, abutting Harwood Avenue South, a *Build-Within Zone* of 0.0 to 11.0 metres shall apply for all *buildings* less than 1,200.0 m² in *ground floor area*, provided that such *buildings* are associated with an outdoor patio located between the east *building wall* and Harwood Avenue South.
 - ii) For all lands more than 100.0 metres south of Hunt Street, abutting Harwood Avenue South, a *Build-Within Zone* of 0.0 to 7.0 metres shall apply to any portion of a *building* where an outdoor patio is located between the east *building wall* and Harwood Avenue, for all *buildings* less than 1,200.0 m² in *ground floor area*.
 - iii) A minimum of 0.0 metres and a maximum of 5.0 metres from Bayly Street West.
 - iv) A minimum of 0.0 metres and a maximum of 6.0 metres from the east limit of the future southerly extension of Commercial Avenue.
 - b) Minimum Landscape Area:
 - i) A minimum 3.0 metre landscape strip shall be provided along Hunt Street, Harwood Avenue South, Bayly Street West, and the future extension of Commercial Avenue, except where such a strip contains *buildings* or an outdoor patio.

Exception 58 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
58 continued	DCA/MU	38, 44	32-2001 65-2004 86-2005 86-2025	Z6/04, Z6/05, OPA No. 15, OPA No. 20, OPA24-A16, Z20/24

v) Other:

- a) *Lot lines* which abut Hunt Street, Harwood Avenue South, Bayly Street West, and the east limit of the future southerly extension of Commercial Avenue shall be deemed to be *front lot lines*.
- b) Free-standing commercial *buildings* with less than 280.0 m² of *gross leasable floor area* shall not be permitted, unless the *building* that is less than 280.0 m² of *gross leasable floor area* is physically connected to another *building* by a shared loading/service court that is screened from view from the street such that the total *ground floor area* of the resulting *structures* is not less than 600 square metres.
- c) Drive-thru access, parking, *driveways* or other service related components shall not be permitted in any part of a *building's front yard* that is located between the front face of the *building* and the *front lot line*.
- d) The minimum number of vehicular spaces within a stacking *lane* behind the order board for a *drive-thru restaurant* shall be 5.
- e) No drive-thru shall be associated with any *building*, or part thereof, located within 70.0 metres of the Bayly Street West road right-of-way.
- f) No drive-thru shall be permitted within 30.0 metres of a residential mixed-use development site or a single-use residential development site.
- g) No part of any drive-thru *queuing lane* before the service window shall be located within 12.0 metres of a *lot line* abutting a public street, unless the *building* where the service window is provided is a single-use, free-standing *building* located between 76.0 metres and 100.0 metres south of Hunt Street, adjacent to Harwood Avenue South.
- h) A total of 3 drive-thrus, regardless of type, shall be permitted.
- i) Until the dedication of the future Commercial Avenue extension to the Town of Ajax, Section 4.12.2 ii) of this By-law shall not apply.

Exception 58 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
58 continued	DCA/MU	38, 44	32-2001 65-2004 86-2005 86-2025	Z6/04, Z6/05, OPA No. 15, OPA No. 20, OPA24-A16, Z20/24

- j) A maximum of 5.4 *parking spaces* per 100.0 m² of *gross floor area* shall be permitted for the exclusive purpose of a *shopping centre*;
- k) Notwithstanding Section 6.9.2.1 i)b) of this By-law, a Master Concept Development Plan shall not be required to be submitted for extensions or expansions of *buildings* that are *existing* and/or site plan approved as of September 30, 2005, provided that the amount of new *ground floor area* of the particular extension/expansion does not exceed the lesser of the following:
 - i) An amount which would double the *ground floor area* of the parent *building*; or,
 - ii) A maximum 6,040.0 m² for the purpose of a supermarket, provided that the supermarket existed prior to July 14, 2003 as part of a *shopping centre*, and a maximum of 3,700.0 m² in all other instances.
- l) Minimum width of a drive aisle adjacent to no parking spaces: 6.5 m
- m) A minimum of 2.5 parking spaces per 100.0 m² of gross floor area shall be required for the exclusive purpose of a *shopping centre*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
59	RM5	31	33-2001 61-2022 23-2025	Z22/00, SP14/03, Z6/20, SP14/20, Z2/25

- i) Location: Lands south of Sheldon Drive, north of Tasker Crescent, east of Dominy Drive, on the west side of Old Harwood Avenue, including the lands municipally known as 290 Old Harwood Avenue.
- ii) Legal Description: Part of Lot 9, Concession 2 Pickering, Part 2, Plan 40R-24058 Durham Standard Condominium Plan No. 198.

Exception 59 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
59 continued	RM5	31	33-2001 61-2022 23-2025	Z22/00, SP14/03, Z6/20, SP14/20, Z2/25

iii) Maximum Number of Units:

- a) 48 *Block Townhouse Dwellings*; and
- b) 121 *dwelling units* within a *Senior Citizens' Apartment*.

iv) Development Standards:

Block Townhouse Dwellings

a) Maximum Yard:

- i) 7.5 metres from south, west and north *lot lines*
- ii) 3.0 metres from Old Harwood

b) Minimum Parking:

- i) Residents: 1.0 space per unit
- ii) Visitors: 0.25 space per unit

Senior Citizens' Apartment

For the purposes of this Exception, a *senior citizens' apartment*, shall mean an apartment *building* for seniors which may include common facilities for the preparation, serving and consumption of meals, and may also include common areas, indoor and outdoor recreation facilities, and respite care facilities where such *uses* and activities are provided only for residents.

a) Minimum Setback from *Front Lot Line* (Old Harwood Avenue):

- i) *Senior citizens' apartment* 2.0 m
- ii) Underground parking garage 2.0 m

b) Minimum Setback from *Exterior Side Lot Line* (Bantham Lane):

- i) *Senior citizens' apartment* 1.2 m
- ii) Underground parking garage 1.0 m

Exception 59 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
59 continued	RM5	31	33-2001 61-2022 23-2025	Z22/00, SP14/03, Z6/20, SP14/20, Z2/25

- c) Minimum Setback from *Interior Side Lot Line* (North Property Line):
- i) Senior citizens' apartment 13.5 m
 - ii) Underground parking garage 1.2 m
 - iii) Underground parking garage (for the westerly 36.0 metres of the subject lands) 4.0 m
- d) Minimum Setback from *Rear Lot Line* (West Property Line):
- i) *Senior citizens' apartment* 6.0 m
 - ii) Underground parking garage 0.7 m
- e) Minimum Ground Floor *Height*: 4.4 m
- f) Maximum *Height*: 6-storeys/26.0 m⁽¹⁾
- g) Maximum *Lot Coverage*: 47%
- h) Minimum Parking: 0.66 parking spaces per *dwelling unit* for the use of residential occupants and visitors
- i) Minimum Two-Way Drive Aisle Width: 6.5 m
- j) Minimum Number of Required *Loading Spaces*:
Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 *loading space* is required. All other applicable provisions of Section 5.13 shall apply to such *loading space*.

Exception 59 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
59 continued	RM5	31	33-2001 61-2022 23-2025	Z22/00, SP14/03, Z6/20, SP14/20, Z2/25

- k) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings or structures*.
- (1) The maximum *height* (measurement included in metres) shall be measured to the tallest point of any rooftop penthouse. The proposed rooftop penthouses are not considered a storey and shall not exceed 20% of the floor area of the rooftop.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
60	PE	27, 28, 34, 35	88-2001	Town Initiated, OPA 01-A1

- i) Location: Southeast quadrant of Notion Road and Kingston Road
- ii) Permitted *Uses*: Banquet facilities, commercial fitness center, indoor recreational establishment; *personal service shop*, research and development facility, distribution center, convention center; and private recreational facility
- iii) Prohibited *Uses*: *Commercial school, school*, day care center, child care facility, any development which includes the storage, handling, production or *use* of a chemical, flammable, explosive, toxic, corrosive, other dangerous material and the treatment, collection or disposal of sewage, railway trackage for industrial purposes, automobile salvage or recycling facility or any similar operation, garbage sorting station, transfer station, recycling depot, or any waste management operation or facility
- iv) Development Standards:
- a) Minimum *Yard*:
- i) Front: 4.5 m

Exception 60 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
60 continued	PE	27, 28, 34, 35	88-2001	Town Initiated, OPA 01-A1
ii) Any <i>yard</i> adjacent to an 'EP' – Environmental Protection Zone:				6.0 m
b) Minimum Landscape Area:				
Minimum landscape Strip adjacent to Highway 401:		20.0 m	<i>Buildings</i> may encroach 3.0 metres into the landscape strip provided parking, servicing, or loading facilities shall not be permitted between any <i>building</i> and Highway 401	
Minimum landscape strip adjacent to Notion and Orchard:		6.0 m	May be reduced to 3.0 metres if the total landscaped area is greater than 10% of the area of the <i>lot</i> .	
Minimum landscape strip adjacent to the 'EP' zone:		6.0 m	May be reduced to 3.0 metres if the total landscaped area is greater than 10% of the area of the <i>lot</i> .	
Minimum <i>interior side yard</i> and rear <i>yard</i> landscape strips:		4.5 m	May be reduced to 3.0 metres if the total landscaped area is greater than 10% of the area of the <i>lot</i> .	
Minimum landscape requirement		10% of the area of the <i>lot</i>		
Minimum landscape strip where parking areas of neighbouring properties abut in the side or rear <i>yards</i>		6.0 m		
c) Servicing and Loading:				
i) Servicing and loading areas shall be located in the rear or <i>side yard</i> only. Such areas shall be screened from public view <i>thru</i> architectural screening, landscape buffering, berming or a combination of these treatments				
Exception 60 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
60 continued	PE	27, 28, 34, 35	88-2001	Town Initiated, OPA 01-A1

v) Other:

- a) This by-law shall not prevent the *use* of any lands or part thereof, *buildings* or *structures* for any purpose if any part of such lands, *buildings* or *structures* were lawfully used for such purpose immediately prior to the passing of this by-law, so long as it continues to be used for that purpose. In addition to the foregoing, *existing* permitted *gross floor area* as of the date of the passing of this by-law used for purposes not otherwise permitted in the Prestige Industrial (M1) Zone or By Section 11.213(1) in By-law 35-77, as amended, shall be permitted to expand up to 25%, provided the *use* of the increased floor area is the same as the *existing use*, and provided all other requirements of this by-law can be met, at the following locations:

Property	Legal Description
39 Notion Road	R.P. 40R-17474, Parts 2, 3, 6, 7
43 Notion Road	R.P. 40R-17474, Parts 1, 4, 5
57A Notion Road	R.P. 40R-17529, Parts
57 Notion Road	R.P. 40R-17529, Parts 6,7
81 Notion Road	R.P. 40R-1598, Parts 1, 2
91 Notion Road	R.P. 40R-7228, Parts 1, 2, 3, 4, 5, 6
77/83 Orchard Road	Con. I, Pt. Lot 16, R.P. 40R-5117, Parts 1, 2 and RP. 40R-5962, Part 1 and Part of Road Allowance between Lots 16 and 17, and R.P. 40R-5331 Parts 1, 2, 3.
109 Orchard Road	R.P. 40R-1598, Part 3

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
61	PE	40	69-2001 90-2006 50-2013	Z1/01, Z8/06, OPA 06-A3, Z4/13

- i) Location: Southeast corner of Chambers Drive and the easterly leg of Beck Crescent
- ii) Legal Description: Part of Lot 1, Concession 5; Parts 1 to 5 of Plan 40R-21149
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: *Drive-Thru Facility, Drive-Thru Restaurant, Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility, and Warehouse/Distribution Centre*

Free-standing forms of the following: *Financial Institution, Restaurant, Personal Service Shop, and Service or Repair shop*
- v) Development Standards:
Notwithstanding any other section of this By-law, the following development standards shall apply:
 - a) Minimum Gross Floor Area:
 - i) Minimum Gross Floor Area: 600.0 m²
 - ii) Minimum Upper Floor Area:
 - Where the minimum required *building height* is two storeys, the second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600 square metres, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 square metres shall be required.
 - Where the minimum required *building height* is three storeys, the second and third storeys shall have a combined minimum floor area equal to 50% of the *ground floor area* of the *building*, or 1,200 square metres, whichever is greater.

Exception 61 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
61 continued	PE	40	69-2001 90-2006 50-2013	Z1/01, Z8/06, OPA 06-A3, Z4/13

Notwithstanding the above noted Minimum Upper Floor Area requirements, in cases where the uppermost storey needed to meet the minimum *building height* requirement consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the upper storey in question shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* equipment.

b) Minimum *Floor Space Index* (FSI): 0.2

c) Minimum *Lot Coverage*:

- *Building Area*: 20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of 15% of the *lot area*. However, in instances where an urban square is provided between the *principal building* and a street corner, the area of the urban square, up to an amount not exceeding 5% of the total *lot area*, **may** be considered as a substitute for *Building Area*, in lieu of actual *building coverage*.

d) Minimum *Building Height*:

- i) Non-corner *buildings* fronting onto Chambers Drive or Beck Crescent: 2 storeys and 6.0 m
- ii) Corner *buildings* at the intersection of Chambers Drive and Beck Crescent: 2 storeys and 9.0 m

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

e) Minimum Built Frontage within a *Build-Within Zone*:

- i) 50% of the *lot frontage* along an arterial or collector road;

Exception 61 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
61 continued	PE	40	69-2001 90-2006 50-2013	Z1/01, Z8/06, OPA 06-A3, Z4/13

- ii) 40% of the *lot frontage* along a local road; or
- iii) Provided that the *building* has a *Gross Floor Area* of at least 3,800 square metres shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front and/or *exterior side lot line*

However, notwithstanding the above, where the *lot* is a *corner lot* and an urban square is developed between the *principal building* and the street corner, the street frontage of the urban square **may** be considered equivalent to a length of *building* façade in terms of contributing to the required minimum built frontage.

f) *Front Yard and Exterior Side Yard Build-Within Zones:*

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the front and *exterior side lot lines*.
- ii) In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building "corner"*) shall be built within 3.0 to 12.0 metres of the *daylighting triangle/corner rounding*. An exception to this requirement shall be in the event that an urban square is developed between the *principal building* and the street corner, in which case at least 50% of that part of the perimeter of the urban square which is not adjacent to a street edge or sight triangle/corner rounding shall abut a *building* façade.

The *Build-Within Zone* does not apply to *accessory buildings or structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

g) Parking:

Exception 61 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
61 continued	PE	40	69-2001 90-2006 50-2013	Z1/01, Z8/06, OPA 06-A3, Z4/13

- i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*. Where the *build-within zone* extends along a front and/or *exterior side lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.
- vi) Other:
- a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.
- b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*
- c) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards
- i) Minimum *Gross Floor Area*: 3,800.0 m²
- ii) Minimum *Building Height*: 3 storeys
- iii) Maximum *Lot Area*: 1.91 ha
- iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.
- v) No *outdoor storage* or display of vehicles associated with ancillary used *motor vehicle* sales shall be permitted.
- vi) No outdoor vehicle storage areas shall be visible from the traveled portion of Highway 401 or Salem Road.
- Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

Exception 61 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
61 continued	PE	40	69-2001 90-2006 50-2013	Z1/01, Z8/06, OPA 06-A3, Z4/13

d) Interim Non-Compliance With Respect to Built Frontage, *Lot Coverage* and Density (FSI) Requirements:

i) Extensions/Expansions of Existing Non-Complying Development

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, extensions or expansions of *existing non-complying* development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that:

- The intent of the Official Plan is met; and
- The *building* extension or expansion is designed and sited in a manner which demonstrates, to the satisfaction of the Town, that the development of the site is moving toward a greater level of compliance with all applicable regulations of this By-law, and does not preclude or hinder the ability to ultimately achieve compliance. In this regard, a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions shall be submitted for approval by the Town. This plan shall demonstrate that the proposed extension or expansion shall protect for the ability of progressive intensification on the site to ultimately achieve Compliance. It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

Exception 61 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
61 continued	PE	40	98-86 90-2006 50-2013	Z1/01, Z8/06, OPA 06-A3, Z4/13

ii) Phasing of New Development on Vacant Sites:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density (FSI), built frontage and *lot coverage* provisions contained in this By-Law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Accordingly, in instances where a development on a vacant site larger than 2.0 hectares is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density (FSI) provision of sub-section (v) above shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement.

It is understood that the Master Concept Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

- e) A minimum 5.0 metre setback from the staked and surveyed drip-line of the adjacent woodlot to the south shall be required from any *building, structure* or paved surface.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
62	VC1	29	86-2001	Z5/01
<p>i) Location: 362 and 368 Kingston Road West</p> <p>ii) Legal Description: Part of Lot 12, Concession II</p> <p>iii) Development Standards:</p> <p>a) Maximum <i>Yard</i>:</p> <p>i) Interior Side: 6.0 m</p> <p>ii) Rear: 9.0 m</p> <p>b) Minimum Landscape Area: A 3.0 metre <i>landscaped buffer</i> shall be provided adjacent to low density residential <i>uses</i></p> <p>iv) Other:</p> <p>a) A 1.8 metre privacy fence shall be provided adjacent to low density residential <i>uses</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
63	PE(H)	35	88-2001	
<p>i) Location: 75 Orchard Road</p> <p>ii) Legal Description: Parts 1 and 4, Plan 40R-9920</p> <p>iii) Additional <i>Uses</i>: Contractor's <i>yard</i> and open storage</p> <p>iv) Other:</p> <p>a) A contractor's <i>yard</i> and open storage shall be permitted in accordance with Section 6.4.1(3) of this By-law, provided that any open storage area is not located within any required landscaping strip.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
64	UC	32	99-2001	Z3/01

- i) Location: Northwest corner of Salem Road and Kingston Road
- ii) Legal Description: Part of Lot 7, Concession II
- iii) Development Standards:
 - a) Minimum *Lot Line*:
 - i) Southern: 9.0 m
 - ii) Eastern: 2.0 m
 - iii) Northern: 12.0 m
 - iv) Western: 2.0 m
 - b) Minimum Landscape Area:
 - i) Landscape strip adjacent to Salem Road and Ringer Road 3.0 m
 - c) Minimum Parking:
 - i) 1 space per 21.1 m² of *gross leasable floor area*
 - ii) Minimum *parking space* depth of 5.5 metres
- iv) Other:
 - a) The minimum required floor area for any *building* shall be 2,000.0 m².
 - b) No *parking space, driveway* or drive-thru shall be permitted between the proposed southerly *building* and the Kingston Road/Salem Road landscape strip.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
65	DCA/MU	44	66-2004 42-2005 86-2005	S-A-2004-03, Z14/04, Z6/04, OPA No. 20

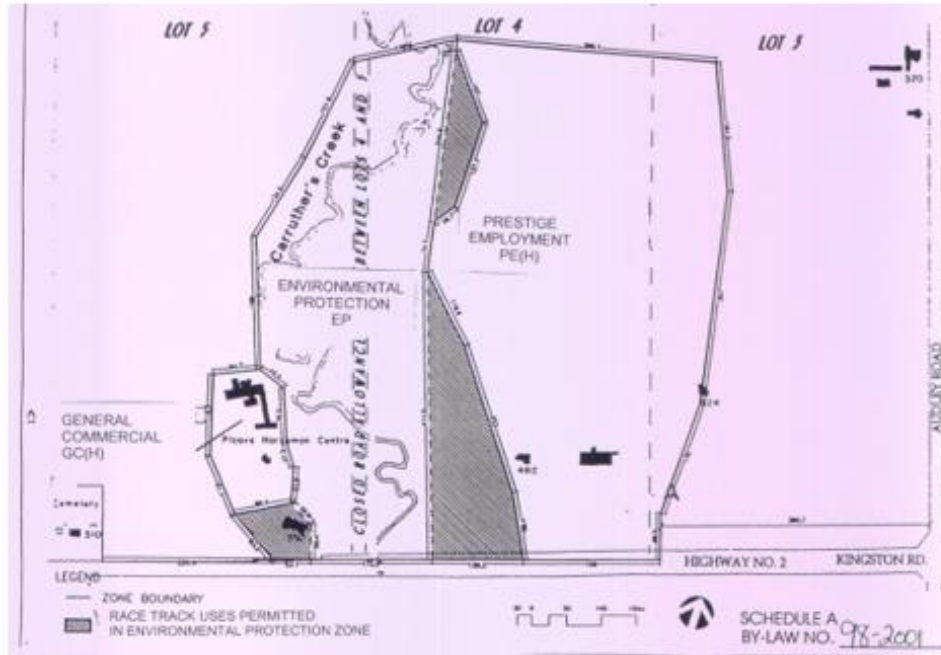
- i) Location: 100 Bayly Street
- ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Plan 480
- iii) Development Standards:
 - a) Minimum *Lot Frontage*: 4.6 m
 - b) Minimum *Lot Depth*: 20.0 m
 - c) Maximum *Yard*:
 - *Front yard setback to a porch*: 4.5 m
 - d) Maximum *Porch Projection*:
 - *Within a Front Yard*: 1.8 m
 - *Within an Exterior Side Yard*: 1.8 m
- iv) Other:
 - a) The maximum garage door opening shall not exceed 50% of the frontage of any *lot*.
 - i) A front door and a *porch* shall be provided in front of all *dwelling units* abutting an Open Space Zone.
 - ii) The *daylighting triangle* requirements for Residential zones within Section 4.7.1 of this By-law shall apply.
 - iii) A maximum of 11 *dwelling units* may be attached side-by-side in a *street townhouse* or *live-work unit dwelling*, having a maximum *dwelling* width of 53.0 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
66	PE, EP	19, 25, 26, 32, 33	94-2001	Z7/99
<p>i) Location: Part of Lot 6, Concession II</p> <p>ii) Additional Uses: In the PE' Zone – Convention centers, research and development, and stormwater management facilities</p> <p>iii) Development Standards:</p> <p>a) Minimum Lot Area: 0.2 ha</p> <p>b) Maximum Yard:</p> <p>- Interior Side: 3.5 m</p> <p>iv) Other:</p> <p>a) For those lots or blocks that do not abut Salem Road and/or Rossland Road, any 'GE' Zone use, as described in Section 6.4.1 may be permitted.</p> <p>b) Outside storage shall not be permitted in any yard facing Salem Road and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
67	EP	26, 33	98-2001 122-2008	Z24/00
<p>i) Location: North of Kingston Road, west of Audley Road</p> <p>ii) Legal Description: Part of Lot 3, 4, and 5, Concession II</p> <p>iii) Additional Uses: A portion of a racetrack oval and chute, a trail and exercise area for race horses, parking area and a stormwater management pond within the hatched area identified below.</p> <p>Exception 67 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
67 continued	EP	26, 33	98-2001 122-2008	Z24/00



Except as amended herein, all other provisions of this By-law, as amended, shall apply

Exception	Zoning	Map	By-law	File Reference
68	PE	26, 33 60	98-2001 122-2008 93-2015 73-2019	Z24/00 Z5/15

- i) Location: North of Kingston Road, west of Audley Road
- ii) Legal Description: Part of Lot 3, 4, and 5, Concession II
- iii) Additional Uses: Racetrack and *gaming establishment*
- iv) Prohibited Uses: *Dwelling Unit*
- v) Development Standards:
 - a) Minimum Lot Frontage: 30.0 m

Exception 68 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
68 continued	PE	26, 33 60	98-2001 122-2008 93-2015 73-2019	Z24/00 Z5/15

b) *Minimum Yard:*

- Interior Side (*west lot line*): 0.0 m
- Exterior Side (*east lot line*): 10.0 m
- Rear (*north lot line*): 9.0 m

vi) *Other:*

- a) A "*Gaming Establishment*" shall mean *premises* accommodating up to 800 *slot machines*, together with related *restaurants*, lounges, administrative *offices* and other *accessory uses*. For the purposes of this definition, a "*Gaming Establishment*" shall not include a bingo parlour or any other casino-type game or *use*.
- b) A "*Racetrack*" shall mean an oval race course with starting chutes including a betting theatre; pari-mutuel lobby, together with appurtenances for the conduct of horse races; a grandstand; *restaurants*; lounges and administrative *office*; a museum; retail space for the sale of racetrack and tourist-related merchandise; and areas and facilities for stabling, grooming, training and showing of horses; accommodation for staff, the parking of *motor vehicles* and horse vans; and storage facilities for feed, straw, equipment and accessories.
- c) A "*Slot machine*" shall mean any coin, token or slug-activated automatic machine, the results of the operation of which are a matter of chance or uncertainty to the operator.
- d) The *gross floor area* of all *accessory buildings* shall not exceed 10 percent of the area of the *lot*. Such *buildings* shall not exceed three storeys in *height*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
69	UC	31	145-2001	Z17/00
			59-2004	Z19/03
			82-2004	Z6/04
			23-2025	Z2/25

- i) Location: East side of Harwood Avenue between Mandrake Street and Doric Street
- ii) Legal Description: Part of Lots 88, 89 and 90, Plan M-377
- iii) Permitted Uses: *Art gallery, financial institution, office, day care facility, apartment dwelling, block townhouse dwelling, street townhouse dwelling, restaurant but not a drive-thru facility, commercial fitness center, hotel, library, personal service shop, place of worship, commercial school, retail convenience store, retail establishment, seniors citizen residence, and parking lot*
- iv) Development Standards:
 - a) Minimum Lot Frontage:
 - On Harwood Avenue: 45.0 m
 - b) Minimum Lot Area: 0.4 ha
 - c) Minimum Rear Yard:
 - For lots fronting onto Harwood Avenue: 24.0 m
 - d) Maximum Yard:
 - From Harwood Avenue: 5.0 m
 - e) Building setbacks from Doric Street and Mandrake Street:
 - Minimum: 3.0 m
 - Maximum: 5.0 m
 - f) Maximum Building Height:
 - i) Maximum permitted *building height* within 45.0 metres of the center line of Harwood Avenue is 3 storeys or 12.9 metres, whichever is less

Exception 69 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
69 continued	UC	31	145-2001	Z17/00
			59-2004	Z19/03
			82-2004	Z6/04
			23-2025	Z2/25

- ii) Maximum Permitted *building height* between 45.0 metres and 65.0 metres of the center line of Harwood Avenue is 2 storeys or 8.6 metres, whichever is less.
- g) Maximum Landscape Area:
 - i) A minimum 6.0 metre landscape strip shall be provided adjacent to any Residential Zone
- h) Additional Performance Standards:
 - i) In addition to the above standards, the following residential performance standards shall apply

Permitted Use	Minimum Frontage (metres)	Minimum Yard (metres)			
		Front	Rear	Side	
				Interior	Exterior
<i>Block Townhouse Dwelling</i>	5.48	3.0	7.5	0.3 to 1.2	3.0 to 6.0
Street Townhouse	6.0	3.0	7.5	0.3 to 1.2	3.0 to 6.0
Stacked Townhouse	3.0/unit	3.0	7.5	0.3 to 1.2	3.0 to 6.0

- v) Other:
 - a) A billiard or pool room shall be permitted on lands described as Parts 88, 89 and 90, Plan M-377, provided that the *building* accommodating such a use is located within 5.0 metres of Mandrake Street.
 - b) No garage associated with any residential *building* or development shall protrude more than 2.4 metres beyond the main façade of a *dwelling unit*, unless a *porch* of a minimum of 1.2 metres in width is associated with the façade, and the width of the garage door shall not occupy more than 50 percent of the front façade of the *dwelling unit*.

Exception 69 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
69 continued	UC	31	145-2001	Z17/00
			59-2004	Z19/03
			82-2004	Z6/04
			23-2025	Z2/25

- c) With respect to *Block Townhouse Dwellings*, *Street Townhouses*, and *Stacked Townhouses*, any *porch* and stairs may encroach up to 1.0 metre into a required setback.
- d) A retirement home shall be permitted on lands described as Part 8, 40R-22342 with a minimum *lot area* of 0.23 ha; a minimum of 21 *parking spaces*; 0.0 metre *front yard* setback; and a minimum 1.5 metre landscape strip adjacent to any residential uses. Furthermore, a Holding provision (H) shall be placed on the above-noted lands, to be removed upon Site Plan approval of the retirement home.
- e) Where the principal use of a property is to provide parking, the facility (either at grade, or in a *structure*) may use up to 75 percent of the site for parking (inclusive of *driveway* aisles and accesses), provided that all applicable landscaping requirements in this By-law, as amended, are maintained.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
70	R3	16	130-2001	Z18/00

- i) Location: Bean Crescent, Plan 40M-2098
- ii) Legal Description: Part of Lot 11, Concession III
- iii) Development Standards:
 - a) All *buildings* shall be setback a minimum of 10.0 metres from Westney Road
 - b) Minimum *Lot Depth*: 30.0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
71	I-A	27	140-2001	Z6/07
<p>i) Location: Forest Brook Bible Chapel (Elizabeth Street and Kearney Drive)</p> <p>ii) Legal Description: Part of Lot 16, Concession II</p> <p>iii) Development Standards:</p> <p>a) Minimum Parking:</p> <p>i) 1 space for every 19.5 m² of <i>gross floor area</i> or 0.3 <i>parking spaces</i> per seat, whichever is greater.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
72	R1-B	27	16-2002	Z9/01
<p>i) Location: 36 Elizabeth Street</p> <p>ii) Legal Description: Part of Lot 16, Concession II</p> <p>iii) Development Standards:</p> <p>a) Minimum Lot Frontage: 14.12 m</p> <p>b) Maximum <i>Yard</i>:</p> <p>- Interior Side Adjacent to southern property line: 2.1 m</p> <p>- Rear: 10.0 m</p> <p>c) Maximum <i>Lot Coverage</i>: 42%</p> <p>d) Section 6.2.3 shall not apply.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
73	R1-B	28	57-2002	Z27/01
<p>i) Location: 86 – 88 Church Street South</p> <p>ii) Legal Description: Part of Lot 15, Concession I</p> <p>iii) Additional Uses: The design, manufacture and application of signs (excluding sign work on large commercial vehicles from an accessory <i>building</i>)</p> <p>iv) Minimum Parking: In addition to the requirements for a residential <i>use</i>, a minimum of 2 <i>parking spaces</i> shall be provided for the commercial operation.</p> <p>v) Other:</p> <p>a) The commercial operation shall be conducted primarily indoors and confined to an area of not more than twenty-five percent (25%) of the total floor area of the <i>dwelling</i>, or a maximum of forty-five square metres (45.0 m²) whichever is less.</p> <p>b) Any sandblasting for the manufacture of signs be done indoors, in a certified, self-contained, filtered, and self-ventilating <i>unit</i>.</p> <p>c) No outside storage of materials shall be permitted.</p> <p>d) Truck deliveries for the commercial operation shall be restricted to normal daytime business hours (i.e. 9 am to 5 pm).</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
74	I-A	50	44-2002	Z3/02
<p>i) Location: 990 Westney Road South</p> <p>ii) Legal Description: Part of Block 112, Plan 40M-1268</p> <p>iii) Maximum Number of Units: 25 beds</p> <p>Exception 74 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
74 continued	I-A	50	44-2002	Z3/02
<p>iv) Permitted Uses: <i>Crisis Care Facility</i> for Women and Children</p> <p>v) Development Standards:</p> <p>a) Minimum Yard:</p> <ul style="list-style-type: none"> - Front (Harwood Avenue): 3.0 m - Interior Side (southern <i>lot line</i>): 7.5 m <p>b) Minimum <i>Building</i> Height: 2 storeys</p> <p>c) Maximum <i>Gross Floor Area</i>: 1,420.0 m²</p> <p>d) Minimum Parking: 19 space</p> <p>vi) Other:</p> <p>a) The <i>front yard</i> shall be defined as the Harwood Avenue frontage.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
75	AC	8	71-2002 97-2008 15-2013	Z28/01, SPA6/07, Z7/07, SP9/12
<p>i) Location: Southwest corner of Taunton Road West and Westney Road North</p> <p>ii) Legal Description: Part of Lot 11, Concession 3</p> <p>iii) Additional Permitted <i>Uses</i>: <i>Drive-thru Restaurant</i></p> <p>iv) Development Standards:</p> <p>Exception 75 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
75 continued	AC	8	71-2002 97-2008 15-2013	Z28/01, SPA6/07, Z7/07, SP9/12

- a) Minimum Yard:
 - i) Front (Westney) - to Drive-thru Canopy and Decorative Wall 5.5 m
 - to *building* 11.0 m
 - ii) Interior Side: 3.0 m
 - iii) Exterior Side (Taunton) – to *building*: 15.0 m
 - iv) Rear: 3.0 m
 - b) Minimum *Building Height*: 1 storey
 - c) Minimum Landscape Area:
 - i) A minimum landscape strip of 6.0 metres shall be provided adjacent to Taunton Road and Westney Road.
 - ii) The Drive-thru Canopy shall be permitted to encroach a minimum of 0.5 metres in the required landscape strip.
 - v) Other:
 - a) The *queuing lane* for an automatic *motor vehicle* washing facility shall accommodate a minimum of 15 vehicles leading into the automatic car wash and a minimum of 3 vehicles exiting the automatic car wash.
 - b) The *queuing lane* for a *Drive-thru Restaurant* shall be a minimum of 8 vehicles before the service window and a minimum of 1 vehicle after the service window.
 - c) The minimum *building* setback to the *daylighting triangle* shall be 4.0 metres.
 - d) A *Drive-thru Restaurant* shall only be permitted in association with a gas station and located in the same *building*.
- Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
76	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17

- i) Location: Northwest corner of Audley Road and Rossland Road
- ii) Legal Description: Part of Lots 3 and 4, Concession III
- iii) Additional Uses: Apartment *Building* in the 'RM6' Zone
- iv) Development Standards:
 - a) Minimum *Building Height*: 6 storeys for an apartment *building*
 - b) Minimum *Lot Frontage*:
 - i) 'R1-D' zone: 11.3 m
 - ii) 'R1-E' zone: 9.0 m
 - c) Maximum *Lot Coverage*:
 - i) 'R1-D' zone: 47%
 - ii) 'R1-E' zone: 46%
 - d) Minimum *Yard*:
 - i) Interior Side – 'R2-B' zone: 1.0 m on one side 0.0 m on the other
 - e) Maximum Garage and *Driveway widths* for single *detached dwellings* in the 'R1-E' and 'R1-F' zones shall be governed by the following:

	Maximum Driveway Width	Maximum Garage Width
<i>Lots with frontages 11.3 metres or greater</i>	5.6 m	5.6 m
<i>Lots with frontages less than 11.3 metres</i>	5.2 m	3.0 m

Exception 76 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17

v) Other:

- a) For lands zoned 'R2-B', the following definition shall apply:

DWELLING, SEMI-DETACHED shall mean a separate *building* divided vertically above and below grade into not more than two (2) *dwelling units*, which must contain a common wall that extends a minimum of 5.0 metres in length and has a and has a minimum *height* of 2.0 metres above grade. The minimum distance between any portion of a *dwelling unit* not containing a common wall and abutting property line shall be 0.6 metres.

- b) For lands located between Rossland Road East and Carberry Crescent, Mansbridge Crescent, Styles Crescent, and Whitlock Crescent, from the Carruthers Creek tributary to Audley Road North, zoned Residential Multiple Six, Holding ('H') Provision [RM6(H)] the following shall apply for the Blocks referenced below and illustrated in Schedule 'C':

i) Blocks A to E:

- a) Prior to the widening of Rossland Road East to a 4-lane urban cross-section, from Salem Road North to Lake Ridge Road North, only a total of 357 residential dwelling units on the subject lands may be occupied.

ii) Block A:

- a) Permitted Uses:

- i) *Dwelling, Apartment*
- ii) *Dwelling, Block Townhouse*

- b) Development Standards for Dwelling, Apartment:

- i) Maximum Height: 15 storeys
- ii) Minimum Setback from the South Property Line (Rossland Road East): 3.0 m

Exception 76 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17
<ul style="list-style-type: none"> iii) Minimum Setback from the North Property Line (Carberry Crescent): 25.0 m iv) Minimum Setback from the East Property Line (Rushworth Drive): 3.0 m v) Minimum Setback from the West Property Line (adjacent to the stormwater management pond): 3.0 m 				
c) Development Standards for <i>Dwelling, Block Townhouse</i> :				
<ul style="list-style-type: none"> i) Minimum Height: 3 storeys ii) Minimum Setback from the South Property Line (Rossland Road East) 60 m iii) Minimum Setback from the North Property Line (Carberry Crescent): 2.5 m iv) Minimum Setback from the East Property Line (Rushworth Drive): 2.0 m v) Minimum Setback from the West Property Line (adjacent to the stormwater management pond): 2.0 m 				
d) Other:				
<ul style="list-style-type: none"> i) Maximum Residential Density (Units Per Net Hectare): 650 ii) Maximum Lot Coverage: 56% iii) Minimum Required Parking (Residential): <ul style="list-style-type: none"> a) 1.0 space per dwelling unit for the exclusive use of residents b) 0.2 spaces per dwelling unit for the exclusive use of visitors 				
<p>Exception 76 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17
<ul style="list-style-type: none"> iv) Minimum Setback from a Below Grade Parking Structure to all Lot Lines: 0.0 m v) Minimum Setback from an Access Ramp to a Below Grade Parking Structure to all Lot Lines: 1.0 m vi) Apartment buildings shall provide a residential entrance fronting Rossland Road East. vii) All Block Townhouse Dwelling units shall be designed as double fronting units where the north and south facing facades present a frontal expression including a front door(s), pedestrian access, and windows. Any fencing in the north and south yards shall be limited to a maximum height of 1.2 metres. viii) Vehicular access to all residential units shall only be provided by an internal private road. ix) Notwithstanding Section 4.8, the height requirement for Dwelling, Apartment shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than 45 percent of the area of the roof of the building on which they are located. x) Platforms may extend 1.2 metres out from the main building wall, but no closer than 1.2 metres to the North Property Line (Carberry Crescent). 				
<ul style="list-style-type: none"> iii) <u>Block B:</u> <ul style="list-style-type: none"> a) Permitted Uses: <ul style="list-style-type: none"> i) Dwelling, Apartment ii) Dwelling, Block Townhouse 				
<p>Exception 76 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference																						
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17																						
<p>b) Development Standards for Dwelling, Apartment:</p> <table border="0"> <tr> <td>i) Maximum Height:</td> <td>8 storeys</td> </tr> <tr> <td>ii) Minimum Setback from the South Property Line (Rossland Road East):</td> <td>3.0 m</td> </tr> <tr> <td>iii) Minimum Setback from the North Property Line (Mansbridge Crescent):</td> <td>26.0 m</td> </tr> <tr> <td>iv) Minimum Setback from the East Property Line (adjacent to the park block):</td> <td>3.0 m</td> </tr> <tr> <td>v) Minimum Setback from the West Property Line (Rushworth Drive):</td> <td>3.0 m</td> </tr> </table> <p>c) Development Standards for Dwelling, Block Townhouse:</p> <table border="0"> <tr> <td>i) Minimum Setback from the South Property Line (Rossland Road East):</td> <td>60 m</td> </tr> <tr> <td>ii) Minimum Setback from the North Property Line (Mansbridge Crescent):</td> <td>2.5 m</td> </tr> <tr> <td>iii) Minimum Setback from the East Property Line (adjacent to the park block):</td> <td>3.0 m</td> </tr> <tr> <td>iv) Minimum Setback from the West Property Line (Rushworth Drive):</td> <td>2.0 m</td> </tr> </table> <p>d) Other:</p> <table border="0"> <tr> <td>i) Maximum Residential Density (Units Per Net Hectare):</td> <td>318</td> </tr> <tr> <td>ii) Maximum Lot Coverage:</td> <td>53%</td> </tr> </table>					i) Maximum Height:	8 storeys	ii) Minimum Setback from the South Property Line (Rossland Road East):	3.0 m	iii) Minimum Setback from the North Property Line (Mansbridge Crescent):	26.0 m	iv) Minimum Setback from the East Property Line (adjacent to the park block):	3.0 m	v) Minimum Setback from the West Property Line (Rushworth Drive):	3.0 m	i) Minimum Setback from the South Property Line (Rossland Road East):	60 m	ii) Minimum Setback from the North Property Line (Mansbridge Crescent):	2.5 m	iii) Minimum Setback from the East Property Line (adjacent to the park block):	3.0 m	iv) Minimum Setback from the West Property Line (Rushworth Drive):	2.0 m	i) Maximum Residential Density (Units Per Net Hectare):	318	ii) Maximum Lot Coverage:	53%
i) Maximum Height:	8 storeys																									
ii) Minimum Setback from the South Property Line (Rossland Road East):	3.0 m																									
iii) Minimum Setback from the North Property Line (Mansbridge Crescent):	26.0 m																									
iv) Minimum Setback from the East Property Line (adjacent to the park block):	3.0 m																									
v) Minimum Setback from the West Property Line (Rushworth Drive):	3.0 m																									
i) Minimum Setback from the South Property Line (Rossland Road East):	60 m																									
ii) Minimum Setback from the North Property Line (Mansbridge Crescent):	2.5 m																									
iii) Minimum Setback from the East Property Line (adjacent to the park block):	3.0 m																									
iv) Minimum Setback from the West Property Line (Rushworth Drive):	2.0 m																									
i) Maximum Residential Density (Units Per Net Hectare):	318																									
ii) Maximum Lot Coverage:	53%																									
<p>Exception 76 is continued on the next page.</p>																										

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17

iii) Minimum Required Parking (Residential):

- 1.0 space per dwelling unit for the exclusive use of residents
- 0.2 spaces per dwelling unit for the exclusive use of visitors

iv) Minimum Setback from a Below Grade Parking Structure to all Lot Lines:

0.0 m

v) Minimum distance between blocks of Dwelling, Block Townhouse:

11.0 m

vi) Apartment buildings shall provide a residential entrance fronting Rossland Road East.

vii) All Block Townhouse Dwelling units shall be designed as double fronting units where the north and south facing facades present a frontal expression including a front door(s), pedestrian access, and windows. Any fencing in the north and south yards shall be limited to a maximum height of 1.2 metres.

viii) Vehicular access to all residential units shall only be provided by an internal private road.

ix) Notwithstanding Section 4.8, the height requirement for Dwelling, Apartment shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than 35 percent of the area of the roof of the building on which they are located.

x) Platforms may extend 1.2 metres out from the main building wall, but no closer than 1.2 metres to the North Property Line (Mansbridge Crescent).

iv) Blocks C and D:

a) Permitted Uses:

Exception 76 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17
<ul style="list-style-type: none"> i) Dwelling, Apartment ii) Dwelling, Block Townhouse b) Development Standards for Dwelling, Apartment: <ul style="list-style-type: none"> i) Maximum Height: 8 storeys ii) Minimum Setback from the South Property Line (Rossland Road East): 3.0 m iii) Minimum Setback from the North Property Line (Styles Crescent and Whitlock Crescent): 24.0 m iv) Minimum Setback from the East Property Line (Audley Road North): 108 m v) Minimum Setback from the West Property Line (Hilton Gate): 3.0 m c) Development Standards for Dwelling, Block Townhouse: <ul style="list-style-type: none"> i) Minimum Setback from the South Property Line (Rossland Road East): 57 m ii) Minimum Setback from the North Property Line (Styles Crescent and Whitlock Crescent): 2.0 m iii) Minimum Setback from the East Property Line (Interior Side Lot Line of 41 Whitlock Crescent): 2.0 m iv) Minimum Setback from the West Property Line (Hilton Gate): 2.0 m <p>Exception 76 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17
<p>d) Other:</p> <ul style="list-style-type: none"> i) Maximum Residential Density (Units Per Net Hectare): <ul style="list-style-type: none"> a) Block C: 327 b) Block D: 314 ii) Maximum Lot Coverage: 53% iii) Minimum Required Parking (Residential): <ul style="list-style-type: none"> a) 1.0 space per dwelling unit for the exclusive use of residents b) 0.2 spaces per dwelling unit for the exclusive use of visitors iv) Minimum Setback from a Below Grade Parking Structure to all Lot Lines: 0.0m v) Minimum distance between Dwelling, Apartments: 15.0m vi) Minimum distance between blocks of Dwelling, Block Townhouse: 7.0 m vii) Apartment buildings shall provide a residential entrance fronting Rossland Road East. viii) All Block Townhouse Dwelling units shall be designed as double fronting units where the north and south facing facades present a frontal expression including a front door(s), pedestrian access, and windows. Any fencing in the north and south yards shall be limited to a maximum height of 1.2 metres. ix) Vehicular access to all residential units shall only be provided by an internal private road. <p>Exception 76 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17

x) Notwithstanding Section 4.8, the height requirement for Dwelling, Apartment shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than 25 percent of the area of the roof of the building on which they are located.

xi) Platforms may extend 1.2 metres out from the main building wall, but no closer than 1.2 metres to the North Property Line (Styles Crescent and Whitlock Crescent).

v) Block E:

a) Permitted Uses:

- i) Dwelling, Apartment, provided retail/commercial uses are located at grade
- ii) Ground level retail/commercial uses within a Dwelling, Apartment:
 - a) uses permitted in the Neighbourhood Commercial Zone
 - b) Restaurant, Retail Store and Medical Clinic

b) Development Standards for Dwelling, Apartment:

- i) Maximum Height: 8 storeys
- ii) Minimum Setback from the South Property Line (Rossland Road East): 0.5 m
- iii) Minimum Setback from the North Property Line (rear lot line of lots fronting onto Whitlock Crescent): 20 m

Exception 76 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17
	iv) Minimum Setback from the East Property Line (Audley Road North):			0.5 m
	v) Minimum Setback from the West Property Line (Hilton Gate):			187 m
	c) Other:			
	i) Maximum Residential Density (Units Per Net Hectare):			350
	ii) Maximum Lot Coverage:			48%
	- Minimum Required Parking (Residential): 1.0 space per dwelling unit for the exclusive use of residents			
	- 0.2 spaces per dwelling unit for the exclusive use of visitors			
	iii) Minimum Required Parking (Retail/Commercial/ Non-Residential Uses):			
	a) 1 parking space per 32 m ² of gross floor area			
	iv) Minimum Gross Floor Area of Retail/Commercial/ Non-Residential Uses:			950m ²
	v) Minimum Setback from a Below Grade Parking Structure to all Lot Lines:			0.0 m
	vi) Dwelling, Apartments shall provide a residential entrance fronting Rossland Road East.			
	vii) Retail/Commercial/Non-Residential units shall have entrances fronting Rossland Road East.			
Exception 76 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17

viii) Any building with residential units shall provide a residential entrance fronting Rossland Road East.

ix) Notwithstanding Section 4.8, the height requirement for Dwelling, Apartment shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than 30 percent of the area of the roof of the building on which they are located.

vi) Planning Act, Section 37 — Increased Height and Density:

The registered owner of the subject lands shall enter into one or more agreements with the Town pursuant to Section 37 of the *Planning Act*, in accordance with the provisions of section 4 of By-law No. 79-2022, no later than September 18, 2022.

c) Section 4.21.2 ii) of this By-law shall not apply to Blocks 55, 56, 60, 61, 66, 67 and 70 of Draft Plan of Subdivision 18T-98014.

Exception 76 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
76 continued	EP, I-A, R1-D, R1-E, R2-B, RM6(H), OS	19, 59	50-2003 27-2021 79-2022	Z1/99, OPA17-A1, Z1/17

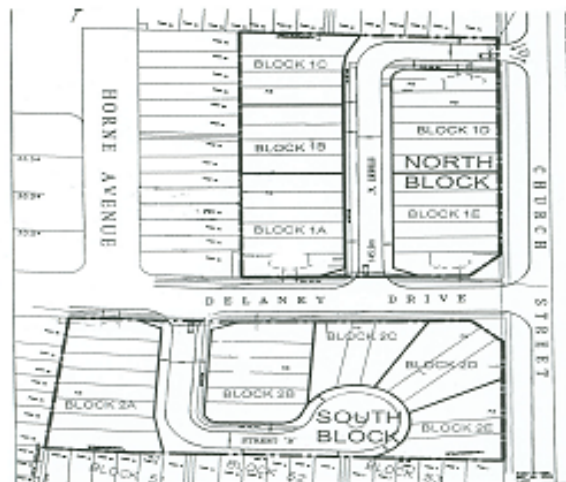
Schedule 'C'



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
77	R3	21	123-2002	Z1/02

- i) Location: Northwest and southwest corners of Delaney Drive and Church Street
- ii) Legal Description: Part of Lot 15, Concession II
- ii) Development Standards:
 - a) Minimum Lot Frontage: 7.5 m
 - b) Minimum Lot Frontage (corner lot): 9.5 m
 - c) Minimum Lot Depth: 30.0 m
 - d) Section 6.2.4 shall apply, save and except for the following provisions:
 - i) Maximum Garage Width (corner lot): 5.5 m
 - ii) Maximum Front yard – Garage: 0.5 m
 - iii) Maximum Front yard Setback: 12.0 m
 - e) Minimum Side yard – Accessory Building: 0.0 m
- v) Other:
 - a) Church Street and Delaney Drive shall be deemed to be the *front yard* for Blocks 2C, 2D, 2E, 1D, and 1E as identified on the schedule below.



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
78	HE	37	137-2002	Z13/01
<p>i) Location: 150 and 160 Dowty Road</p> <p>ii) Legal Description: Lot H-2 and Part of Lot H-1 and Part of Rowe Street, Plan 480, designated as Parts 2, 3, and 4 on Plan 40R-12652 and Part of Block L, Plan M-26, designated as Parts 1 and 2 on Plan 40R-7231</p> <p>iii) Additional Uses: Automobile recycling facility and salvage <i>yard</i></p> <p>iv) Other:</p> <p>a) A vehicle crusher shall only be permitted on the subject lands provided it is located not closer than 50.0 metres from the <i>front lot line</i> of Dowty Road, and in no case shall a vehicle crusher be permitted unless it is visually screened from all <i>lot lines</i></p> <p>b) <i>Outdoor storage</i> may be permitted up to 57% of the area of the site and all <i>outdoor storage</i> areas shall be fully screened by a 2.4 metre board fence.</p> <p>c) <i>Outdoor storage</i> for crushed/wrecked vehicles shall not exceed a <i>height</i> limit of 2.28 metres.</p> <p>d) <i>Outdoor storage</i> shall be permitted adjacent to the northerly property boundary and shall also be permitted subject to a minimum distance separation of 6.0 metres from the property line of Dowty Road.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
79	I-A/R2-A, R1-D, R2-A,OS	16	121-2002	Z8/02
<p>i) Location: Northwest quadrant of Westney Road and Rossland Road</p> <p>ii) Legal Description: Part of Lot 11, Concession III</p> <p>Exception 79 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
79 continued	I-A/R2-A, R1-D, R2-A, OS	16	121-2002	Z8/02

iii) Other:

a) For the lands zoned 'R2-A', the following definition will apply:

DWELLING, SEMI-DETACHED shall mean a separate *building* divided vertically above and below grade into not more than two (2) *dwelling units*, which must contain a common wall that extends a minimum of 5.0 metres in length and has a minimum *height* of 2.0 metres above grade. The minimum distance between any portion of a *dwelling unit* not containing a common wall and abutting property line shall be 0.6 metres.

b) Maximum clear inside width of garages for *lots* zoned 'R2-A' shall not exceed 3.4 metres.

c) Maximum clear inside width of garages for *lots* zoned 'R1-D' shall not exceed 6.1 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
80	R1-C, R1-D, R1-E, RM4, OS, R2-B/R1-E, OS/I-A/R1-E	10, 11, 19	29-2003 9-2005 108-2006 42-2007 70-2007 60-2008	Z16/98, 18T-98016, Z17/04

i) Location: Southwest quadrant of Taunton Road and Audley Road

ii) Legal Description: Part of Lots 3, 4, and 5, Concession III

iii) Additional Uses: In the 'RM4' zone, provided that a minimum of 31 residential *dwelling units* are constructed, the following *uses* are permitted: *art gallery, retail store, convenience store, personal service shop, service or repair shop, office, place of entertainment, restaurant, library, medical clinic, financial institution, self serve Laundromat, dry cleaning depot, veterinary clinic and day care facility*

Exception 80 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
80 continued	R1-C, R1-D, R1-E, RM4, OS, R2- B/R1-E, OS/I-A/R1-E	10, 11, 19	29-2003 9-2005 108-2006 42-2007 70-2007 60-2008	Z16/98, 18T-98016, Z17/04

iv) **Prohibited Uses:** In the 'RM4' zone – *retail warehouse, motor vehicle gas bar, motor vehicle sales establishment, motor vehicle used sales establishment, motor vehicle repair facility, motor vehicle service center, and a motor vehicle washing establishment*

v) **Development Standards:**

a) **Minimum Lot Frontage:**

- 'R1-C' zone: 17.0 m
- 'R1-D' zone: 11.3 m
- 'R1-E' zone: 9.0 m
- 'R2-B' zone: 7.5 m/unit

b) **Minimum Lot Depth:**

- 'R1-C' zone: 20.0 m

c) **Minimum Yard:**

- Interior Side – 'R2-B' zone: 1.0 m on one side
0.0 m on the other
- Rear – 'RM4' zone: 7.5 m

d) **Maximum GLFA:**

- *Retail store selling food:* 930.0 m²
- *Convenience store:* 250.0 m²

e) **Maximum Lot Coverage:**

- Bungalows in 'R1-D' zone: 47%
- Bungalows in 'R1-E' zone: 46%

f) **Maximum Garage Width:**

- 'R1-C' zone: 6.1 m
- 'R1-E' zone for *lots* with frontages equal to or more than 11.3 metres: 5.6 m

Exception 80 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
80	R1-C, R1-D, R1-E, RM4, OS, R2- B/R1-E, OS/I-A/R1-E	10, 11, 19	29-2003 9-2005 108-2006 42-2007 70-2007 60-2008	Z16/98, 18T-98016, Z17/04

g) Maximum *Driveway Width*:

- 'R1-E' zone for *lots* with frontages equal to or more than 11.3 metres: 5.6 m

h) Maximum *Curb Cut*:

- 'R1-E' zone for *lots* with frontages equal to or more than 11.3 metres: 5.6 m

vi) Other:

- a) *Detached dwellings* and *semi-detached dwellings* may be permitted and built as *model homes* within Blocks 72 and 73 of Draft Plan of Subdivision 18T-98016.
- b) A *sales office* shall be permitted in the area identified on the Schedule outlined below provided that such *uses*, when no longer required for *sales uses*, is removed or converted to another permitted *use*.
- c) Parking for non-residential *uses* shall be provided at a rate of 1 *parking space* for every 15.0 m² of *gross floor area*.



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
81	AC	18	43-2003	Z11/02
<p>i) Location: Southeast corner of Harwood Avenue and Rossland Road</p> <p>ii) Legal Description: Part of Lot 7, Concession II</p> <p>iii) Additional Uses: <i>Restaurant</i></p> <p>iv) Prohibited Uses: Free-standing <i>restaurant</i> and <i>drive-thru restaurants</i></p> <p>v) Development Standards:</p> <p>a) Minimum <i>Lot Frontage</i>: 67.0 m</p> <p>b) Minimum <i>Lot Depth</i>: 60.0 m</p> <p>c) Maximum <i>Yard</i>:</p> <ul style="list-style-type: none"> - Front: 6.0 m <p>d) Minimum <i>Yard</i>:</p> <ul style="list-style-type: none"> - Front: 3.0 m - Exterior Side: 9.0 m - Rear: 6.0 m <p>e) Maximum <i>Lot Coverage</i>: 25%</p> <p>f) Maximum <i>Gross Floor Area</i>:</p> <ul style="list-style-type: none"> - <i>Restaurant</i>: 110.0 m² - <i>Convenience Store</i>: 250.0 m² 				
<p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
82	PE	18	43-2003	Z11/02
<p>i) Location: Southeast corner of Harwood Avenue and Rossland Road</p> <p>ii) Legal Description: Part of Lot 7, Concession II</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Area</i>: 3900.0 m²</p> <p>iv) Other:</p> <p>a) Drive-thru <i>lanes</i> for a <i>drive-thru restaurant</i> shall not be permitted between Harwood Avenue and any <i>building</i> on the <i>lot</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
83	R3	30	141-2000	Z17/00
<p>i) Location: Southeast corner of Chapman Drive and Ducatel Crescent</p> <p>ii) <i>Additional Uses</i>: <i>Semi-detached dwellings</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
84	OS, R1-D	60	95-2003	S-A-2002-03
<p>i) Location: Draft Plan of Subdivision S-A-2002-03</p> <p>ii) Legal Description: Part of Lots 3 and 4, Concession 2</p> <p>iii) Development Standards:</p> <p>a) Minimum Lot <i>Frontage</i>: 11.3 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
85	GC	27		Town Initiated
<p>i) Location: 778 Kingston Road West</p> <p>ii) Legal Description: Con 2 Part Lot 16 and Registered Plan 40R12295 Part 1</p> <p>iii) Prohibited <i>Uses</i>: <i>Motor vehicles sales establishment, and motor vehicle used sales establishment</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
86	PE(H), EP	19, 33	95-2003	Town Initiated
<p>i) Location: South of Rossland Road and east of Salem Road</p> <p>ii) Legal Description: Concession 2 Part Lot 3, Part Lot 4 and Part Road Allowance between Lot 4, 5, and RP 40R835 Part 1</p> <p>iii) Other:</p> <p>a) For those <i>lots</i> or blocks that do not abut Salem Road, and/or Rossland Road, any 'GE' Zone <i>use</i>, as described in Section 6.4.1 may be permitted.</p> <p>b) Outside storage shall not be permitted in any <i>yard</i> facing Salem Road, and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
87	PE, EP	18, 25	95-2003 72-2008	Town Initiated
<p>i) Location: South of Rossland Road and east of Harwood Avenue</p> <p>ii) Legal Description: Concession 2 Part Lot 7 and Part Road Allowance between Lot 6, 7 now RP 40R13950 Part 4, 5 and Part 3</p> <p>iii) Other:</p> <p>a) For those <i>lots</i> or blocks that do not abut Harwood Avenue and/or Rossland Road, any 'GE' Zone <i>use</i>, as described in Section 6.4.1 may be permitted.</p> <p>b) Outside storage shall not be permitted in any <i>yard</i> facing Harwood Avenue and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
88	GF, EP	62		Town Initiated
<p>i) Location: South of Bayly Street and east of Audley Road</p> <p>ii) Legal Description: Part of Lot 2, Broken Front Concession, Range III</p> <p>iii) Additional <i>Uses</i>: One <i>detached dwelling</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
89	EP	58	54-2003	Z16/02, Z17/02
<p>i) Location: 2999 Lakeview Boulevard and 3081 Lakeview Boulevard</p> <p>ii) Legal Description: Part of Lots 5 and 6, Range 2, Broken Front Concession</p> <p>Exception 89 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
89 continued	EP	58	54-2003	Z16/02, Z17/02
<p>iii) Other:</p> <p>a) Notwithstanding the provisions of Section 6.8 of this By-law, for the lands municipally known on March 24, 2003, as 2999 Lakeview Boulevard and 3081 Lakeview Boulevard, any <i>non-conforming building</i> or <i>structure</i> that is damaged by fire, lightning, explosion, tempest, flood, or other act of God may be repaired provided that the damage represents less than seventy-five percent (75%) of the value of the <i>non-conforming building</i> or <i>structure</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
90	DCA/RM1	44	55-2003 86-2005	Z20/02, Z6/05, OPA No. 20
<p>i) Location: 3 Moss Lane</p> <p>ii) Legal Description: Plan M26, Part Block O, P, S, Now RP 40R7520 Part 1, 2</p> <p>iii) Other:</p> <p>a) Notwithstanding the provisions of Section 4.10 of this By-law, one <i>Group Home A</i> accommodating a maximum of three <i>persons</i> shall be permitted.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
91	DCA/MU	44	38-85 67-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20
<p>i) Location: 75, 95, and 105 Bayly Street (Baywood Plaza)</p> <p>ii) Legal Description: Part of Block O and T, Registered Plan M-25, and Parts 1 to 8, 10 and 11 on Reference 40R-14532</p> <p>iii) Prohibited Uses: <i>Drive-Thru Facility</i>, <i>Drive-Thru Restaurant</i>, and <i>Taxi Depot</i></p> <p>Exception 91 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
91 continued	DCA/MU	44	38-85 67-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20

iv) Other:

- a) A *retail store* may include limited *retail warehouse uses* to a maximum aggregate floor area of 4,645 square metres provided that such *uses* are located within the *building* envelope in place at the time a *building* permit is sought, save and except a freestanding pad.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
92	I-B	41		

- i) Location: 740 Church Street South
- ii) Legal Description: Concession Broken Front Range 3, Part Lot 14 now Registered Plan 40R17258 Parts 1, 2, and 3
- iii) Additional *Uses*: *Group Home B*

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
93	RM5	16	95-2003 81-2009	Z01/07, 81-2009

- i) Location: 1257 Westney Road North (Westney Villa)
- ii) Legal Description: Part Lot 10, Concession 3
- iii) Permitted *Uses*: *Residential Care Facility*

Exception 93 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
93 continued	RM5	16	95-2003 81-2009	Z01/07, 81-2009

iv) Development Standards:

- a) Maximum *Building Height*: 11.0 m
- b) Minimum Number of *Parking Spaces*: 8 spaces
(2 of which are for persons with disabilities)

v) Other:

- a) “*Outdoor Amenity Space*” shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property and which areas are dedicated to passive and active recreational *uses*, exclusive of *parking lots* and drive aisles based on a ratio of 10 square metres per bed. Such areas can include but are not limited to patios, decks, swimming pools, paths, leisure spaces or lawns.
- b) A “*Residential Care Facility*” shall mean a publicly or privately funded residential facility having 6 or more beds, not greater than 37 beds, in which *persons* with physical disabilities, *persons* who are developmentally delayed, *persons* with psychiatric disabilities, and/or pensioners are provided with care and lodging.
- c) One of the six (6) *parking spaces* shall be identified as a “*parking space for persons with disabilities*” on site, with two additional *parking spaces* being provided as part of the condominium plan.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
94	R2-B	31	62-2001	S-A-200-02 Z14/02

i) Location: Blocks 1 to 10, Plan 40M-2114

ii) Development Standards:

- a) Maximum *Lot Coverage*:: 55%

Exception 94 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
94 continued	R2-B	31	62-2001	S-A-200-02 Z14/02

b) Minimum *Yard*:

- Exterior Side: 2.0 metres, except flanking Old Harwood Avenue where the minimum shall be 4.5 metres

Flanking Harwood Avenue North 6.0 metres except for the easterly end unit on Block 9 of Subdivision S-A-2000-02 where the minimum shall be 4.5 metres; and 5.5 metres flanking Chapman Drive

(Side yards for lots flanking Old Harwood Avenue and Harwood Avenue North shall be considered exterior side yards)

c) Minimum Distance from Accessory *Building*:

- Exterior Side: 2.0 m

d) Minimum Floor area Per *Dwelling Unit*:

- Where the Units have in excess of 2 bedrooms: 120.0 m²

e) Maximum Outside Garage Width: 3.3 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
95	VC3	29	89-2003 38-2008	Z15/02 Z01/08

i) Location: 448 Kingston Road West

ii) Legal Description: Part Lot 13, Concession 2

iii) Development Standards

- a) Required *Parking Spaces*: 11

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
96	VC3	29	90-2003 38-2008	Z4/03, Z01/08

- i) Location: 475 Kingston Road West
- ii) Legal Description: Pt. Lot 13, Part 2, Concession. 1, Plan 40R-7641
- iii) Additional *Uses*: Triplex
- iv) Development Standards:
 - a) Minimum Parking:
 - i) A maximum of six *parking spaces* shall be permitted in the *front yard*.
 - b) *Landscape Buffer*:
Notwithstanding Sections 4.12 i) and iii) the following minimum *landscape buffers* shall apply:

Location	Minimum Landscape Buffer
Between the parking area and the north property line (road widening line)	1.5 m
Along the west property line adjacent to the <i>parking spaces</i>	1.5 m
Along the east property line adjacent to the parking area	1.5 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
97	R1-D, R2-B, R1-F, OS, I-A, LC	9, 10, 18	121-2003	Z19/02, S-A-2002-04, Z9/03, S-A-2003-03

- i) Location: South-west corner of Taunton Road and Salem Road
- ii) Legal Description: Part of Lots 7 and 8, Concession III

Exception 97 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
97	R1-D, R2-B, R1-F, OS, I-A, LC	9, 10, 18	121-2003	Z19/02, S-A-2002-04, Z9/03, S-A-2003-03

i) Development Standards:

a) Minimum *Lot Frontage*:

- R1-D' zone: 11.3 m
- 'LC' zone: 85.0 m

b) Minimum *Yard*

- Interior: 'R2-B' zone - *Semi-detached dwelling*: 1.0 m on one Side
0.0 m on the other

c) Maximum *Lot Coverage*: 47%

ii) Other:

- a) For lands zoned 'R2-B', the following definition shall apply: *DWELLING*, *SEMI-DETACHED* shall mean a separate *building* divided vertically above and below grade into not more than two (2) *dwelling units*, which must contain a common wall that extends a minimum of 5.0 metres in length and has a minimum *height* of 2.0 metres above grade. The minimum distance between any portion of a *dwelling unit* not containing a common wall and abutting property line shall be 0.6 metres.

- b) Taunton Road shall be deemed to be the *front yard* for Blocks 10-15 inclusive of Draft Plan of Subdivision S-A-2002-04, as shown on the attached schedule.

Williamson Road shall be deemed to be the *front yard* for Blocks 3, 4 and 5 of Draft Plan of Subdivision S-A-2002-04.

Street 'C' shall be deemed to be the *front yard* for Blocks 1 and 2 of Draft Plan of Subdivision S-A-2002-04.

Street 'F' shall be deemed to be the *front yard* for Blocks 6 and 7 of Draft Plan of Subdivision S-A-2002-04.

Street 'I' shall be deemed to be the *front yard* for Blocks 8 and 9 of Draft Plan of Subdivision S-A-2002-04.

Street 'X' shall be deemed to be the *front yard* for Blocks 1 and 2 of Draft Plan of Subdivision S-A-2003-03

Exception 97 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
97	R1-D, R2-B, R1-F, OS, I-A, LC	9, 10, 18	121-2003	Z19/02, S-A-2002-04, Z9/03, S-A-2003-03

Street 'Z' shall be deemed to be the front yard for Blocks 3 and 4 of Draft Plan of Subdivision S-A-2003-03.

Street 'DD' shall be deemed to be the front yard for Blocks 5 and 6 of Draft Plan of Subdivision S-A-2003-03.

- c) For the Blocks referred to in item (b) above, the setback to the *rear lot line* for a garage accessed via the *rear yard* shall be 6.5 metres.



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
98	R2-B	45, 46	124-2003	Z12/03, S-A-2003-04, S-A-2003-05
<p>i) Location: Both sides of realigned Pickering Beach Road, approximately 55.0 metres south of Bayly Street</p> <p>ii) Legal Description: Part of Lots 6, Broken Front Concession, Range 3</p> <p>iii) Maximum <i>Lot Coverage</i>: 55 %</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
99	R1-D, R2-B, NC, OS, I-A	16	42-2004 68-2008 27-2021	S-A-2004-01, Z02/04, Z9/07, Z1/21
<p>i) Location: 201 Williamson Drive West West of Westney Road between Rossland Road and the Hydro Corridor</p> <p>ii) Legal Description: Concession 3, Part of Lot 11, RP 40R-22121, Part of Part 1</p> <p>iii) Additional <i>Uses</i>: Commercial Fitness Establishment, Opticians Store, Veterinarian Clinic, <i>Commercial School</i> and Dental Office. One <i>restaurant</i> shall be permitted to a maximum <i>gross leasable floor area</i> of 139.0 m².</p> <p>iv) Development Standards: Notwithstanding any other section of this By-law, the following development standards shall apply:</p> <p>a) Minimum <i>Yard</i>:</p> <p style="padding-left: 40px;">- Front: (Westney Road): 0.8 m</p> <p>Exception 99 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
99 continued	R1-D, R2-B, NC, OS, I-A	16	42-2004 68-2008 27-2021	S-A-2004-01, Z02/04, Z9/07, Z1/21

- b) Gross Leasable Floor Area shall mean the aggregate area of all floors in a building measured from the centre line of the joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices but excluding storage areas, washroom areas garbage areas and electrical and mechanical rooms.
- c) Minimum Off-Street Parking Required: 44 *Parking Spaces*
- d) Minimum *Landscape Buffer*:
- Williamson Drive 4.2 m
 - Westney Road 3.0 m
 - N.E. corner of the *building* next to Westney Road 0.8 m
- e) Minimum Length of a Parking Stall:
(Including Disabled Parking) 5.7 m
- v) Other:
- a) Within the 'NC' zone, the maximum *building* setback from Westney Road shall be 5.0 metres;
 - b) Within all residential zones, the maximum *front yard* setback may be measured to the *porch* subject to the following:
 - i) The minimum depth of the *porch* shall not be less than 1.5 metres; and
 - ii) the minimum depth of the *porch* shall not be the lesser of 3.0 metres or the entire width of the habitable portion of the *dwelling* from the nearest exterior wall of the attached *private garage* to the opposite exterior side wall of the *principal building*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
100	UC	31	58-2004	Z6/04
<p>i) Location: Northwest corner of Harwood Avenue South and Gardiner Drive (20 Harwood Avenue South), and the northeast quadrant of Harwood Avenue South and Mandrake Street (3 to 19 Harwood Avenue South, inclusive, and 2 Mandrake Street</p> <p>ii) Legal Description: Part of Block 120, Plan 40M-1277, and Lots 74 to 86, inclusive, Part of Lot 87 and Part of Lot 163, Plan M-377</p> <p>iii) Additional Uses: <i>Parking Lot, and Motor Vehicle Sales Establishment (excluding accessory service/repair and outdoor storage or display of vehicles)</i></p> <p>iv) Prohibited Uses: <i>Drive-thru facility, Drive-thru restaurant, and Taxi depot</i></p> <p>v) Other:</p> <p>a) Where the principal use of a property is to provide parking, the facility (either at grade, or in a structure) may use up to 75 percent of the site for parking (inclusive of driveway isles and accesses), provided that all applicable landscaping requirements in this By-law, as amended, are maintained.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
101	DCA/ME1, DCA/ME2	38	61-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20
<p>i) Location: The lands bounded by Station Street to the north, Commercial Avenue to the east, Hunt Street to the south, and Mills Road to the west, except for the southwest corner of Station Street and Commercial Avenue</p> <p>ii) Legal Description: Blocks A, D, E, F, G, H, J, K, M, and N, Part of Block B, and Bank Street (now closed), Plan M-27</p> <p>iii) Prohibited Uses: <i>Drive-Thru Facility, Drive-Thru Restaurant, Motor Vehicle Rental Establishment, and Motor Vehicle Service/Repair or Outdoor Storage or Display of Motor Vehicles as an accessory use to a Motor Vehicles Sales Establishment</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
102	NC	16	81-2004	OPA03-A2, Z10/03
<p>i) Location: South-west corner of Rossland Road West and Westney Road North</p> <p>ii) Legal Description: Plan 40M-1425, Block 192</p> <p>iii) Prohibited Uses: <i>Convenience store, dry cleaning depot, self-serve laundromat, personal service shop, service or repair shops, financial institution and library</i></p> <p>iv) Development Standards:</p> <p>a) Minimum Yard:</p> <ul style="list-style-type: none"> - Front: 0.0 m - Interior Side: 1.2 m - Exterior Side: 1.5 m <p>b) Maximum <i>Building Height</i>: 13.0 m</p> <p>c) <i>Landscape Buffer</i>: Notwithstanding Sections 4.12 (i) and (iii), the following minimum <i>landscape buffers</i> shall apply:</p> <ul style="list-style-type: none"> i) Adjacent to Rossland Road West: 1.192 m ii) Adjacent to Westney Road North: 0.0 m iii) <i>Rear Lot Line</i>: 1.5 m iv) <i>Interior Side Lot Line</i>: 0.0 m <p>v) Other:</p> <ul style="list-style-type: none"> a) The <i>daylighting triangle</i> is to be in accordance with an approved site plan. <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
103	AC	45	96-2004	Z1/04
<p>i) Location: 211 Bayly Street East</p> <p>ii) Legal Description: Part of Lot 6, Range 3, Broken Front Concession</p> <p>ii) Development Standards:</p> <p>a) Minimum Landscape Strip:</p> <p style="padding-left: 40px;">i) adjacent to Bayly Street 4.2 m</p> <p style="padding-left: 40px;">ii) for any <i>buildings</i> adjacent to Bayly Street 3.0 m</p> <p style="padding-left: 40px;">iii) Adjacent to residential <i>uses</i> 8.5 m</p> <p>v) Other:</p> <p style="padding-left: 40px;">a) A Holding (H) provision shall be placed on the above-noted lands, to be removed upon Site Plan approval of the service station.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
104	DCA/MU	38, 39, 44	60-2004 68-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20
<p>i) Location: Bayly Street between Mackenzie Avenue and Monarch Avenue; the north side of Bayly Street; approximately 187.0 metres west of Harwood Avenue South; the side of Hunt Street, between Commercial Avenue and Monarch Avenue, save and except for the Hunt Street frontage of the Verona site (Central Park Village) and the Skymark property; the lands bounded by Hunt Street to the south, Harwood Avenue South to the east, Station Street to the North and Commercial Avenue to the west, save and except for the premises known as 75 Commercial Avenue (the Ajax Car Wash) (commonly known as the Ajax, Station Street and Scot Plazas), the southwest corner of Station Street and Commercial Avenue, the northeast corner of Harwood Avenue South and Achilles Road; and the northwest corner of Harwood Avenue South and Station Street</p> <p>ii) Legal Description: Lands include Part of Blocks S, T, V and X, Plan 480, Part of Block N, Plan 481, Part of Block X, Plan M-25, Part of Block F, Plan M-26, Part of Block B, Plan M-27 and Lots 17 and 18, Plan 563</p> <p>iii) Prohibited Uses: <i>Drive-Thru Facility, Drive-Thru Restaurant, and Taxi Depot</i> Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
105	DCA/MU	38, 44	68-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20
<p>i) Location: Southeast corner of Hunt Street and Monarch Avenue (167 Hunt Street/225 Monarch Avenue - Skymark Building)</p> <p>ii) Legal Description: Block U and Part of Block V, Plan 480</p> <p>iii) Prohibited Uses: <i>Drive-Thru Facility, Drive-Thru Restaurant, and Taxi Depot</i></p> <p>iv) Development Standards:</p> <p>a) Notwithstanding any other provision of this By-law, the <i>build-within zone</i> along Monarch Avenue shall be between 6.0 metres and 9.0 metres.</p> <p>b) A minimum 6.0 metre <i>landscaped buffer</i> shall be provided abutting Monarch Avenue, except for an approved <i>driveway</i> access location.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
106	RM4	32	95-2004 75-2011	Z23/01, Z3/10, SP1/11

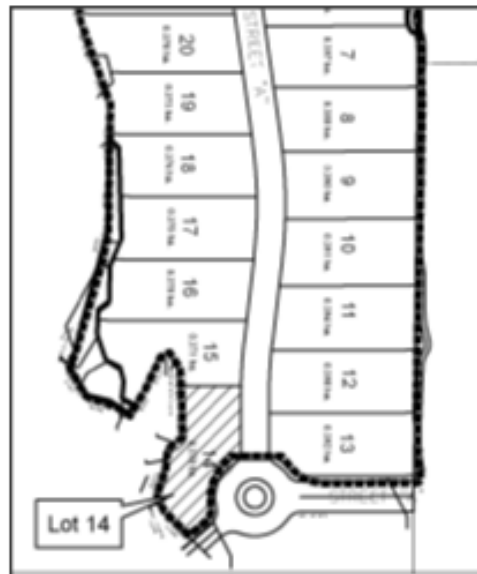
- i) Location: Northeast corner of Twilley Lane and Trott Lane
- ii) Legal Description: Part of Lot 3, Plan 377 (40R-23916, Parts 29 to 31 and 34) and Part of Lot 6, Plan 377
- iii) Additional Use: *Dwelling, Stacked*
- iv) Development Standards:
 - a) Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to these lands zoned 'RM4' – 'Residential Multiple Four':
 - i) Minimum *Lot Frontage* along Twilley Lane: 53.0 m
 - ii) Minimum Setback from Twilley Lane (South): 4.0 m
 - iii) Minimum Setback from Lane 'A' (North): 3.0 m
 - iv) Minimum Setback from Trott Lane (West): 3.0 m
 - v) Minimum Setback from east property line (East): 0.9 m
 - vi) Maximum *Lot Coverage*: 40 %
 - vii) Minimum Separation Distance between Blocks: 3.0 m
 - viii) Minimum *Parking Space* Dimension within a *Private Garage*: 3.1 m x 6.0 m
 - ix) Minimum *Parking Space* Dimension: 3.3 m x 6.0 m
 - x) Minimum Required *Parking Spaces*:
 - Residents: 71
 - Visitors: 61
 - b) Section 5.6 of Zoning By-law 95-2003, as amended, shall not apply.
 - c) The roofs of detached garage blocks are permitted to encroach into the east *side yard* to a maximum distance of 0.3 metres.
- v) Other:
 - a) All air conditioning units shall only be located on a balcony associated with the *dwelling unit*.
 - b) Air conditioning units shall not be permitted in any *yard*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference								
107	NC	29, 30	86-2004	Z22/03								
<p>i) Location: 110 Ritchie Avenue</p> <p>ii) Legal Description: Plan 40M-1386, Block 32</p> <p>iii) Development Standards:</p> <table border="0"> <tr> <td>a) Minimum <i>Landscape Buffer</i>. (adjacent to Type B Arterial Road)</td> <td>0.0 m</td> </tr> <tr> <td>b) Minimum <i>Parking Space</i> Length:</td> <td>5.5 m</td> </tr> <tr> <td>c) Minimum Aisle Width for 60 to 90 degree <i>parking spaces</i>:</td> <td>5.5 m</td> </tr> <tr> <td>d) Required <i>Parking Spaces</i></td> <td>43</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					a) Minimum <i>Landscape Buffer</i> . (adjacent to Type B Arterial Road)	0.0 m	b) Minimum <i>Parking Space</i> Length:	5.5 m	c) Minimum Aisle Width for 60 to 90 degree <i>parking spaces</i> :	5.5 m	d) Required <i>Parking Spaces</i>	43
a) Minimum <i>Landscape Buffer</i> . (adjacent to Type B Arterial Road)	0.0 m											
b) Minimum <i>Parking Space</i> Length:	5.5 m											
c) Minimum Aisle Width for 60 to 90 degree <i>parking spaces</i> :	5.5 m											
d) Required <i>Parking Spaces</i>	43											

Exception	Zoning	Map	By-law	File Reference
108	CR, POS	5	92-2008	S-A-2007-01, Z2/07

- i) Location: South side of Fifth Concession Road, east of Bugey Lane, west of Audley Road and north of Taunton Road
- ii) Legal Description: Part of Lots 3 and 4, Concession 4
(40R-10348, Parts 1 to 6) (Blk 69 and 71, 40M-1577, Lot 1, 40M-1578 and 40R-17476, Part 2)
- iii) Maximum Number of Units in the "CR" zone: 27 Estate Residential Dwellings
- iv) Development Standards within the "CR" zone:
 - a) Minimum Lot Frontage: 38.0 m
 - b) Minimum Lot Area: 0.37 ha
- v) Other:
 - a) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003 as amended, for the purposes of this development the minimum lot depth shall not apply within the "CR" – "Country Residential" Zone.
 - b) The lot hatched below shall have a minimum front and rear yard setback of 10.0 metres.



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
109	LC, R2-B	21	123-2004	OPA03-A8, S-A-2003-09, Z17/03

- i) Location: North-east corner of Church Street and Delaney Drive
- ii) Legal Description: Plan 40M-1658, Block 263
- iii) Prohibited Uses: *Banquet facility, drive-thru facility, drive-thru restaurant, place of entertainment, and a dry cleaning establishment*
- iv) Development Standards:
 - a) Minimum Landscape Strip:
 - i) adjacent to Delaney Drive for the area between the property line and a *building*: 3.0 m
 - ii) adjacent to Church Street for the area between the property line and a *building*: 3.0 m
 - iii) adjacent to Church Street for the area between the property line and the parking area: 6.0 m
- v) Other:
 - a) No *outdoor patios* shall be permitted within 30.0 metres of any residential zone.
 - b) All *buildings* shall have pedestrian access facing either Church Street or Delaney Drive.
 - c) A holding provision shall be placed on the subject lands, to be removed upon Site Plan approval.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
110	R1-D, R1-E, R1-F, R2-B, OS, EP	62	1-2005 68-2013	18T-94026, RL2/04, Z3/04 RL2/11, Z4/11

- i) Location: South of Bayly Street, west of the unopened Audley Road allowance
- ii) Legal Description: Part of Lot 3, Range 3, Broken Front Concession, and Part 1, Plan 40R-12352
- iii) Development Standards:
- a) Notwithstanding Section 6.7.1, Permitted Uses, specifically Open Space – ‘OS’, all buildings and structures of any kind, the removal or placement of fill, or the alteration of a watercourse, other than as required for flood or erosion control and stormwater management are prohibited within Block 423 on revised draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.”;
 - b) Maximum *lot coverage* for bungalows or back-split *dwelling*s within the ‘R1-D’ Residential Zone 50%
 - c) Notwithstanding Section 6.2.2, Zone Standards, specifically “Residential One – ‘D’ (R1-D), the minimum lot depth shall be 19.2 metres for Lots 48 to 53 (inclusive) on draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.
 - d) Notwithstanding any other provision of this By-law, the maximum width of a garage on a *corner lot* in the ‘R1-E’ zone with *lot frontages* greater than 12.0 metres shall not exceed 6.1 metres.
 - e) The maximum width of garages within the ‘R1-E’ and ‘R1-F’ zones with *lot frontages* less than 11.9 metres shall not exceed 5.0 metres.
 - f) The maximum width of a garage for a *semi-detached dwelling* in the ‘R2-B’ zone for *lots* with frontages of 7.5 metres or greater shall not exceed 3.6 metres.
 - g) The maximum width of double car garages in the ‘R1-D’ zone shall not exceed 6.1 metres.

Exception 110 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
110 continued	R1-D, R1-E, R1-F, R2-B, OS, EP	62	1-2005 68-2013	18T-94026, RL2/04, Z3/04 RL2/11, Z4/11

- h) Notwithstanding Section 6.2.2, Zone Standards, specifically "Residential One – 'D' (R1-D), for lot frontages greater than 15.5 metres, the maximum garage width shall not exceed 7.2 metres for a three car garage.
- i) Notwithstanding Section 6.2.4, Front Yard and Exterior Yard Requirements, the maximum front yard setback of 7.5 metres as measured from the front of the principal building to the front lot line shall not apply for Lots 1 to 53 (inclusive), 82 to 89 (inclusive), 203 to 211 (inclusive), 328 to 335 (inclusive) and 354 to 363 (inclusive) on draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.
- j) The maximum *building* setback requirements within Section 6.2.4 of this By-law may be measured from the front face of a *porch*, provided the minimum area of the porch is 4.5 m².
- k) Notwithstanding Section 6.2.2, Zone Standards, the maximum driveway width and maximum garage width shall be 6.1 metres for Lot 382 on draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.
- l) Notwithstanding Section 6.2.4, Front Yard and Exterior Yard Requirements, for lots flanking the west side of Audley Road zoned "Residential One –'D' (R1-D), the following shall apply:

Standard	Minimum Setback from Exterior Lot Line
i) Dwelling unit on street side with a sidewalk	1.7 m
ii) Attached garage on street with a sidewalk	1.7 m
iii) Platform on street side with a sidewalk	0.7 m
m) Notwithstanding Section 5.3.1, Required Parking Spaces Within Private Garage, all required parking spaces within a private garage shall have a minimum width of 2.7 metres and a minimum depth of 5.7 metres free of any obstructions. Where more than one required parking space is provided within a private garage, all subsequent parking spaces provided shall have a minimum width of 2.5 metres.	

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference										
111	AC	32	142-2005	Z11/03,										
<p>i) Location: Northeast corner of Salem Road and Chambers Drive</p> <p>ii) Legal Description: Plan 40M-1453, Block 103</p> <p>iii) Permitted Uses: <i>Motor Vehicle Gas Bar and Convenience Store</i></p> <p>iv) Development Standards:</p> <p>a) <i>Landscape Buffer:</i></p> <table border="0"> <tr> <td>i) immediately adjacent to the day-lighting triangle</td> <td>6.0 m</td> </tr> <tr> <td>ii) along the frontages of Chambers Drive and Salem Road</td> <td>6.0 m</td> </tr> <tr> <td>iii) abutting Field Crescent</td> <td>2.8 m</td> </tr> </table> <p>b) <i>Minimum Lot Frontage:</i> 42.0 m</p> <p>c) <i>Minimum Setback for the weather canopy:</i></p> <table border="0"> <tr> <td>i) <i>From Exterior Side Lot Line:</i></td> <td>6.0 m</td> </tr> <tr> <td>ii) <i>From Interior Side Lot Line:</i></td> <td>5.5 m</td> </tr> </table> <p>d) <i>Minimum Setback from Rear Lot Line:</i> 6.0 m</p> <p>e) <i>Maximum Height of the Convenience Store</i> exclusive of roof top mechanicals 5.3 m</p> <p>f) For the purposes of this by-law, <i>height</i> will be measured from the finished grade immediately adjacent to the <i>building or structure</i> being measured.</p> <p>v) Other:</p> <p>a) Section 6.3.1 (1) shall not apply.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					i) immediately adjacent to the day-lighting triangle	6.0 m	ii) along the frontages of Chambers Drive and Salem Road	6.0 m	iii) abutting Field Crescent	2.8 m	i) <i>From Exterior Side Lot Line:</i>	6.0 m	ii) <i>From Interior Side Lot Line:</i>	5.5 m
i) immediately adjacent to the day-lighting triangle	6.0 m													
ii) along the frontages of Chambers Drive and Salem Road	6.0 m													
iii) abutting Field Crescent	2.8 m													
i) <i>From Exterior Side Lot Line:</i>	6.0 m													
ii) <i>From Interior Side Lot Line:</i>	5.5 m													

Exception	Zoning	Map	By-law	File Reference
112	R1-F, R2-B, OS	60	10-2005	S-A-2004-04, Z13/04
<p>i) Location: North-west corner of Audley Road and Kerrison Drive</p> <p>ii) Legal Description: Part Lot 3, Concession 2</p> <p>iii) Development Standards:</p> <p>a) Minimum Lot Coverage:</p> <ul style="list-style-type: none"> - 'R1-F' zone: 50 % - 'R2-B' zone: 55 % <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
113	VC3	28	21-2005 38-2008	Z18/04, Z01/08
<p>i) Location: 579 Kingston Road West</p> <p>ii) Legal Description: Plan 11, Part Lot 5</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Landscape Buffer</i>:</p> <ul style="list-style-type: none"> i) Next to Residential or Open Space – East, <i>interior side lot line</i> 0.0 m ii) Adjacent to Type A and Type B Arterial Road: 5.0 m <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
114	UC	31, 32	53-2005	Z15/04

- i) Location: South-east corner of Harwood Avenue and Ringer Road
- ii) Prohibited Uses: *Drive-thru restaurant*
- iii) Other:
 - a) All commercial tenants shall have pedestrian entries facing Harwood Avenue and Ringer Road.
 - b) Notwithstanding Section 4.12 of this By-law, all *buildings* within 30.0 metres of the intersection of Ringer Road and Harwood Avenue shall have a minimum *gross floor area* of 750.0 m² and shall be within 6.0 metres of the *street line* of Harwood Avenue.
 - c) Notwithstanding Section 4.12 of this By-law, all *buildings* within 50.0 metres of the southernmost property line next to Harwood Avenue shall have a minimum *gross floor area* of 750.0 m² and shall be within 6.0 metres of the *street line* of Harwood Avenue
 - d) A Holding Provision (H) shall apply, which shall be removed upon issuance of Site Plan approval.
 - e) Any *building* within 30.0 metres of the intersection of Harwood Avenue and Ringer Road shall have a minimum *building height* of 9.0 metres
 - f) Subject to paragraph iii) (a), a maximum of one *drive-thru facility* shall be permitted but in no case shall such *use* be permitted within 30.0 metres of Harwood Avenue.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
115	DCA/MU	38, 44	42-2005 86-2005	S-A-2004-03, Z14/04, Z6/05

- i) Location: 100 Bayly Street West
- ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Registered Plan 480
- iii) Development Standards:
- a) The minimum built frontage along Hunt Street shall be 50 percent.
 - b) The *daylighting triangle* requirements for Residential Zones within Section 4.7.1 of this By-law shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
116	VC3	28	38-2005 38-2008	Z21/04, Z01/08

- i) Location: 66 Church Street South
- ii) Legal Description: Lot 3 and Part of Lot 4, Registered Plan 11 (Lot 15, Con 1)
- iii) Development Standards:
- a) Minimum *Landscape Buffer* Next to Residential or Open Space Zones:
 - Rear: at the hammerhead: 0.36 m
 - Otherwise: 1.8 m
 - South interior side: 0.40 m
 - North interior side: 0.44 m
 - Adjacent to Type A and Type B Arterial Road: 4.41 m
 - b) *Parking Spaces* Required: 9
 - c) *Parking Space Length* (including disabled parking stall length): 5.45 m

Exception 116 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
116 continued	VC3	28	38-2005 38-2008	Z21/04, Z01/08
<p>d) Aisle Width for 60 to 90 degree <i>parking spaces</i> 6.0 m</p> <p>iv) Other:</p> <p>a) <i>An apartment dwelling is permitted on the upper floor and/or ground level of the building.</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
117	DCA/MU	44	42-2005 86-2005	S-A-2004-03, Z14/04, Z6/05, OPA No. 20
<p>i) Location: 100 Bayly Street West</p> <p>ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Registered Plan 480</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Frontage</i>: 5.0 m</p> <p>b) Minimum <i>Lot Depth</i>: 13.0 m</p> <p>c) <i>Yard</i> – Maximum setback to a <i>porch</i>: 4.5 m</p> <p>iv) Other:</p> <p>a) Maximum garage door opening shall not exceed 50% of the frontage of any <i>lot</i>.</p> <p>b) The <i>daylighting triangle</i> requirements for Residential Zones within Section 4.7.1 of this By-law shall apply</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
118	DCA/MU	44	42-2005 86-2005	S-A-2004-03, Z14/04, Z6/05, OPA No. 20

- i) Location: 100 Bayly Street West
- ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Plan 480
- iii) Development Standards:
 - a) Minimum Lot Frontage:
 - For all *lots/blocks* in locations identified as Block 06, Block 07 and Block 10 within draft plan of subdivision S-A-2004-03, revised March 22, 2005 4.6 m
 - b) Minimum *Lot Depth*: 20.0 m
 - c) Minimum Yard:
 - Minimum Front: 1.2 m
 - Minimum Exterior Side: 1.2 m
- iv) Other:
 - a) A *porch* may encroach to within 0.0 metres of a *front lot line* or *exterior side yard lot line*.
 - b) The maximum garage door opening shall not exceed 50% of the frontage of any *lot*.
 - c) A front door and a *porch* shall be provided in the *front yard*.
 - d) A maximum of 11 *dwelling units* may be attached side-by-side in a *street townhouse dwelling*, having a maximum *dwelling* width of 53.0 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
119	PE	37, 38, 43	86-2005 135-2008	Z6/05, Z6/08, OPA 08-A2
<p>i) Location: The north side of Hunt Street from Mills Road to Dowty Road, known municipally as No's 110 through 182 Hunt Street, inclusive; and lands bound by Hunt Street to the north, Monarch Avenue to the east, the south side of the former CN Railway spur to the south, and Mackenzie Avenue to the west, known municipally as 205 and 225 Mackenzie Avenue, 175 and 215 Hunt Street, and 270 Monarch Avenue</p> <p>ii) Legal Description: Lots 1 and 2 Plan 512, Part of Lot 9 Plan M30 being the most easterly 120 feet of even width from front to rear of Lot 9 Plan M30, Part Lot 9 Plan M30 lying to the west of the most easterly 120 feet of even width throughout from front to rear, Part of Lot 9 Plan 512 as in D467122, Part of Lot 9 Plan 512 as in D240835, Part Block 4 Plan 480 being Parts 8 and 17 on 40R-1451, Part Block R Plan 480 being Part 9 on 40R-1451, Part Block T Plan 480 being Part 9 on 40R-3761, Part Block 4 Plan 480 being Part 10 on 40R-1451, Part Block R Plan 480 being Parts 3 and 5 on 40R-20035, Part Block R Plan 480 being Parts 3 and 4 on 40R-3761 and Part 14 on 40R-1451, Part Block R, Plan 480 being Parts 1 and 2 on 40R-3761, Part Block 4 Plan 480 being Part 11 on 40R-20035 except Part 17 on 40R-1451, Part Block 4 Plan 480 and Part Block R Plan 480 being Parts 5 and 6 on 40R-1451 and Part Block T Plan 480 being Part 4 on 40R-1451.</p> <p>iii) Additional Permitted Uses: The following Automobile Commercial uses at 158 Hunt Street: <i>Convenience Store; Motor Vehicle Gas Bar; Motor Vehicle Service Centre; and Motor Vehicle Wash, Automatic Accessory retail sales</i> Outlet for lands known municipally as 110 through 182 Hunt Street inclusive, provided that such use does not exceed 50% of the gross floor area of the premises in which it is located for the retail and wholesale of products manufactured, processed or assembled on site.</p> <p>iv) Prohibited Uses: <i>Drive-thru Facility; Motor Vehicle Rental Establishment; Motor Vehicle Sales Establishment; Motor Vehicle Used Sales Establishment; Taxi Depot; and Restaurant, Drive-Thru</i></p> <p>Exception 119 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
119 continued	PE	37, 38, 43	86-2005 135-2008	Z6/05, Z6/08, OPA 08-A2

v) Development Standards:

a) Maximum Yard:

- Front: 6.0 m
- Exterior Side: 6.0 m

b) Minimum Yard:

- Front: 3.0 m

c) Maximum Height: 8 storeys or 28.0 metres, whichever is less

d) Minimum Height: 2 storeys or 6.0 metres, whichever is less

e) Minimum Landscape Buffer:

- i) Adjacent to any public street 3.0 m
- ii) Between any parking area and any public street 6.0 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
120	DCA/I	44, 50	86-2005	Z6/05, OPA No. 20

- i) Location: Lands bounded by Harwood Avenue South to the east, Clements Road West to the south, Centennial Road to the west, and the Ajax Community Centre to the north (580 Harwood Avenue South – Ajax Pickering Health Centre)

Exception 120 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
120 continued	DCA/I	44, 50	86-2005	Z6/05, OPA No. 20

ii) Development Standards:

Notwithstanding the provisions of Section 6.9.2 of this By-law, only the following development standards shall apply to the *existing hospital building* (Ajax Pickering Health Centre) and all future expansions thereto, and these standards shall apply to the principal *hospital building exclusively*. Any *building* not physically attached to the *hospital*, and/or any permitted *non-hospital use* that is not accessory to the *hospital use*, shall comply with the provisions of Section 6.9.2 of this By-law

a) Setbacks:

- | | |
|---|-------|
| i) Minimum setback from <i>Front Lot Line</i> : | 0.0 m |
| ii) Minimum setback from <i>Exterior Side Lot Line</i> : | 0.0 m |
| iii) Minimum Setback from <i>Interior Side Lot Line</i> : | 7.5 m |
| iv) Minimum Setback from <i>Rear Lot Line</i> : | 9.0 m |

b) Parking Area:

- | | |
|--|--|
| i) Minimum Perpendicular Width of Parking Aisle (whether or not there is adjacent parking) | 6.0 m |
| ii) Minimum Size of <i>Parking Space</i> for <i>Persons with Disabilities</i> : | 5.7 m long by 4.0 m wide |
| iii) Maximum Number of <i>Surface Parking Spaces</i> : | 1 space per 38.0 m ² of <i>Gross Floor Area</i> |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
121	AC	39, 40	84-2005 48-2006	Z4/04

- i) Location: Southeast corner of Salem Road and Achilles Road
- ii) Legal Description: Part of Lots 6 and 7, Concession 1
- iii) Prohibited Uses: Notwithstanding the provisions of Section 6.3.1, within the 'AC' zone, a *Motor Vehicle Service Centre* and a *Drive-thru facility* shall not be permitted
- iv) Development Standards:
 - a) Notwithstanding the provisions of Sections 4.12, 5.3.2, and 6.3.2, an accessory *Convenience Store* shall be permitted under the following performance standards.
 - i) Maximum *building* setback of 3.0 metres from the *street line* (including daylight triangle)
 - ii) Minimum *building height* of 6.0 metres.
 - iii) All required off-street *parking spaces* shall have a minimum width of 2.7 metres and a minimum depth of 5.5 metres.
 - iv) Direct pedestrian access shall be provided to the nearest *public road*.
 - b) Notwithstanding the provisions of Section 5.11.1, 5.11.3, and 6.3.2, an accessory *Motor Vehicle Wash, Automatic* shall be permitted under the following performance standards:
 - i) Minimum distance of 75.0 metres from Salem Road
 - ii) Minimum Queuing Space Requirements shall be 10 (Ingress) and 1 (Egress).
 - iii) Minimum length of a Queuing Space shall be 5.8 metres.
 - iv) Minimum setback to an Employment Zone shall be 3.0 metres.
 - c) Notwithstanding Section 4.12, the minimum *Landscape Buffer* adjacent to Achilles Road shall be 3.0 metres.
- v) Other:
 - a) A Holding provision (H) shall be placed on the above-noted lands, to be removed upon Site Plan approval.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
122	PE	39, 40	84-2005 94-2006 50-2013	Z4/04, Z8/06, OPA06-A3, Z4/13

- i) Location: Southeast corner of Salem Road and Achilles Road
- ii) Legal Description: Part of Lots 6, Concession 1
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: *Drive-thru facility, Motor Vehicle Rental Establishment, Motor Vehicle Sales Establishment, Public Storage Facility, Recreation Facility, Service or repair shop, and Warehouse/ Distribution Centre*
- Free-standing forms of the following: *Financial Institution, Restaurant, and Personal Service Shops*
- v) Development Standards:
- Development Standards: Notwithstanding any other Section of this By-law, the following development standards shall apply:
- a) Minimum *Gross Floor Area*
- i) Minimum *Ground Floor Area*: 800.0 m², save and except for a *Restaurant Drive-Thru*, which shall be permitted having a minimum *ground floor area* of 280 square metres;
- ii) Minimum *Second Floor Area*: the second storey shall have a minimum floor area equal to 50% of the *ground floor area* of the *building*, or 790.0 m², whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300.0 m² shall be required.
- Notwithstanding the above noted Minimum Upper Floor Area requirements, in cases where the second floor consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the second storey shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.
- b) Minimum *Floor Space Index (FSI)*: 0.2
- c) Maximum *Lot Coverage – Building Area*: 20%

Exception 122 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
122 continued	PE	39, 40	84-2005 94-2006 50-2013	Z4/04, Z8/06, OPA06-A3, Z4/13

d) *Minimum Building Height:*

- | | |
|---|------------------------|
| i) <i>Buildings</i> fronting onto Salem Road or Achilles Road, save and except for a free-standing <i>Restaurant, Drive-Thru</i> , which shall be permitted to have a minimum <i>height</i> of 1 storey and 3.7 metres. | 2 storeys and
9.0 m |
| ii) <i>Interior buildings</i> not located within 48.0 metres of a front and/or <i>exterior side lot line</i> | 1 storey and 9.0 m |

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

e) *Minimum Built Frontage within a Build-Within Zone:*

- i) 50% of the *lot frontage*; or
- ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800.0 m²; shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front and/or *exterior side lot line*

f) *Front Yard and Exterior Side Yard Build-Within Zone:*

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the front and *exterior side lot lines*. However, in the case of a *Restaurant, Drive Thru*, a *build-within zone* of between 3.0 metres and 18.0 metres shall apply.

The *Build-Within Zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

Exception 122 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
122 continued	PE	39, 40	84-2005 94-2006 50-2013	Z4/04, Z8/06, OPA06-A3, Z4/13

g) Parking:

- i) No parking areas, *driveway aisles*, or *queuing lanes* shall be permitted between an adjacent street and any part of the *building façade* within the *build-within zone*. Where the *build-within zone* extends along a front and/or *exterior side lot line* between at least three separated points, no parking areas, *driveway aisles*, or *queuing lanes* shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.
- ii) All required off-street *parking spaces* shall have a minimum *parking space length* of 5.7 metres. Where a *parking space* overhangs a curb, the minimum *parking space length* shall be 5.5 metres.
- iii) The parking requirement for any permitted *use* other than a *Restaurant, Drive-Thru*, located on the ground floor of any multi-unit *building* shall be 1 space per 28.0 m² of *gross floor area*.

h) Minimum Setback from a Storm Water Management Pond site or Open Space block: 9.0 m

i) Minimum Landscape Strip adjacent to Salem Road, save and except where a *building façade* is located within a *build-within zone*: 6.0 m

vi) Other:

- a) The development standards identified in sub-section (v) above do not apply to a public utility *building*
- b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.
- c) The maximum number of *Restaurant, Drive-Thrus* shall be limited to one (1).
- d) Interim Non-Compliance With Respect to Built Frontage, *Lot Coverage* and Density (FSI) Requirements:

Exception 122 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
122 continued	PE	39, 40	84-2005 94-2006 50-2013	Z4/04, Z8/06, OPA06-A3, Z4/13

(1) Extensions/Expansions of Existing *Non-Complying* Development

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, extensions or expansions of *existing non-complying* development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that:

- i) The intent of the Official Plan is met; and
- ii) The *building* extension or expansion is designed and sited in a manner which demonstrates, to the satisfaction of the Town, that the development of the site is moving toward a greater level of compliance with all applicable regulations of this By-law, and does not preclude or hinder the ability to ultimately achieve compliance. In this regard, a Master Concept Development Plan demonstrating compliance under by the Town. This plan shall demonstrate that the proposed *building* extension or expansion shall protect for the ability of a progressive intensification on the site to ultimately achieve compliance. It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction; the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law

(2) Phasing of New Development on Vacant Sites:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density (FSI), built frontage and *lot coverage* provisions contained in this By-Law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Exception 122 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
122 continued	PE	39, 40	84-2005 94-2006 50-2013	Z4/04, Z8/06, OPA06-A3, Z4/13

Accordingly, in instances where a development on a vacant site larger than 2.0 hectares is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density (FSI) provision of sub-section (v) above shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement.

It is understood that the Master Concept Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
123	EP	58	141-2005	Z04/01

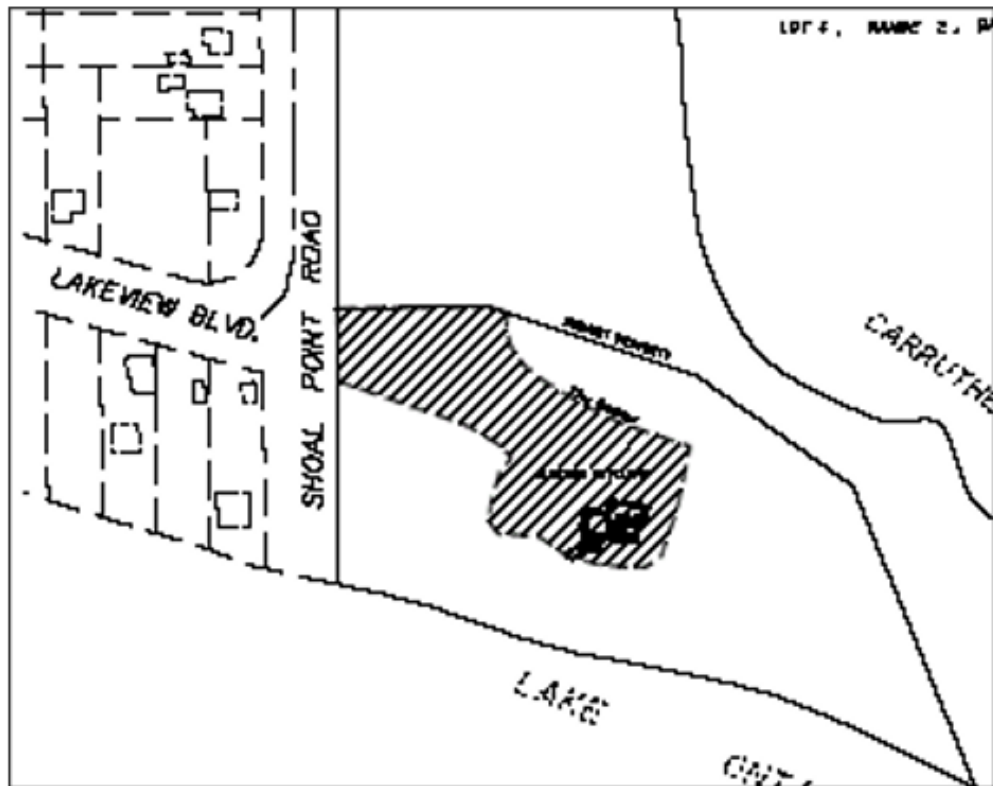
- i) Location: 1183 Shoal Point Road
- ii) Legal Description: Part of Lot 4, Range 2, Broken Front Concession

Exception 123 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
123 continued	EP	58	141-2005	Z04/01

iii) Other:

- a) Notwithstanding the provisions of Section 4.21.3 and 6.8 of this By-law, for the lands municipally known as 1183 Shoal Point Road, and shown on the sketch below as "subject property", the principal residence located thereon is a permitted *detached dwelling* and may be replaced, enlarged or extended as a *detached dwelling* within the limits of the "*building envelope*" shown on the sketch. Furthermore, accessory *buildings* or *structures*, but not including living accommodations or *dwellings*, may be permitted within the "*building envelope*" subject to the provisions of Section 4.1.1.



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
124	RM5	18	99-2005	Z2/05
<p>i) Location: Northwest quadrant of Rossland Road and Harwood Avenue</p> <p>ii) Legal Description: Part of Lot 7, Concession 3, Town of Ajax, Block 48/49 Plan 40M-2116; Part 1 Plan 40R-18670 and Part 1 Plan 40R-22588</p> <p>iii) Development Standards:</p> <p>a) Interpretation: Harwood Avenue shall be considered the <i>front yard</i>.</p> <p>b) <i>Yard</i>:</p> <p>i) Minimum exterior side yard setback (Rossland) - RM5 zone: 4.55 m</p> <p>ii) Minimum exterior side yard setback (Biggs) – 'RM5' zone: 5.70 m</p> <p>iv) Other:</p> <p>a) An accessory <i>structure</i> shall be permitted in the <i>front yard</i> (Harwood Avenue) with a minimum setback of 1.50.0 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
125	LC/AC	10, 18, 19	157-2005 62-2008 78-2011	Z18/03, SP4/07, Z5/07 S-A-2003-10
<p>i) Location: South of Taunton Road, east of Salem Road</p> <p>ii) Legal Description: Part of Lots 6 and 7, Concession 3</p> <p>iii) Interpretation: For the purposes of this By-law, <i>Gross Leasable Floor Area</i> shall mean the aggregate area of all floors in a <i>building</i> measured from the centre line of the joint interior partitions and from the exteriors</p> <p>Exception 125 is continued on the next page</p>				

Exception	Zoning	Map	By-law	File Reference
125 continued	LC/AC	10, 18, 19	157-2005 62-2008 78-2011	Z18/03, Z5/07, SP4/07, S-A-2003-10

of outside walls and *used* or capable of being *used* for commercial purposes, such as sales, display, storage and *offices* but excluding garbage enclosures, mechanical, electrical and other *building* service rooms and spaces, stairs, internal service corridors, mezzanines *used* by staff, and storage areas below grade.

- iv) *Additional Uses:* A seasonal *garden centre* associated with a supermarket; and a *commercial school*.
- v) *Development Standards:*
 - a) *Maximum Gross Leasable Floor Area:* 11,000.0 m²
 - b) At least one *building* along each frontage of Taunton Road and Salem Road shall have a minimum *Ground Floor Area* of 750.0 m².
 - c) Notwithstanding Section 4.12 of this By-law, the maximum *front yard* along Salem Road shall be 6.0 metres.
 - d) All *buildings* along Taunton Road and Salem Road shall have a minimum *building height* of 6.0 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
126	RM6 (H)	8	20-2024	OPA22-A1 Z1/22

- i) *Location:* Lands on the north side of Ravenscroft Road, northeast of Paulynn Park and South of the East Duffins Creek.
- ii) *Legal Description:* Part Lots 12 and 13 Concession 3 Pickering and Part of the Road Allowance between Lots 12 and 13 Concession 3 Pickering, Parts 3 and 4 on 40R27498; Subject to an Easement over Part 3 on 40R27498 in favor of Part Lots 12 and 13 Concession 3 Pickering and Part Road Allowance between Lots 12 & 13 Concession 3, Part 3, Plan 40R24704 as in DR877796; Town of Ajax.

Exception 126 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
126	RM6 (H)	8	20-2024	OPA22-A1 Z1/22

- iii) Additional Permitted *Dwelling, Back-to-Back Stacked Townhouse* Uses:
- iv) Development Standards:
- | | |
|---|-----------------------|
| a) Maximum Number of <i>Dwelling Units</i> : | 48 |
| b) Minimum Setback from <i>Front Lot Line</i> : | 7.0 m |
| c) Minimum Setback from Interior <i>Side Lot Line</i> : | |
| i) <i>Dwelling Unit</i> | 8.5 m |
| ii) Other <i>structures</i> including raised parking area, steps, and retaining walls to the southern Interior <i>Side Lot Line</i> : | 1.8 m |
| iii) Other <i>structures</i> including raised parking area and retaining walls to the northern Interior <i>Side Lot Line</i> : | 3.0 m |
| d) Minimum Setback from <i>Rear Lot Line</i> : | |
| i) <i>Dwelling Unit</i> : | 29.0 m |
| ii) Other <i>structures</i> including raised parking area and retaining walls: | 4.0 m |
| e) Maximum <i>Height</i> : | 14.0 m ⁽¹⁾ |
| f) Minimum Setback between Townhouse Blocks: | 4.3 m |
- v) Other
- a) Minimum Required Parking: 1.0 space per *dwelling unit* for the exclusive use of the occupants in addition to 0.25 spaces per *dwelling unit* for the exclusive use of visitors.
- b) Notwithstanding Section 4.3 the maximum area of a *platform/porch* with a height greater than 1.2 metres above finished ground level associated with each *dwelling unit* shall be 6.5m².
- c) Air conditioning units shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.
- d) Section 5.6 i) which regulates *parking spaces* in a *rear yard* does not apply

Exception 126 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
126	RM6 (H)	8	20-2024	OPA22-A1 Z1/22

- e) Notwithstanding Section 4.1.1 v), the *height* of an *accessory structure* shall be measured from the raised hardscaped area upon which it is located.
- (1) The maximum *height* is measured from the average *established grade* along the front of the *buildings* fronting Ravenscroft Road to the highest point of any *building*.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
127	R1-D	10, 18, 19	157-2005	S-A-2003-10, Z18/03
<p>i) Location: South of Taunton Road, east of Salem Road</p> <p>ii) Legal Description: Part of Lots 6 and 7, Concession 3</p> <p>iii) Development Standards:</p> <p>a) Notwithstanding the provisions of the R1-D zone, the minimum lot frontage shall be 11.3 metres;</p> <p>b) Notwithstanding the provisions of the R2-B zone, the maximum <i>lot coverage</i> shall be 55% of the area of the <i>lot</i>;</p> <p>c) Notwithstanding the provisions of the R1-D and R1-F zones, the maximum <i>lot coverage</i> shall be 50% of the area of the <i>lot</i>;</p> <p>d) Notwithstanding the provisions of the R1-F zone, the provisions of the R1-D zone shall apply for all <i>lots</i> with frontages 11.3 metres or greater;</p> <p>e) Notwithstanding the provisions of the R1-D zone, all <i>lots</i> that have a <i>Front yard</i> on Williamson Drive shall have a minimum frontage of 12.0 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
128	PE	36, 37	137-2005	Z10/05
<p>i) Location: 147 Westney Road South</p> <p>ii) Legal Description: Part of Lot 12, Concession 1, Town of Ajax, Part Block N, Plan M-25</p> <p>iii) Permitted Uses: A <i>Motor Vehicle Repair Facility</i> shall be permitted (up to 42% of the total <i>Gross Floor Area</i> of all <i>buildings</i>, or 605.0 m², whichever is less).</p> <p>Exception 128 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
128 continued	PE	36, 37	137-2005	Z10/05
<p>iv) Development Standards:</p> <ul style="list-style-type: none"> a) No loading doors shall be located within 25.0 metres of the <i>front lot line</i>. b) No parking shall be permitted between a permitted <i>building</i> and the <i>Front Lot Line</i>. c) The minimum <i>building height</i> shall be 6.0 metres. d) One pedestrian entry shall be provided facing Westney Road. <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
129	RM4	11	139-2005 70-2007	OPA05-A7, Z14/05
<p>i) Location: Southwest quadrant of Williamson Drive and Seward Drive</p> <p>ii) Legal Description: Part of Lot 4, Concession 3, Block 261, Plan 40M-2186</p> <p>iii) Interpretation: For the purposes of this Exception, the <i>yards</i> adjacent to the <i>south lot line</i> and the <i>west lot line</i> shall be considered as <i>Rear yards</i>.</p> <p>iv) Development Standards:</p> <ul style="list-style-type: none"> a) <i>Yard</i>: <ul style="list-style-type: none"> i) Minimum setback from Williamson Drive: 4.5 m ii) Minimum setback from Seward Drive: 4.55 m <p>v) Other:</p> <ul style="list-style-type: none"> a) Privacy fencing shall not be permitted adjacent to the 'VG' zone. Only ornamental decorative fencing to a maximum <i>height</i> of 1.2 metres shall be permitted adjacent to the 'VG' zone. <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference								
130	AC, PE	43	150-2005	Z7/05								
i) Location: 460 Bayly Street West ii) Legal Description: Part of Block N, RP 480, Town of Ajax iii) Development Standards <table border="0" style="width: 100%;"> <tr> <td style="padding-left: 20px;">a) Minimum <i>landscape buffer</i> adjacent to Westney Road and Bayly Street:</td> <td style="text-align: right; vertical-align: bottom;">6.0 m</td> </tr> <tr> <td style="padding-left: 20px;">b) Maximum <i>building height</i> of a <i>convenience store</i>.</td> <td style="text-align: right; vertical-align: bottom;">5.5 m</td> </tr> <tr> <td style="padding-left: 20px;">c) Minimum <i>Interior side yard</i>:</td> <td style="text-align: right; vertical-align: bottom;">3.0 m</td> </tr> <tr> <td style="padding-left: 20px;">d) Minimum <i>Rear yard</i>:</td> <td style="text-align: right; vertical-align: bottom;">1.0 m</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					a) Minimum <i>landscape buffer</i> adjacent to Westney Road and Bayly Street:	6.0 m	b) Maximum <i>building height</i> of a <i>convenience store</i> .	5.5 m	c) Minimum <i>Interior side yard</i> :	3.0 m	d) Minimum <i>Rear yard</i> :	1.0 m
a) Minimum <i>landscape buffer</i> adjacent to Westney Road and Bayly Street:	6.0 m											
b) Maximum <i>building height</i> of a <i>convenience store</i> .	5.5 m											
c) Minimum <i>Interior side yard</i> :	3.0 m											
d) Minimum <i>Rear yard</i> :	1.0 m											

Exception	Zoning	Map	By-law	File Reference	
131	RM4	30, 31	12-2006	Z18/05	
i) Location: 132 Kingston Road West ii) Legal Description: Part of Lot 10, Concession 2 iii) Additional <i>Uses</i> : <i>Art Gallery</i> iv) Other: <table border="0" style="width: 100%;"> <tr> <td style="padding-left: 20px;">a) For the purposes of this Exception, an <i>Art Gallery</i> shall be exempt from an on-site parking requirement.</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					a) For the purposes of this Exception, an <i>Art Gallery</i> shall be exempt from an on-site parking requirement.
a) For the purposes of this Exception, an <i>Art Gallery</i> shall be exempt from an on-site parking requirement.					

Exception	Zoning	Map	By-law	File Reference
132	PE	48	119-2006 50-2013	OPA 05-A8, Z19/05, Z4/13

i) Location:	South-west corner of Westney Road South and Clements Road West
ii) Legal Description:	Part of Lots 12 and 13, Concession Broken Front
iii) Permitted Uses:	Notwithstanding the <i>uses</i> permitted within the Prestige Employment (PE) Zone, only the following <i>uses</i> shall be permitted: <i>Accessory Retail Sales Outlet, Commercial School, Light Manufacturing, Offices, Personal Service Shop, and Warehouse/distribution centre</i>
Except as amended herein, all other provisions of this By-law, as amended, shall apply.	

Exception	Zoning	Map	By-law	File Reference
133	R1-B	39	68-2006	S-A-2005-05, Z13/05

i) Location:	Northeast corner of King's Crescent and Rideout Street
ii) Legal Description:	Part of Lot 8, Concession 1 now Part 1, RP-575, Block E and part of Block F, RP-510, Town of Ajax
iii) Interpretation:	For the purposes of this Exception, Development Standards a) 'Yard Requirements' shall only apply to the <i>dwelling</i> located at 62 Rideout Street and Lot 5.
iv) Development Standards:	
a) <i>Yard</i> :	
<u>62 Rideout Street</u>	
i) Minimum <i>Lot Frontage</i> :	13.5 m
ii) Minimum Interior <i>Yard</i> (east side only):	0.8 m
Exception 133 is continued on the next page.	

Exception	Zoning	Map	By-law	File Reference
133 continued	R1-B	39	68-2006	S-A-2005-05, Z13/05
<p><u>Lot 5</u></p> <p>i) Minimum Exterior Side: 3.0 m</p> <p>b) Maximum <i>Building Height</i>:</p> <p>i) Lots 1, 2, 3, 4, 6, 7 and 8 and Block 10 on Draft Plan of Subdivision S-A-2005-05 2 storeys</p> <p>ii) Lots 5 and 9 on Draft Plan of Subdivision S-A-2005-05 1.5 storeys</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
134	R1-D, R1-F, OS	10, 18	66-2009 33-2016 42-2018	Z17/05, S-A-2005-08, Z1/16
<p>i) Location: 1537 Salem Road North</p> <p>ii) Legal Description: North Part Lot 6, Concession 3</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Frontage</i> in the 'R1-D' zone: 11.3 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
135	HE	37	84-2006 79-2009	OPA 05-A9, Z20/05
<p>i) Location: CN Railway spur line</p> <p>ii) Legal Description: Part of Part 1 on Plan 40R-20035 being of an irregular shape, 807.2 square metres in area, 95.0 metres in depth, with 24.3 metres of frontage on Dowty Road, and a northern limit located parallel to and 2.04 metres south of the centreline of the spur line.</p> <p>iii) Additional Uses: Upon removal of the Holding (H) symbol, the following additional use is permitted, being the <i>outdoor storage</i> associated with an automobile recycling operation, not closer than 1.5 metres from the northerly property boundary.</p> <p>iv) Other:</p> <p>a) Approval from the Regional Land Division committee for consent to sever the subject land and adding the parcel to the abutting property to the south.</p> <p>b) The site plan agreement between the Town and the owners be executed which shall include the provision of a 2.4 metre board fence or other barrier devices as approved by the Town.</p> <p>c) That a Record of Site Condition be submitted to the Town of Ajax and acknowledged by the Ministry of the Environment.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
136	PE	32, 33, 39, 40	88-2006 152-2009 50-2013	OPA 06-A3, OPA 06-A6, Z8/06, Z14/06, Z14/13 OMB Case Number PL060718
<p>i) Location: Lands enclosed by Chambers Drive and Beck Crescent, known municipally as Nos. 75, 85 and 155 Chambers Drive and No. 555 Beck Crescent</p> <p>Exception 136 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
136 continued	PE	32, 33, 39, 40	88-2006 152-2009 50-2013	OPA 06-A3, OPA 06-A6, Z8/06, Z14/06, Z14/13 OMB Case Number PL060718

- ii) Legal Description: Block 2, Registered Plan 1454, now Parts 1 to 3, Plan 40R-10338
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: *Drive-Thru Facility, Drive-Thru Restaurant, Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility, Warehouse/Distribution Centre,*

Free-standing forms of the following: Financial Institution, Restaurant, Personal Service Shop, and Service or Repair Shop
- v) Development Standards:
Notwithstanding any other section of this By-law, the following development standards shall apply:
 - a) Minimum *Lot Coverage*:
 - i) *Building Area*:
20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of the *lot area*. However, in instances where an urban square is provided between the principal building and a street corner the area of the urban square up to an amount not exceeding 5% of the total lot area, **may** be considered as a substitute for Building Area, in lieu of actual building coverage.
 - b) Maximum Built Frontage within a *Build-Within Zone*:
 - i) 50% of the *lot frontage* along an arterial or collector road;
 - ii) 40% of the *lot frontage* along a local road; or

Exception 136 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
136 continued	PE	32, 33, 39, 40	88-2006 152-2009 50-2013	OPA 06-A3, OPA 06-A6, Z8/06, Z14/06, Z14/13 OMB Case Number PL060718

- iii) Provided that the *building* has a *Gross Floor Area* of at least 3,800 square metres, the minimum built frontage within a *build-within zone* shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front and/or *exterior side lot line*.

However, notwithstanding the above, where the *lot* is a *corner lot*, and an urban square is developed between the *principal building* and the street corner, the street frontage of the urban square may be considered equivalent to a length of *building* façade in terms of contributing to the required minimum built frontage.

c) *Front Yard and Exterior Side Yard Build-Within Zones:*

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the front and *exterior side lot lines*.
- ii) In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building* "corner") shall be built within 3.0 to 12.0 metres of the *daylighting triangle/corner* rounding. An exception to this requirement shall be in the event that an urban square is developed between the *principal building* and the street corner, in which case at least 50% of that part of the perimeter of the urban square which is not adjacent to a street edge or *daylighting triangle/corner* rounding shall abut a *building* façade.

The *Build-Within Zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

Exception 136 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
136 continued	PE	32, 33, 39, 40	88-2006 152-2009 50-2013	OPA 06-A3, OPA 06-A6, Z8/06, Z14/06, Z14/13 OMB Case Number PL060718

d) *Minimum Building Height:*

- i) For non-corner *buildings* fronting onto Chambers Drive or Beck Crescent: 2 storeys and 6.0 m
- ii) For corner *buildings* at any intersection of Chambers Drive and Beck Crescent: 2 storeys and 9.0 m

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

e) *Minimum Gross Floor Area:*

- i) Ground floor: 600.0 m²
- ii) Second floor: 25% of the *ground floor area* of the *building* or 600.0 m², whichever is greater. In the case of a *banquet facility*, a minimum second floor area of 300.0 m² shall be required.

Notwithstanding the above noted Minimum Second Floor Area requirements, in cases where the second floor consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the second storey shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.

f) *Parking:*

- i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*. Where the *build-within zone* extends along a front and/or *exterior side lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.

Exception 136 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
136 continued	PE	32, 33, 39, 40	88-2006 152-2009 50-2013	OPA 06-A3, OPA 06-A6, Z8/06, Z14/06, Z14/13 OMB Case Number PL060

g) Minimum *Floor Space Index* (FSI): 0.2

vi) Other:

a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.

b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.

c) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:

i) Minimum *Gross Floor Area*: 3,800.0 m²

ii) Minimum *Building Height*: 3 storeys

iii) Maximum *Lot Area*: 1.91 ha

iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.

v) No *outdoor storage* or display of vehicles associated with an ancillary *motor vehicle used sales establishment* shall be permitted.

vi) No outdoor vehicle storage areas shall be visible from the travelled portion of Highway 401 or Salem Road South.

Where the standards specifically are applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
137	PE	39, 40	89-2006 151-2012 50-2013	OPA06-A3, Z8/06, SP10/12, Z4/13

- i) Location: Northeast quadrant of the Highway 401/Salem Road interchange, situated between Highway 401 and Beck Crescent (500, 550 and 600 Beck Crescent), and also comprising a portion of the Highway 401 right-of-way situated directly south of the easterly leg of Beck Crescent
- ii) Legal Description: Part of Block 1, Registered Plan 40M-1454, and lands forming part of the Highway 401 right-of-way
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: Drive-Through Facility, Drive-Through Restaurant, *Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility, Warehouse/Distribution Centre,*

Free-standing forms of the following: *Financial Institution, Restaurant, Personal Service Shop, and Service or Repair Shop*
- v) Development Standards:
Notwithstanding any other section of this By-law, the following development standards shall apply:
- a) Minimum Gross Floor Area:
- i) Minimum Ground Floor Area: 600.0 m²
- ii) Minimum Second Floor Area: The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m², whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300.0 m² shall be required.
- Notwithstanding the above noted Minimum Second Floor Area requirements, in cases where the second floor consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the second storey shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.
- Exception 137 is continued on the next page.**

Exception	Zoning	Map	By-law	File Reference
137 continued	PE	39, 40	89-2006 151-2012 50-2013	OPA06-A3, Z8/06, SP10/12, Z4/13

b) Minimum *Floor Space Index* (FSI): 0.2

c) Minimum *Lot Coverage*:

i) *Building Area*:

20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of 15% of the *lot area*.

d) Minimum *Building Height*: 2 storeys and 7.5 m

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

e) Maximum Built Frontage within a *Build-Within Zone*:

i) 40% of the *lot frontage*; or

ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800.0 m², shall apply to at least three points (as measured perpendicular from the front lot line) along the street-facing *façade* of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front lot line.

f) *Front Yard Build-Within Zone*:

i) The required Minimum Built Frontage shall be located between 2.5 metres (minimum) and 12.0 metres (maximum) of the front *lot line*. However, in the case of a *banquet facility* featuring a *porte-cochere* located between the front *building wall* and the *front lot line*, a front *yard build-within zone* of between 6.0 metres and 35.0 metres shall apply.

The *Build-Within zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

Exception 137 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
137 continued	PE	39, 40	89-2006 151-2012 50-2013	OPA06-A3, Z8/06, SP10/12, Z4/13

g) Parking:

- i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*. Where the *build-within zone* extends along a *front lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.

An exception to the above noted parking restriction shall be in the event the *building* is used for the purposes of a *banquet facility*, in which case up to a maximum of 20% of the required spaces shall be permitted in the area of the *front yard* between the front wall of the *banquet facility* and the *front lot line*, provided that the spaces are used exclusively for visitor parking and are arranged in a single row.

vi) Other:

- a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.
- b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.

Exception 137 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
137 continued	PE	39, 40	89-2006 151-2012 50-2013	OPA06-A3, Z8/06, SP10/12, Z4/13

c) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:

- i) Minimum *Gross Floor Area*: 3,800.0 m²
- ii) Minimum *Building Height*: 3 storeys
- iii) Maximum *Lot Area*: 1.91 ha
- iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.
- v) No *outdoor storage* or display of vehicles associated with ancillary used *motor vehicle* sales shall be permitted.
- vi) No outdoor vehicle storage areas shall be visible from the traveled portion of Highway 401 or Salem Road.
- vii) Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

d) Interim Non-Compliance With Respect to Built Frontage, *Lot Coverage* and Density (FSI) Requirements:

i) Extensions/Expansions of Existing Non-Complying Development:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, extensions or expansions of *existing* non-complying development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendments to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that:

- (1) The intent of the Official Plan is met; and,

Exception 137 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
137 continued	PE	39, 40	89-2006 151-2012 50-2013	OPA06-A3, Z8/06, SP10/12, Z4/13

(2) The *building* extension or expansion is designed and sited in a manner which demonstrates, to the satisfaction of the Town, that the development of the site is moving toward a greater level of compliance with all applicable regulations of this By-law, and does not preclude or hinder the ability to ultimately achieve compliance. In this regard, a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions shall be submitted for approval by the Town. This plan shall demonstrate that the proposed *building* extension or expansion shall protect for the ability of progressive intensification on the site to ultimately achieve compliance. It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

ii) Phasing of New Development on Vacant Sites:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density (FSI), built frontage and *lot coverage* provisions contained in this By-law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Accordingly, in instances where a development on a vacant site larger than 2.0 hectares is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density (FSI) provision of sub-section (v) above shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement.

Exception 137 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
137 continued	PE	39, 40	89-2006 151-2012 50-2013	OPA06-A3, Z8/06, SP10/12, Z4/13

It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
138	PE	39	92-2006 50-2013	OPA06-A3, Z8/06, Z4/13

- i) Location: Northeast corner of Salem Road and Achilles Road
- ii) Legal Description: Part of Lot 6, Concession 1
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: Drive-Through Facility, Drive-Through *Restaurant, Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility, Warehouse/Distribution Centre*; Free-standing forms of the following: *Financial Institution, Restaurant, Personal Service Shop, and Service or Repair Shop*
- v) Development Standards:
Notwithstanding any other section of this By-law, the following development standards shall apply:

Exception 138 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
138 continued	PE	39	92-2006 50-2013	OPA06-A3, Z8/06, Z4/13

a) Minimum *Gross Floor Area*:

i) Minimum *Ground Floor Area*: 600.0 m²

ii) Minimum Upper Floor Area:

(1) Where the minimum required *building height* is two storeys, the second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600 square metres, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 square metres shall be required

(2) Where the minimum required *building height* is three storeys, the second and third storeys shall have a combined minimum floor area equal to 50% of the *ground floor area* of the *building*, or 1,200 square metres, whichever is greater.

Notwithstanding the above noted Minimum Upper Floor Area requirements, in cases where the uppermost storey needed to meet the minimum *building height* requirement consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the upper storey in question shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.

b) Minimum *Floor Space Index* (FSI): 0.2

c) Maximum *Lot Coverage*:

i) *Building Area*:

20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of 15% of the *lot area*. However, in instances where an urban square is provided between the *principal building* and a street corner, the area of the urban square, up to an amount not exceeding 5% of the total *lot area*, **may** be considered as a substitute for *Building Area*, in lieu of actual *building coverage*.

Exception 138 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
138 continued	PE	39	92-2006 50-2013	OPA06-A3, Z8/06, Z4/13

d) *Minimum Building Height:*

- | | |
|--|---------------------|
| i) Non-corner <i>buildings</i> fronting onto Salem Road or Achilles Road | 2 storeys and 9.0 m |
| ii) Corner <i>buildings</i> at the intersection of Salem Road or Achilles Road | 3 storeys and 9.0 m |

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

e) *Minimum Built Frontage within a Build-Within Zone:*

- i) 50% of the *lot frontage* along an arterial or collector road; or
- ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800 square metres; shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front and/or *exterior side lot line*.

However, notwithstanding the above, where the *lot* is a *corner lot* and an urban square is developed between the *principal building* and the street corner, the street frontage of the urban square **may** be considered equivalent to a length of *building* façade in terms of contributing to the required minimum built frontage.

f) *Front Yard and Exterior Side Yard Build-Within Zone:*

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the front and *exterior side lot lines*.

Exception 138 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
138 continued	PE	39	92-2006 50-2013	OPA06-A3, Z8/06, Z4/13

ii) In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building "corner"*) shall be built within 3.0 to 12.0 metres of the *daylighting triangle/corner rounding*. An exception to this requirement shall be in the event that an urban square is developed between the *principal building* and the street corner, in which case at least 50% of that part of the perimeter of the urban square which is not adjacent to a street edge or sight triangle/corner rounding shall abut a *building façade*.

The *Build-Within zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

g) Parking:

i) No parking areas or *driveway aisles* shall be permitted between an adjacent street and any part of the *building façade* within the *build-within zone*. Where the *build-within zone* extends along a front and/or *exterior side lot line* between at least three separated points, no parking areas or *driveway aisles* shall be permitted in the *yard area* bounded by the street-facing *façade* of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.

vi) Other:

a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.

b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.

c) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:

i) Minimum *Gross Floor Area*: 3,800.0 m²

ii) Minimum *Building Height*: 3 storeys

Exception 138 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
138 continued	PE	39	92-2006 50-2013	OPA06-A3, Z8/06, Z4/13

- iii) Maximum *Lot Area*: 1.91 ha
- iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.
- v) No *outdoor storage* or display of vehicles associated with ancillary used *motor vehicle* sales shall be permitted.
- vi) No outdoor vehicle storage areas shall be visible from the traveled portion of Highway 401 or Salem Road.

Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

d) Interim Non-Compliance With Respect to Built Frontage, *Lot Coverage* and Density (FSI) Requirements:

i) Extensions/Expansions of *Existing Non-Complying* Development:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, extensions or expansions of *existing non-complying* development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendments to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that:

- (1) The intent of the Official Plan is met; and,
- (2) The *building* extension or expansion is designed and sited in a manner which demonstrates, to the satisfaction of the Town, that the development of the site is moving toward a greater level of compliance with all applicable regulations of this By-law, and does not preclude or hinder the ability to ultimately achieve compliance. In this regard, a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions

Exception 138 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
138 continued	PE	39	92-2006 50-2013	OPA06-A3, Z8/06, Z4/13

shall be submitted for approval by the Town. This plan shall demonstrate that the proposed *building* extension or expansion shall protect for the ability of progressive intensification on the site to ultimately achieve compliance. It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

ii) Phasing of New Development on Vacant Sites:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density (FSI), built frontage and *lot coverage* provisions contained in this By-Law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Accordingly, in instances where a development on a vacant site larger than 2.0 hectares is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density (FSI) provision of sub-section (v) above shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement.

It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
139	PE	39, 40	93-2006 50-2013 64-2013 10-2016 91-2016	OPA06-A3, Z8/06, SP20/12, Z4/13, SP8/14, SP7/15

- i) Location: East of Salem Road, between Achilles Road and the Highway 401/CNR corridor
- ii) Legal Description: Part of Lot 6, Concession 1
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: Drive-Through Facility, Drive-Through *Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*

Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*
- v) Development Standards:
Notwithstanding any other Section of this By-law, the following development standards shall apply:
 - a) Minimum Lot Coverage:
 - i) *Building Area*:
20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of 15% of the *lot area*.
 - b) Minimum Built Frontage within a *Build-Within Zone*:
 - i) 50% of the *lot frontage* along an arterial or collector road; or
 - ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800 square metres; shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front and/or *exterior side lot line*.

Exception 139 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
139 continued	PE	39, 40	93-2006 50-2013 64-2013 10-2016 91-2016	OPA06-A3, Z8/06, SP20/12, Z4/13, SP8/14, SP7/15

c) *Front Yard and Exterior Side Yard Build-Within Zone:*]

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the *front lot line*.

The *Build-Within zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

d) *Minimum Building Height:* 2 storeys and 9.0 m

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

e) *Minimum Gross Floor Area:*

- i) *Minimum Ground Floor Area:* 600.0 m²

- ii) *Minimum Second Floor Area:*

The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m², whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 square metres shall be required.

Notwithstanding the above noted Minimum Second Floor Area requirements, in cases where the second floor consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the second storey shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.

- f) *Minimum Floor Space Index (FSI):* 0.2

Exception 139 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
139 continued	PE	39, 40	93-2006 50-2013 64-2013 10-2016 91-2016	OPA06-A3, Z8/06, SP20/12, Z4/13, SP8/14, SP7/15

g) Parking:

- i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*. Where the *build-within zone* extends along a *front lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.

vi) Other:

- a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.
- b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.
- c) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:

- i) Minimum *Gross Floor Area*: 3,800.0 m²
- ii) Minimum *Building Height*: 3 storeys
- iii) Maximum *Lot Area*: 1.91 ha
- iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.
- v) No *outdoor storage* or display of vehicles associated with ancillary used *motor vehicle* sales shall be permitted.
- vi) No outdoor vehicle storage areas shall be visible from the traveled portion of Highway 401 or Salem Road.

Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

Exception	Zoning	Map	By-law	File Reference
140	PE, PE(H)	40	95-2006 152-2009 50-2013 91-2016	OPA06-A3, Z8/06, SP8/14, Z4/13

- i) Location: North and south sides of Achilles Road, east of Salem Road, west of Carruthers Creek
- ii) Legal Description: Part of Lots 5 and 6, Concession 1
- iii) Additional Uses: Research and Development Facility
- iv) Prohibited Uses: Drive-Through Facility, Drive-Through *Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*

Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*
- v) Development Standards:
Notwithstanding any other Section of this By-law, the following development standards shall apply:

Exception 140 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
140 continued	PE, PE(H)	40	95-2006 152-2009 50-2013 91-2016	OPA06-A3, Z8/06, SP8/14, Z4/13

- a) **Minimum Lot Coverage:**
- i) **Building Area:**
20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of 15% of the *lot area*.
- b) **Minimum Built Frontage within a Build-Within Zone:**
- i) 50% of the *lot frontage*; or
- ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800 square metres, shall apply to at least three points (as measured perpendicular from the *front lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the *front lot line*.
- c) **Front Yard Build-Within Zone:**
- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the *front lot line*.
- The *Build-Within zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.
- d) **Minimum Building Height:** 2 storeys and 9.0 m
- The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.
- e) **Minimum Gross Floor Area:**
- i) **Minimum Ground Floor Area:** 600.0 m²

Exception 140 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
140 continued	PE, PE(H)	40	95-2006 152-2009 50-2013 91-2016	OPA06-A3, Z8/06, SP8/14, Z4/13

ii) Minimum Second Floor Area:

The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m², whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 m² shall be required.

Notwithstanding the above noted Minimum Second Floor Area requirements, in cases where the second floor consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the second storey shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.

f) Minimum *Floor Space Index* (FSI): 0.2

g) Parking:

i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*. Where the *build-within zone* extends along a *front lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.

vi) Other:

- a) The development standards identified in sub-section (v) above do not apply to a public utility *building*.
- b) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.
- c) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:

Exception 140 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
140 continued	PE, PE(H)	40	95-2006 152-2009 50-2013 91-2016	OPA06-A3, Z8/06, SP8/14, Z4/13



- i) Minimum *Gross Floor Area*: 3,800.0 m²
- ii) Minimum *Building Height*: 3 storeys
- iii) Maximum *Lot Area*: 1.91 ha
- iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.
- v) No *outdoor storage* or display of vehicles associated with ancillary used *motor vehicle* sales shall be permitted.
- vi) No outdoor vehicle storage areas shall be visible from the traveled portion of Highway 401 or Salem Road.

Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

- d) Interim Non-Compliance With Respect to Built Frontage, *Lot Coverage* and Density (FSI) Requirements:
 - i) Extensions/Expansions of Existing Non-Complying Development:
Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, extensions or expansions of *existing non-complying* development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendments to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that:

Exception 140 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
140 continued	PE, PE(H)	40	95-2006 152-2009 50-2013 91-2016	OPA06-A3, Z8/06, SP8/14, Z4/13

- (1) The intent of the Official Plan is met; and,
- (2) The *building* extension or expansion is designed and sited in a manner which demonstrates, to the satisfaction of the Town, that the development of the site is moving toward a greater level of compliance with all applicable regulations of this By-law, and does not preclude or hinder the ability to ultimately achieve compliance. In this regard, a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions shall be submitted for approval by the Town. This plan shall demonstrate that the proposed *building* extension or expansion shall protect for the ability of progressive intensification on the site to ultimately achieve compliance. It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

ii) Phasing of New Development on Vacant Sites:

Notwithstanding the Built Frontage, *Lot Coverage* and Density (FSI) requirements within sub-section (v) above, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density (FSI), built frontage and *lot coverage* provisions contained in this By-Law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Accordingly, in instances where a development on a vacant site larger than 2.0 hectares is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density (FSI) provision of sub-section (v) above shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density (FSI), provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted

Exception 140 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
140 continued	PE, PE(H)	40	95-2006 152-2009 50-2013 91-2016	OPA06-A3, Z8/06, SP8/14, Z4/13

and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement.

It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
141	R1-B	28	105-2006 99-2007	Z20/04

- i) Location: South side of Kearney Drive, east of Elizabeth Street
- ii) Legal Description: Part of Lots 19, 20 and 21, Registered Plan 68
- iii) Development Standards:
 - a) Minimum Lot Depth: 32.0 m
 - b) Maximum Lot Coverage: 45 %
- iv) Other:
 - a) A (H) Holding symbol be placed on the subject lands to be removed upon the following conditions:

Exception 141 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
141 continued	R1-B	28	105-2006 99-2007	Z20/04

- i) That an agreement of purchase and sale be executed between the owner of the subject land and the Town outlining the terms of the sale;
- ii) Approval from the Regional Land Division Committee for severance of the subject land in conformity with this By-law;
- iii) That the owner provide detailed engineering drawings to the satisfaction of the Town, indicating servicing and grading of the proposed *lots*, proposed house siting, and *driveway* locations; and
- iv) That a development agreement between the Town and the owner be executed covering all requirements financial and otherwise including securities for mud deposit.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
142	R1-B	28	105-2006 99-2007	Z20/04

- i) Location: South side of Kearney Drive, east of Elizabeth Street
- ii) Legal Description: Part of Lots 19, 20 and 21, Registered Plan 68
- iii) Other:
 - a) A (H) Holding symbol be placed on the subject lands to be removed upon:
 - i) That an agreement of purchase and sale be executed between the Town and the owner(s) of 55 Kearney Drive outlining the terms of the sale;
 - ii) That the subject land be conveyed by the Town to the owner(s) of 55 Kearney Drive.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
143	R2-B	18, 19	12-2007 33-2016	S-A-2005-04, Z11/05
<p>i) Location: 1409 Salem Road North</p> <p>ii) Legal Description: Part of Lots 5 and 6, Concession 3</p> <p>iii) Development Standards:</p> <p>a) Minimum <i>Lot Frontage</i>:</p> <p>i) R2-B zone: 7.0 m</p> <p>ii) Street Townhouse <i>lots</i> that are located on single-loaded roads, predominately in locations next to the Canadian Pacific Railway right-of-way and adjacent to Salem Road: 6.7 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
144	RM5, I-A	16	54-2007	Z6/06
<p>i) Location: 1010 and 1020 Westney Road North</p> <p>ii) Legal Description: Part Lot 11, Concession 3, RP 40R-20448, Part 4</p> <p>iii) Interpretation: For the purpose of this exception, Westney Road North shall be considered to be the <i>front lot line</i>.</p> <p>iv) Development Standards for the lands municipally known as 1010 Westney road North and zoned RM5:</p> <p>a) Minimum Built Frontage Within a Build Within Zone:</p> <p>i) A minimum of 70% of the length of the Build Within Zone along Westney Road North must be occupied by a main front <i>building face</i>.</p> <p>ii) A minimum of 50% of the length of the Build Within Zone along Rossland Road West must be occupied by a main front <i>building face</i>.</p> <p>Exception 144 is continued on the next page</p>				

Exception	Zoning	Map	By-law	File Reference
144 continued	RM5, I-A	16	54-2007	Z6/06

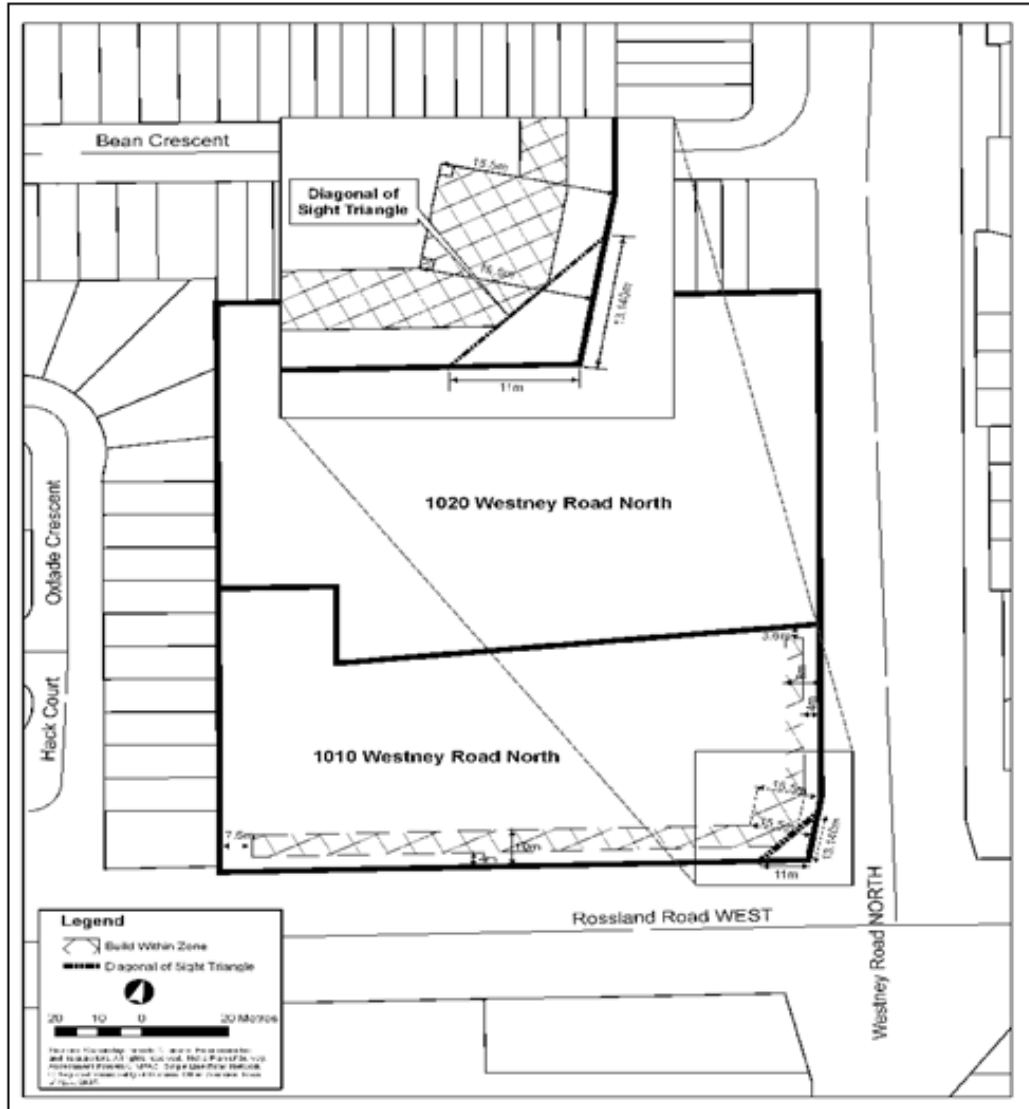
- b) *Front Yard and Exterior Side Yard Build Within Zone:*
- i) The main front *building* face shall be located in the *Build-Within Zone* as indicated on Schedule 'D' attached hereto.
 - ii) The *Build-Within Zone* does not apply to *Accessory Buildings or Structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.
- c) *Minimum Building Height:* 4 storeys
- d) *Gross Floor Area:*
- i) *Minimum Ground Floor Area:* 1600.0 m²
 - ii) Each of the second, third and fourth storeys shall have a minimum floor area measured between the exterior faces and the exterior walls equal to at least 80% of the *ground floor area*.
- e) *Parking:*
- i) No parking areas or drive aisles shall be permitted between an adjacent street and any part of a *building* façade.
 - ii) *Minimum Parking Space Depth:* 5.5 m
 - iii) *Minimum Required Parking:* 68 spaces
- f) *Accessory building or structures:*
- i) No accessory *buildings* or *structures* shall be permitted between an adjacent street and any part of a *building* façade.
- g) *Porch:*
- i) A *porch* on the ground floor level can encroach to within a minimum of 2.0 metres from any front and/or *exterior side lot line*, but in no instance shall any part of a *porch* encroach within a sight triangle measuring 11.0 metres along Rossland Road West and 13.14 metres along Westney Road North.

Exception 144 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
144 continued	RM5, I-A	16	54-2007	Z6/06

v) Development Standards for the lands municipally known as 1020 Westney Road North and zoned I-A:

- a) Minimum *Interior Side Yard*: 5.0 m
- b) Minimum Required Parking: 55 spaces



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
145	VC3	28	38-2008 139-2009	Z9/06, Z01/08
<p>i) Location: 68 Church Street South</p> <p>ii) Legal Description: Parts 2 and 3, Plan 40R-5649</p> <p>iii) Development Standards:</p> <p>a) Minimum Width – Aisles (where there is no adjacent parking): 4.0 m</p> <p>b) Minimum Landscape Buffer:</p> <p>i) Next to an Open Space Zone or <i>lot</i> developed for single-use residential purposes – North Interior Side: 0.55 m</p> <p>ii) Adjacent to a Type ‘B’ Arterial Road: 0.8 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
146	GC, RM5	33	64-2007 140-2009 114-2011	S-A-2004-05, Z19/04
<p>i) Location: South side of Kingston Road East, east of Wicks Drive</p> <p>ii) Legal Description: North Part of Lot 5, Concession 1</p> <p>iii) Maximum Number of Units in the ‘RM5’ zone: 43 <i>Block Townhouse Dwellings</i></p> <p>iv) Notwithstanding Section 6.3.1, permitted <i>uses</i> in the “GC” zone shall be limited to: <i>Art Gallery, Commercial School, Day Care Facility, Financial Institution, Library, Medical Clinic, Museum, Office, Personal Service Shop, Restaurant, Unlicensed Accessory Outdoor Patio, and Bed and Breakfast</i></p> <p>Exception 146 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
146 continued	GC, RM5	33	64-2007 140-2009 114-2011	S-A-2004-05, Z19/04

- v) Development Standards for the lands within the 'GC' zone:
- a) Minimum *Lot Frontage* along Galea Drive: 39.0 m
 - b) Minimum *Lot Depth*: 54.0 m
 - c) Minimum *Yard*:
 - i) From Kingston Road: 4.5 m
 - ii) From the west property line: 7.5 m
 - iii) From the south property line: 7.5 m
 - d) Minimum *Lot Area*: 2,350.0 m²
 - e) Maximum *Height*: 11.0 m
 - f) Minimum Parking: 26 *parking spaces* to be used in conjunction with any permitted *use* on the property; 2 of which shall be maintained for parking for people with disabilities
 - g) Minimum *Landscaped Buffer*:
 - i) From Kingston Road 6.0 m
- vi) Development Standards for the lands within the 'GC' zone:
- a) Maximum *Yard*:
 - i) From Kingston Road 6.0 m
 - ii) Exterior side: For *dwelling units* abutting Galea Drive and Clarepark Court: 3.0 m

Exception 146 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
146 continued	GC, RM5	33	64-2007 140-2009 114-2011	S-A-2004-05, Z19/04

<p>b) Minimum Yard:</p> <p>i) From the west property line: 7.5 m</p> <p>ii) From the south property line: 7.5 m</p> <p>vii) Other:</p> <p>a) The minimum required setback shall be 7.5 metres, where a <i>dwelling unit's</i> rear wall abuts the "GC" zone and 3.0 metres, where a <i>dwelling unit's</i> exterior side wall abuts the "GC" zone.</p> <p>b) Private rear yards shall be a minimum of 7.5 metres.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				
--	--	--	--	--

Exception	Zoning	Map	By-law	File Reference
147	GC	8	107-2007 67-2008	OPA06-A2, Z5/06

<p>i) Location: Southeast Quadrant of Taunton Road and Ravenscroft Road</p> <p>ii) Legal Description: Part of Lot 11, Concession 3</p> <p>iii) Interpretation: The lands that are subject to this Exception shall be interpreted as one "lot".</p> <p>iv) Additional Uses: <i>Building Supply Store</i>, with an accessory <i>Retail Garden Centre</i> and open staging/<i>outdoor storage area</i>; <i>Retail Food Store (Supermarket)</i></p> <p>v) Development Standards:</p> <p>Exception 147 is continued on the next page.</p>				
---	--	--	--	--

Exception	Zoning	Map	By-law	File Reference
147 continued	GC	8	107-2007 67-2008	OPA06-A2, Z5/06
<p>a) Notwithstanding Sections 4.12, 4.21.1, and 6.3.2 of this By-law, for <i>buildings</i> within 60.0 metres of Taunton Road, a <i>building</i> setback of a minimum of 0.5 metres and a maximum of 4.5 metres shall be permitted from Taunton Road or Ravenscroft Road subject to the following:</p> <ul style="list-style-type: none"> i) Pedestrian doorways shall face the abutting street. ii) 20% of the area of each <i>building</i> face along the streetline shall be constructed of transparent materials allowing for unencumbered visual access into the <i>building</i> at ground level. iii) Each <i>building</i> facing the street shall have a hard surfaced pedestrian walkway connected to the abutting sidewalk. <p>b) For <i>buildings</i> within 60.0 metres of the intersection of Taunton Road and Ravenscroft Road, the following provisions shall apply (measured from the property line):</p> <ul style="list-style-type: none"> i) Minimum <i>Building Height</i>: 2 storeys ii) Minimum <i>Gross Floor Area</i>: 1,300.0 m² <p>c) For all <i>buildings</i> within 60.0 metres of Taunton Road, the following provisions shall apply:</p> <ul style="list-style-type: none"> i) Minimum setback from the easterly <i>lot</i> line: 1.0 m ii) Minimum <i>Gross Floor Area</i>: 450.0 m² <p>vi) Other:</p> <ul style="list-style-type: none"> a) An accessory Retail <i>Garden Centre</i> shall only be permitted within 95.0 metres of the southerly property line. b) Notwithstanding Sections 4.12 and 6.3.2 of this By-law, an accessory Retail <i>Garden Centre</i> may be permitted within 1.0 metre of Ravenscroft Road. <p>Exception 147 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
147 continued	GC	8	107-2007 67-2008	OPA06-A2, Z5/06

- c) Notwithstanding Section 5.3.3, for 60 to 90 degree *parking spaces*, the minimum perpendicular width of aisle shall be 6.0 metres.
- d) Notwithstanding Section 5.3.2, the minimum length of a *parking space* shall be 5.7 metres.
- e) Notwithstanding Section 5.10, no additional parking shall be required for permitted *uses* on the second floor of a retail or commercial *building*.

Except as amended here, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
148	GC, R2-B	32, 33	122-2007 10-2009	S-A-2006-02, Z12/06

- i) Location: 257 to 319 Kingston Road East
- ii) Legal Description: North Part of Lots 5 and 6, Concession 1 and Blocks 14 and 15, Plan 40M-1608
- iii) Maximum Number of Units in the "R2-B" zone: 36 *semi-detached dwellings*
- iv) Permitted *Uses*:

Notwithstanding Section 6.3.1, permitted *uses* in the "GC" zone shall be limited to:

Art Gallery, Commercial Fitness Centre, Commercial School, Convenience Store, Day Care Facility, Drive-Thru Facility, Dry Cleaning Depot, Financial Institution, Funeral Homes, Garden Centre, Hotel, Self Serve Laundromat, Library, Licensed Accessory Outdoor Patio, Medical Clinic, Museum, Office, Personal Service Shop, Place of Worship, Restaurant, Restaurant Drive-Thru, Retail Store, Service or Repair Shop, Unlicensed Accessory Outdoor Patio, Veterinary Clinic

- v) Development Standards within the 'GC' zone:

Exception 148 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
148 continued	GC, R2-B	32, 33	122-2007 10-2009	S-A-2006-02, Z12/06

- a) Notwithstanding Sections 4.12, 4.21.1, and 6.3.2 of this By-law, for *buildings* within 50.0 metres of Kingston Road, a *building* setback of a minimum of 2.0 metres and a maximum of 6.0 metres shall be required from Kingston Road, or *daylighting triangle*, subject to the following:
 - i) Pedestrian doorways shall face the abutting street.
 - ii) 20% of the area of each *building* face along the street shall be constructed of transparent materials allowing for unencumbered visual access into the *building* at ground level.
 - iii) Each *building* facing the street shall have a hard surfaced pedestrian walkway connected to the abutting sidewalk.
- b) The minimum setback to all other property lines other than the property line along Kingston Road shall be 6.0 metres.
- c) Notwithstanding Sections 4.12, 4.21.1, and 6.3.2 of this By-law, for *buildings* within 50.0 metres of Kingston Road, a *building* setback of a minimum of 2.0 metres and a maximum of 6.0 metres shall be required from Kingston Road, or *daylighting triangle*, subject to the following:
 - i) 1 *parking space* per 19.0 m² of *gross floor area* shall be required.
 - ii) Notwithstanding paragraph iv) c) above and Section 5.10, no additional parking shall be required for permitted *uses* on the second floor a retail or commercial *building*.
 - iii) No *parking space* or drive aisle shall be located closer to a property line than 6.0 metres.
- vi) Other:
 - a) A *medical clinic* and an *office use* located within 50.0 metres of Kingston Road must be within a *building* that is a minimum of 2 storeys in *height*.

Exception 148 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
148 continued	GC, R2-B	32, 33	122-2007 10-2009	S-A-2006-02, Z12/06
<p>b) A drive-thru <i>queuing lane</i> shall not be located between the <i>building</i> and any <i>street line</i>.</p> <p>c) A maximum of one <i>Drive-Thru Restaurant</i> is permitted provided it is within 50.0 metres of Kingston Road and provided it is not within 40.0 metres of a residential zone.</p> <p>d) A maximum <i>height</i> of 2 storeys.</p> <p>e) Notwithstanding Section 5.3.2, the minimum length of a parking stall shall be 5.7 metres.</p> <p>f) Notwithstanding Section 5.13, a <i>building</i> having a <i>gross floor area</i> in excess of 1,000 square metres with more than one (1) unit on the ground floor, shall not be required to provide a <i>loading space</i> subject to the following:</p> <ul style="list-style-type: none"> i) Each unit at ground level within the <i>building</i> shall not exceed a maximum <i>gross floor area</i> of 1,000 square metres; and ii) Second floor day care facilities, <i>medical clinics</i>, and <i>office uses</i> shall be exempt from providing a <i>loading space</i>. <p>Except as amended here, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
149	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21
<p>i) Location: Southwest corner of Rossland Road East and Audley Road North</p> <p>ii) Legal Description: Part of Lots 3 and 4, Concession 2 and Part of the Road allowance Between Lots 4 and 5, Concession 2 (40R-835, Part 1)</p> <p>Exception 149 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

iii) Interpretation:

- a) For all *lots*/blocks abutting a *lane* on one side and Audley Road North or an open space zone on the opposite side, the *front yard* shall be the yard abutting Audley Road North or the open space zone, and the *front lot line* shall be the *lot line* that divides the *front yard* from Audley Road North or the open space zone. Should an open space zone on any such *lot* also extend along one side of the *lot*, the *yard* abutting the side in question shall be considered to be an *interior side yard*.
- b) For all *through lots*/blocks abutting a public street on one side and a *lane* or public street on the opposite side, the *front yard* shall be the *yard* facing the thoroughfare having the greater right-of-way width.

iv) Development Standards within all Residential Zones:

- a) *Lot Coverage*:
 - i) No minimum or maximum *lot coverage* requirements shall apply to *principal buildings*.
- b) *Maximum Height*: 12.5 m
- c) *Satellite Dish*:
 - i) A maximum of one satellite dish shall be permitted for each residential unit.
- d) *Porch Projection*:
 - i) The depth of any *porch* projecting from the front or rear exterior wall shall not be less than 1.5 metres, measured from the *building wall* of the *dwelling unit* from which the *porch* projects to the front face of the *porch*.
- e) *Daylighting Triangle*:
 - i) Minimum setback to a *daylighting triangle*: 0.0 m

Exception 149 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

ii) Where an entry feature abuts a *daylighting triangle*, the setback shall be 0.0 metres to the *dwelling unit*.

v) Development Standards within the "R2-A" Zone:

Notwithstanding any other section of this By-law, the following development standards shall apply:

a) Additional Uses:

i) Live-Work *Dwelling Unit*

ii) Additional Uses permitted within a Live-Work *Dwelling Unit*:

Convenience Store, Day Care, and Dry Cleaning Depot (excluding self-serve laundry facilities)

b) Minimum *Lot Frontage*: 8.3 m

c) Minimum *Lot Depth*: 20.0 m

d) Minimum *Front Yard*:

i) 2.4 m to a *dwelling unit* fronting onto a local or collector road

ii) 1.2 m to a *dwelling unit* fronting onto Audley Road North or an "OS" – "Open Space" Zone

iii) 0.9 m to a *platform* in a *front yard* abutting a local or collector road

iv) 0.0 m to a *platform* in a *front yard* abutting Audley Road North or an "OS" – "Open Space" Zone

v) No stairs shall be permitted to encroach within a public road right-of-way or an "OS" – "Open Space" Zone

e) Minimum *Rear Yard*:

Exception 149 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

- i) 2.1 m to a *dwelling unit, platform* or stairs
- ii) 5.0 m to a garage door
- f) Other:
 - i) No maximum area or maximum *yard* coverage restrictions shall apply to *platforms* accessed from the ground floor. *Platforms* accessed from upper storeys shall have a maximum area of 30.0 m².
 - ii) No additional *parking spaces* except those required for the residential component of a Live-Work *Dwelling Unit* shall be required.
 - iii) Live-Work *Dwelling Units* shall only be permitted within the cross-hatched area shown on the schedule below.
 - iv) Air conditioning units shall not be located in a *front yard*.
 - v) No fencing is to be erected in a *front yard* that abuts Audley Road North or an "OS" - "Open Space" Zone.
 - vi) No accessory *buildings* shall be permitted on any *lot*.
 - vii) *Driveways* shall be permitted to have a maximum width of 5.2 metres.



Exception 149 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

vi) Development Standards within the "R2-B" Zone:

Notwithstanding any other section of this By-law, the following development standards shall apply:

- a) Minimum *Lot Depth*: 20.0 m
- b) Minimum *Front Yard*:
 - i) 2.4 m to a *dwelling unit* fronting onto a local or collector road
 - ii) 1.2 m to a *dwelling unit* fronting onto Audley Road North or an "OS" – "Open Space" Zone
 - iii) 0.9 m to a *platform* in a *front yard* abutting a local or collector road
 - iv) 0.0 m to a *platform* in a *front yard* abutting Audley Road North or an "OS" – "Open Space" Zone
 - v) No stairs shall be permitted to encroach within a public road right-of-way or an "OS" – "Open Space" Zone
- c) Minimum *Rear Yard*:
 - i) 2.1 m to a *dwelling unit, platform* or stairs
 - ii) 5.0 m to a garage door
- d) Other:
 - i) No maximum area or maximum *yard coverage* restrictions shall apply to *platforms* accessed from the ground floor. *Platforms* accessed from upper storeys shall have a maximum area of 30.0 m².
 - ii) Air conditioning units shall not be located in a *front yard*.
 - iii) No accessory *buildings* shall be permitted on any *lot*.

Exception 149 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

vii) Development Standards within the "R3" Zone:

Notwithstanding any other section of this By-law, the following development standards shall apply:

a) Additional Uses:

i) *Back-to-Back Townhouse Dwelling*

b) Minimum *front yard* setback to a garage associated with a *Back-to-Back Dwelling Unit* shall be 5.7 metres.

c) Minimum *Lot Frontage*:

i) *Dwelling , Street Townhouse* 5.0 m

ii) *Dwelling, Back-to-Back Townhouse* 5.5 m

d) Minimum *Lot Depth*:

i) *Dwelling , Street Townhouse* 20.0 m

ii) *Dwelling, Back-to-Back Townhouse* 13.0 m

e) Minimum *Front Yard*
Setback:

i) To a *dwelling unit* fronting onto a local or collector road: 2.4 m

ii) To a *dwelling unit* fronting onto Audley Road North or an "OS" – "Open Space" Zone 1.2 m

iii) To a *platform* in a *front yard* abutting a local or collector road 0.9 m

iv) To a *platform* in a *front yard* abutting Audley Road North or an "OS" – "Open Space" Zone 0.0 m

v) No stairs shall be permitted to encroach within a public road right-of-way or an "OS" – "Open Space" Zone

Exception 149 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

f) Minimum *Rear Yard* Setback:

- | | |
|---|-------|
| i) To a <i>Back-to-Back Townhouse Dwelling Unit</i> | 0.0 m |
| ii) To a <i>dwelling unit, platform</i> or stairs | 2.1 m |
| iii) To a garage door | 5.0 m |

g) Other:

- i) No maximum area or maximum *yard* coverage restrictions shall apply to *platforms* accessed from the ground floor. *Platforms* accessed from upper storeys shall have a maximum area of 30.0 m².
- ii) Air conditioning units shall not be located in a *front yard* for *Street Townhouse Dwelling Units*.
- iii) Air conditioning units associated with *Back-to-Back Dwelling Units* shall be located on a *platform* accessed from an upper storey.
- iv) No fencing is to be erected in a *front yard* that abuts Audley Road North or an "OS" - "Open Space" Zone.
- v) The maximum width of a garage door shall not exceed 50% of the frontage of any *lot* within a *Back-to-Back Townhouse Dwelling Unit*.
- vi) No accessory *buildings* shall be permitted on any *lot*.

viii) Development Standards within the "OS" Zone:

Notwithstanding any other section of this By-law, the following development standards shall apply:

- a) Additional *Uses*:
 - i) *Sales Pavilion*

Exception 149 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
149 continued	R1-D, R1-E, R1-F, R2-A, R2-B, R3, I-A, OS, EP	19, 26, 59, 60	55-2008 27-2021	S-A-2007-03, Z08/07, Z1/21

ii) Within a converted *sales pavilion* designed and constructed as a permanent convertible *building*:

(1) Concession Stand

(2) Day Care

(3) *Community Centre*

(4) *Library*

b) Minimum *Front Yard* Setback: 6.0 m

c) Other:

i) Additional *uses* shall only be permitted within the hatched area on the schedule below.

ii) A *platform* associated with a *sales pavilion* may encroach 3.0 m into the *front yard* and stairs associated with a *platform* may have a minimum setback of 0.0 m.



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
150	RM5	13	OMB Decision PL051147 23-2025 79-2025	18T-90015, OPA90/26D, Z2/90, Z2/25 OPA24-A15, Z19/24

- i) Location: North side of Rossland Road West, west of Riverside Drive, opposite Bunting Court
- ii) Legal Description: Part of Lot 17, Concession 3
- iii) Additional Uses: *Dwelling, Apartment*
- iv) Prohibited Uses: *Dwelling, Block Townhouse*
- v) Development Standards:

Notwithstanding any other Section of this By-law, the following development standards shall apply:

- a) Maximum Number of *Dwelling Units* 83
- b) *Front Yard and Exterior Side Yard Build-Within Zone*:
 - i) A minimum of two-thirds of the length of each street-facing façade of a *principal building* shall be located between 6.0 metres (minimum) and 12.0 metres (maximum) of the front and *exterior side lot lines*.
 - ii) No portion of the junction of the front and exterior side walls (i.e., the *building "corner"*) of a *principal building* shall be built within 6.0 metres of the diagonal of a *daylighting triangle*.
 - iii) The *Build-Within Zone* does not apply to *accessory buildings or structures*.
- c) Maximum *Building Height*:
8-storeys/29.0 m ⁽¹⁾
- d) Parking:
 - i) No parking/service areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*.
 - ii) All required off-street standard *parking spaces* shall have a minimum width of 2.7 metres and a minimum length of 5.7 metres.

Parking for this *apartment dwelling* shall require a rate of 1 *parking space per dwelling unit*.

Exception 150 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
150 continued	RM5	13	OMB Decision PL051147, 23-2025 79-2025	18T-90015, OPA90-/26D, Z2/90, Z2/25 OPA24-15, Z19/24

- e) *Landscaped Buffer:*
- i) A landscaped buffer having a minimum width of 6.0 metres shall be provided between any parking/service area and/or driveway aisle and any adjacent road.
 - f) Minimum width of a drive aisle adjacent to no parking spaces: 6.2 m
- vi) Other:
- a) The lot line abutting Rossland Road West shall be deemed to be the front lot line for the purposes of this By-law.
 - b) The ground floor of the principal building shall have a minimum clear floor-to-ceiling height of 3.3 metres.
 - c) Main pedestrian entrances shall be located to face an adjacent street; further, main pedestrian entrances shall be located within 10.0 metres of the building corner closest to the road intersection.
 - d) A hard-surfaced, non-asphalt pedestrian walkway shall connect street-facing building entrances to the adjacent sidewalk.
 - e) A minimum of 30% of the vertical area (excluding parapets) of street-facing building facades shall be constructed of transparent materials.
 - f) Any apartment dwelling shall meet the following Ajax Green Standard Tier 2 requirements in addition to the mandatory Tier 1 requirements:
 - i) 10% of the available roof area shall be designed as a green roof;
 - ii) 75% of hardscaped areas of the development site (not including surface parking) shall include heat island reduction measures;
 - iii) 100% of the landscaped planted areas of the development site (including grassed areas) shall consist of native species; and
 - iv) 75% of the landscaped planted areas of the development site shall consist of drought-tolerant, low-maintenance species and low-impact irrigation strategies shall be implemented.
 - g) A 1.0 metre interior side yard setback shall be permitted within the R2-B zone only for the lots identified as Blocks 3 and 4 of Draft Plan of Subdivision 18T-90015.

Exception 150 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
150 continued	RM5	13	OMB Decision PL051147, 23-2025 79-2025	18T-90015, OPA90-/26D, Z2/90, Z2/25 OPA24-15, Z19/24

(1) The maximum height (measurement included in metres) shall be measured to the tallest point of the mechanical penthouse. This mechanical penthouse is not considered a storey and shall not exceed 35% of the floor area of the rooftop

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
151	UC	32	82-2008	OPA06-A5, Z11/06

- i) Location: 60 Salem Road South
(Northwest corner of Salem Road South and Twilley Lane)
- ii) Legal Description: Part of Lot 4, 5, 6 and 7, Plan 377
- iii) Development Standards:
 - a) Minimum *Front Yard*:
 - i) Front: Abutting Salem Road 3.0 m
 - ii) Interior Side: Abutting Twilley Lane 3.0 m
 - iii) Interior Side: Abutting 36 Salem Road 7.5 m
 - iv) Rear: 3.0 m
 - b) *Landscaped Buffer*:
 - i) To any *building* adjacent to Salem Road 3.0 m
 - ii) Adjacent to Twilley Lane and the rear (west) property line 3.0 m
 - iii) To any parking area adjacent to Salem Road 6.0 m
 - c) Minimum Total *Gross Floor Area* on the *Lot*: 600.0 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
152	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

- i) Location: Southeast corner of Salem Road South and Chambers Drive
- ii) Legal Description: Part of Block 1, Registered Plan 40M-1454, now Parts 1 to 3, Plan 40R-19755
- iii) Additional Uses: Research and Development Facility
The following *uses*, provided that their combined *Gross Floor Area* does not exceed 1,900.0 m², and that they are located on the ground floor of an *office building* having a minimum *height* of three storeys and a minimum *Gross Floor Area* of 5,574.0 m², situated directly adjacent to the southeast corner of the intersection of Salem Road South and Chambers Drive: *Dry Cleaning Depot* (excluding self-serve laundry facilities), *Motor Vehicle Rental Depot*, and ancillary *Retail Stores*.
- iv) Prohibited Uses: *Drive-Thru Facility, Drive-Thru Restaurant, Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility, Warehouse/Distribution Centre.*
- v) Development Standards:
Notwithstanding any other Section of this By-law, the following development standards shall apply:
 - a) Minimum Lot Coverage:
18%; however, in instances where an urban square is provided between the *principal building* and a street corner, or where a shared pedestrian arcade located between two *buildings* is provided with a direct, dedicated pedestrian link to an adjacent public sidewalk, the area of the urban square and/or the pedestrian arcade, up to an amount not exceeding 5% of the total *lot area*, may be considered as a substitute for *Building Area*, in lieu of actual *building coverage*.

Exception 152 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

b) Minimum Built Frontage within a *Build-Within Zone*:

- i) 55% of the *lot frontage* along Salem Road;
- ii) 38% of the *lot frontage* along Chambers Drive;
- iii) 34% of the *lot frontage* along Beck Crescent;

However, notwithstanding the above, where an urban square is developed between a *principal building* and a street corner, the street frontage of the urban square may be considered equivalent to a length of *building façade* in terms of contributing to the required minimum built frontage.

c) *Front Yard Build-Within Zone*:

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the *front lot line*, save and except for a *motor vehicle sales establishment* fronting along Salem Road South, in which case the maximum limit shall be 15.0 metres.
- ii) In the case of a corner *building*, a portion of the junction of the front and exterior side walls (i.e., the *building "corner"*) shall be built within 3.0 to 12.0 metres of the adjacent *daylighting triangle/corner rounding*. An exception to this requirement shall be in the event that an urban square is developed between a *principal building* and the street corner, in which case at least 50% of that part of the perimeter of the urban square, which is not adjacent to a street edge or *daylighting triangle/corner rounding*, shall abut a *building façade*.

The *Build-Within zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

- d) Minimum *Rear Yard*: 15.0 m
- e) Minimum *Building Height*:

Exception 152 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13
				<ul style="list-style-type: none"> i) For non-corner <i>buildings</i> fronting onto Salem Road South 2 storeys and 9.0 m ii) For non-corner <i>buildings</i> fronting onto Chambers Drive and Beck Crescent 2 storeys and 6.0 m iii) For a corner <i>building</i> at the intersection of Salem Road South and Chambers Drive 3 storeys and 12.0 m iv) For corner <i>buildings</i> at any intersection of Chambers Drive and Beck Crescent 2 storeys and 9.0 m v) Notwithstanding clauses i) and ii) above, the following exceptions shall apply: <ul style="list-style-type: none"> (1) A <i>motor vehicle sales establishment</i> shall have a minimum <i>height</i> of one storey and an upper level <i>office mezzanine</i> area, and 8.0 metres, with a minimum ground floor-to-roof deck <i>height</i> of 7.5 metres. Both the 8.0 metre <i>height</i> requirement as well as the minimum 7.5 metre ground floor-to-roof deck <i>height</i> requirement shall apply to a minimum of 70 percent of the ground floor area of all parts of the <i>motor vehicle sales establishment</i> save and except for an ancillary <i>motor vehicle service centre</i> component, which may have a minimum 6.0 metre <i>height</i> and a minimum 5.5 metre ground floor-to-roof deck <i>height</i> for the entire service centre area, provided that no part of the <i>motor vehicle service centre</i> area is located within 25.0 metres of a public road; (2) Any <i>building</i> having a <i>ground floor area</i> of less than 600 square metres shall have a minimum <i>height</i> of one storey or, in the case of a flat roof, 6.0 metres, in addition to one or more vertical architectural elements which shall cover an area not less than 10 percent of the <i>gross floor area</i> of the <i>building</i> and shall have a minimum <i>height</i> of 9.0 metres.
Exception 152 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

vi) For *buildings* having a minimum *height* requirement of two storeys, the minimum *building height* requirement as specified in metres shall apply to an enclosed minimum area, covered or uncovered, equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey. For *buildings* having a minimum *height* requirement of three storeys, the minimum *building height* requirement as specified in metres shall apply to an enclosed minimum area, covered or uncovered, equal to 50% of the *ground floor area* of the *building*.

f) Minimum Gross Floor Area:

i) Minimum Ground Floor Area:

(1) For a maximum of two free-standing *buildings* provided that said *buildings* are linked with a neighbouring permitted *building* by a shared pedestrian arcade. 465.0 m²

(2) All other *buildings*: 600.0 m²

ii) Minimum Upper Floor Area:

(1) Where the minimum required *building height* is two storeys, the second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600 square metres, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 square metres shall be required.

(2) Where the minimum required *building height* is three storeys, the second and third storeys shall have a combined minimum floor area equal to 1.5 times the amount of *ground floor area*.

Exception 152 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

Notwithstanding clauses 1) and 2) above, in cases where the uppermost storey needed to meet the minimum *building height* requirement consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the upper storey in question shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.

- g) Minimum *Floor Space Index* (FSI): 0.2
- h) Minimum *Landscaped Buffer* along Chambers Drive: 4.5 m
- i) Parking:
 - i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone* or any outdoor patio.
 - ii) The parking requirement for any permitted *use* located on the second floor (or subsequent floor) of any multi-unit *building* shall be 1 space per 56.0 m² of *gross floor area*.
- vi) Other:
 - a) *Lot lines* that abut Salem Road South, Chambers Drive and Beck Crescent shall be deemed to be the *front lot lines* for the purposes of this by-law, and *lot lines* abutting the Highway 401 westbound off-ramp shall be deemed to be the *rear lot lines*.
 - b) The development standards identified in sub-section (v) above does not apply to a public utility *building*.
 - c) A minimum seating capacity of 25 *persons* shall be provided per *restaurant*. A maximum of two free-standing *restaurants* shall be permitted on-site, provided that each is linked with a neighbouring permitted *building* by a shared pedestrian arcade.

Exception 152 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

- d) An outdoor patio, where provided in conjunction with a *restaurant*, shall be sited between a street-facing façade and an adjacent street, or at the side of a *restaurant* provided that it is sited no further back from the *front lot line* that the street-facing façade of the *restaurant* itself.
- e) A maximum of three *buildings* containing *motor vehicle sales establishments* shall be permitted. Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:
 - i) Minimum *Gross Floor Area*: 2,100.0 m² per *building* used for *motor vehicle sales establishments* purposes, but where two *buildings* containing *motor vehicle sales establishments* are linked by a common *roof structure*, a combined minimum *gross floor area* of 3,000.0 m² is required between the *motor vehicle sales establishments* in the two *buildings*;
 - ii) A maximum combined total of 410 on-site *parking spaces* for all *motor vehicle sales establishments* shall be permitted, provided that the spaces used for vehicular storage are sited no closer than 100.0 metres south of Chambers Drive;
 - iii) Security barriers for an outdoor vehicular storage area or display area shall not include chain link or wire fencing, guardrails, pre-cast concrete barriers, or bollards that are not stone or without ornamental metal exteriors.

Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

- f) The ground floor of *buildings* shall have a minimum clear floor-to-ceiling *height* of 3.3 metres.
- g) A parapet/roof-top wall shall not exceed 1.5 metres in *height*, save and except for a parapet/roof-top wall of any *building* having *frontage* along Salem Road South, in which case the parapet/roof-top wall shall not exceed 2.5 metres in *height*

Exception 152 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

- h) A minimum of 25% of the vertical area (excluding parapets) of street-facing *building* facades within the *build-within zone* shall be constructed of transparent materials; further, this proportion of transparency shall be maintained, notwithstanding translucent/ opaque treatments that may be directly applied to transparent materials.
- i) Any portion of a front or exterior side *building* wall, excluding a parapet that is located higher than 12.0 metres above the *established grade* shall be subject to a minimum 2.0 metre step-back requirement.
- j) Notwithstanding the definition of "*Lot*", all lands within the subject Exception shall be considered to be one *lot* for the purposes of this By-law.
- k) Interim Non-Compliance With Respect to Built Frontage, *Lot Coverage* and Density (FSI) Requirements

Notwithstanding the Minimum Built Frontage, Minimum *Lot Coverage* and Minimum *Floor Space Index* (FSI) requirements within sub-section (v) above, interim phases of development of the *lot* may be permitted which individually do not comply with the Minimum Built Frontage, Minimum *Lot Coverage*, and Minimum *Floor Space Index* (FSI) requirements of sub-section (v) provided that:

- i) For each phase of development, a Master Concept Development Plan is provided which demonstrates to the satisfaction of the Town compliance with all provisions of this By-law under *lot* build-out conditions;
- ii) The parking requirements associated with each particular phase do not require any parking on lands associated with future phases in order to comply with the provisions of this By-law;
- iii) No additional parking in excess of the minimum parking requirements associated with each particular phase is provided on lands associated with future phases;
- iv) The ability to achieve *lot* build-out conditions in accordance with the Master Concept Development Plan does not involve a final phase consisting of a site area of less than 6,500.0 m² and that requires more than:

Exception 152 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
152 continued	PE	32, 39	88-2006 152-2009 50-2013	Z8/06, Z14/06, OPA 06-A3, OPA 06-A6, Z4/13

- (1) 30% *building coverage* measured relative to the site area of the final phase; and,
- (2) A *Floor Space Index* of 0.6 measured relative to the site area of the final phase.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
153	R2-B, EP	13	5-2017	18T-90015; OPA90/26D, Z2/90, RL3/14, Z6/14

- i) Location: North side of Rossland Road West, west of Riverside Drive, opposite of Bunting Court
- ii) Legal Description: Part of Lot 17, Concession 3
- iii) Development Standards for the 'R2-B' Zone:
- a) Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to these lands zoned Residential Two – B (R2-B) Zone, as shown on Schedule 'B' to this By-law:
- i) Minimum Lot Depth: A minimum lot depth of 24.0 metres is required except for:
- Lot 28: 23 m
 - Lot 29, 30, 34 and 36: 22 m

Exception 153 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
153 continued	R2-B, EP	13	5-2017	18T-90015; OPA90/26D, Z2/90, RL3/14, Z6/14
<ul style="list-style-type: none"> - Lot 35: 21 m - Lot 38: 20 m <p>ii) Minimum Setback from an Interior Side Lot Line: A minimum setback from an interior side lot line shall be 1.2 metres for end units, except for Lot 14 and Lot 15, which is permitted to 1.0 metre.</p> <p>iii) Minimum Setback from an Exterior Side Lot Line: A minimum setback from an exterior side lot line shall be 1.5 metres for Lot 1.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
154	RM4, R1-F, R1-B, EP	20	99-2008 23-2025	OPA07-A4, S-A-2007-04, SP18/07, Z13/07, Z2/25
<p>i) Location: West side of Riverside Drive, north of the East Duffins Creek, south of Rossland Road West and west of the Riverside Golf Course</p> <p>ii) Legal Description: Pat of Lots 14 and 17, Concession 2</p> <p>iii) Development Standards within the 'RM4' Zone:</p> <ul style="list-style-type: none"> a) Maximum Number of Units: 48 Block Townhouse Dwellings b) Minimum Yard: <ul style="list-style-type: none"> i) Front – to a dwelling unit: 2.4 m – to an attached garage: 5.7 m ii) Interior Side: 1.2 m iii) Exterior Side: 2.4 m <p>Exception 154 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
154 continued	RM4, R1-F, R1-B, EP	20	99-2008 23-2025	OPA07-A4, S-A-2007-04, SP18/07, Z13/07, Z2/25

iv) Rear: 7.5 m

Notwithstanding Section iii) b) iv) above, a maximum room projection of 1.0 metre is permitted into a required *rear yard* provided that the room projection does not exceed 50% of the width of the *dwelling unit*.

c) Road Radius Yard: 1.8 m

d) Other Development Standards Within the 'RM4' Zone:

i) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, as amended, for the purposes of this development the *lot frontage* for the development block will be Riverside Drive and the minimum *lot frontage* required shall be 168.0 metres. This provision will satisfy the requirement of having frontage onto a public road.

ii) Notwithstanding Section d) i) above, for the purposes of this development the internal private road will be deemed to be the *front lot line*, the *front lot line* will be the face of curb at the edge of the private road for the purposes of establishing minimum *yard setbacks* for each *block townhouse dwelling unit*.

iii) Notwithstanding Section 4.1.1iv) of Zoning By-law 95-2003, the minimum *exterior side yard setback* shall be 2.4 metres and no *accessory structure* shall be located closer to a private road than the *dwelling unit*.

iv) Sections 6.2.3 and 6.2.4 of Zoning By-law 95-2003, as amended, shall not apply.

v) A minimum separation of 3.0 metres is required between block townhouse housing blocks within the RM4 Zone.

vi) Notwithstanding Section 4.3 of Zoning By-law 95-2003, as amended, a *platform* shall maintain a minimum *exterior side yard setback* of 1.2 metres (a *yard* abutting a private road or public street) and a minimum *interior side yard setback* of 1.0 metre (a *yard* between blocks of block townhouse units). Where there is a common property line within a block of *block townhouse dwellings*, a *platform* shall maintain a minimum setback of 0.0 metres.

Exception 154 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
154 continued	RM4, R1-F, R1-B, EP	20	99-2008 23-2025	OPA07-A4, S-A-2007-04, SP18/07, Z13/07, Z2/25

iv) Development Standards within the 'R1-B' Zone:

- a) Maximum Number of Units: 3 Single *Detached Dwellings*
- i) Front – to a *dwelling unit*: 3.0 m
– to an attached garage: 5.7 m
- ii) Rear: Notwithstanding Section 6.2.2 of Zoning By-law 95-2003 as amended, a maximum room projection of 1.0 metre is permitted into a required *rear yard* provided that the room projection does not exceed 50% of the width of the *dwelling unit*.

v) Development Standards within the 'R1-F' Zone:

- a) Maximum Number of Units: 2 Single *Detached Dwellings*
- b) *Front Yard*:
 - i) Minimum - to a *dwelling unit*: 3.0 m
 - ii) Maximum - to a *dwelling unit*: 6.0 m
- c) Interior North Side *Yard Setback* (Lot 52):
 - i) Minimum: 0.6 metres to *dwelling unit* and accessory *structure*
 - ii) Rear: Notwithstanding Section 6.2.2 of Zoning by-law 95-2003 as amended, a maximum room projection of 1.0 metre is permitted into a required *rear yard* provided that the room projection does not exceed 50% of the width of the *dwelling unit*.

vi) Other Development Standards Within the 'R1-F' Zone:

Exception 154 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
154 continued	RM4, R1-F, R1-B, EP	20	99-2008 23-2025	OPA07-A4, S-A-2007-04, SP18/07, Z13/07, Z2/25

- a) Notwithstanding Section v) b) and c) above, the *lot* hatched below shall be deemed to be legal *non-complying*, although any additions or projections must be in accordance with Zoning By-law 95-2003, as amended.
- b) Notwithstanding Section 4.4.1iii) of Zoning By-law 95-2003, as amended, for the *lot* hatched below a detached garage shall be permitted to be setback a minimum of 5.7 metres from the *front lot line*. Further, a detached garage must maintain a minimum *interior side yard* of 0.6 metres.



vii) Other Development Standards within all zones:

Exception 154 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
154 continued	RM4, R1-F, R1-B, EP	20	99-2008 23-2025	OPA07-A4, S-A-2007-04, SP18/07, Z13/07, Z2/25

- i) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, where a garage exceeds a width of 3.6 metres, the minimum garage length shall be 6.0 metres.
- ii) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, the width of a *parking space* within a *driveway* shall be a minimum of 2.5 metres, if a structural column is located within a *driveway*.
- iii) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, all *parking spaces*, both within a private *driveway* and on a private road, shall be permitted to have a minimum length of 5.7 metres.
- iv) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, a maximum *driveway* width of 6.0 metres shall be permitted for all units with a double car garage.
- v) A minimum internal garage depth of 6.0 metres shall be required for all double garages.
- vi) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, as amended, minimum *lot area*, frontage, depth and coverage requirements of the RM4, R1-B and R1-F zones shall not apply.
- vii) A water meter room and a change room must comply with the provisions for accessory *structures* within Section 4.1.1 of Zoning By-law 95-2003, as amended. Notwithstanding this section, the change room can be setback 2.0 metres from the private road.
- viii) *Platforms* are to be permitted within 1.2 metres of a front and exterior *lot line* or street radius.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
155	RM4(H), RM5(H), POS	8	115-2008 40-2018	OPA07-A4. Z15/07, OPA 17-A2 Z2/17

- i) Location: Southwest corner of Taunton Road West and Ravenscroft Road
- ii) Legal Description: North Part of Lot 12, Concession 3
- iii) Development Standards within the "RM4" and "RM5" zones:
 - a) Additional Permitted Uses: *Convenience Store, Day Care Facility, Financial Institution, Self Serve Laundromat, Library, Office, and Personal Service Shop*
 - b) Maximum Number of Units: 1,500
 - i) Maximum Number of Units on Parcel "B" as shown on Schedule "B attached to By-law 40-2018. 389
 - c) Minimum Number of Seniors Units: 300
 - d) Minimum *Rear Yard*: 7.5 m
 - e) Maximum *Lot Coverage*:
 - i) A maximum *lot coverage* of 35% shall be permitted over the entire site
 - ii) Notwithstanding Section iii) e) i) above, gazebos and other outdoor shade *structures* shall be exempt from the calculation of *lot coverage*.
 - f) Maximum *Height*: 24 storeys
 - g) Minimum Parking:
 - i) A minimum of 1.5 parking spaces per *unit* and 0.25 of a parking space per unit for visitors
- iv) Other:

Exception 155 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
155 continued	RM4(H), RM5(H), POS	8	115-2008 40-2018	OPA07-A4. Z15/07 OPA 17-A2 Z2/17

- a) For the purposes of this zoning by-law, the *front lot line* shall be deemed to be Ravenscroft Road.
- b) A maximum of 1,500 units is permitted over the entire site, of which 1,200 may be standard condominiums.
- c) A minimum of 2 *buildings* must be used for special needs housing (senior's apartments).
- d) All *buildings* shall front onto and provide direct pedestrian access to either Ravenscroft Road or Taunton Road West, with the exception of one building identified as Block "E", as shown on Schedule 'C' of by-law 40-2018, on Parcel 'B', which shall be permitted to front onto a private road.
- e) All *buildings* shall provide a minimum landscape buffer of 6.0 metres from Ravenscroft Road and Taunton Road West, with the exception of those buildings included on Parcel 'B' of By-law 40-2018.
- f) All visitor drop-off areas shall be provided at *building* entries, with the exception of those buildings included in Parcel 'B', for which visitor drop off areas may be provided at *building* entries in the first level of underground parking.
- g) Permanent parking, loading, underground parking ramps and service areas are to be located in interior side or *rear yards*.
- h) All garage doors to underground parking areas shall not face Ravenscroft Road or Taunton Road West.
- i) All roof top mechanical units and elevator penthouses shall be fully screened.
- j) All *buildings* shall have their primary entrances, windows, and signage face either Taunton Road West or Ravenscroft Road, with the exception of the building identified as Block "E", as shown on Schedule 'C' of By-law 40-2018, located on Parcel 'B' which shall be permitted to front onto a private road.

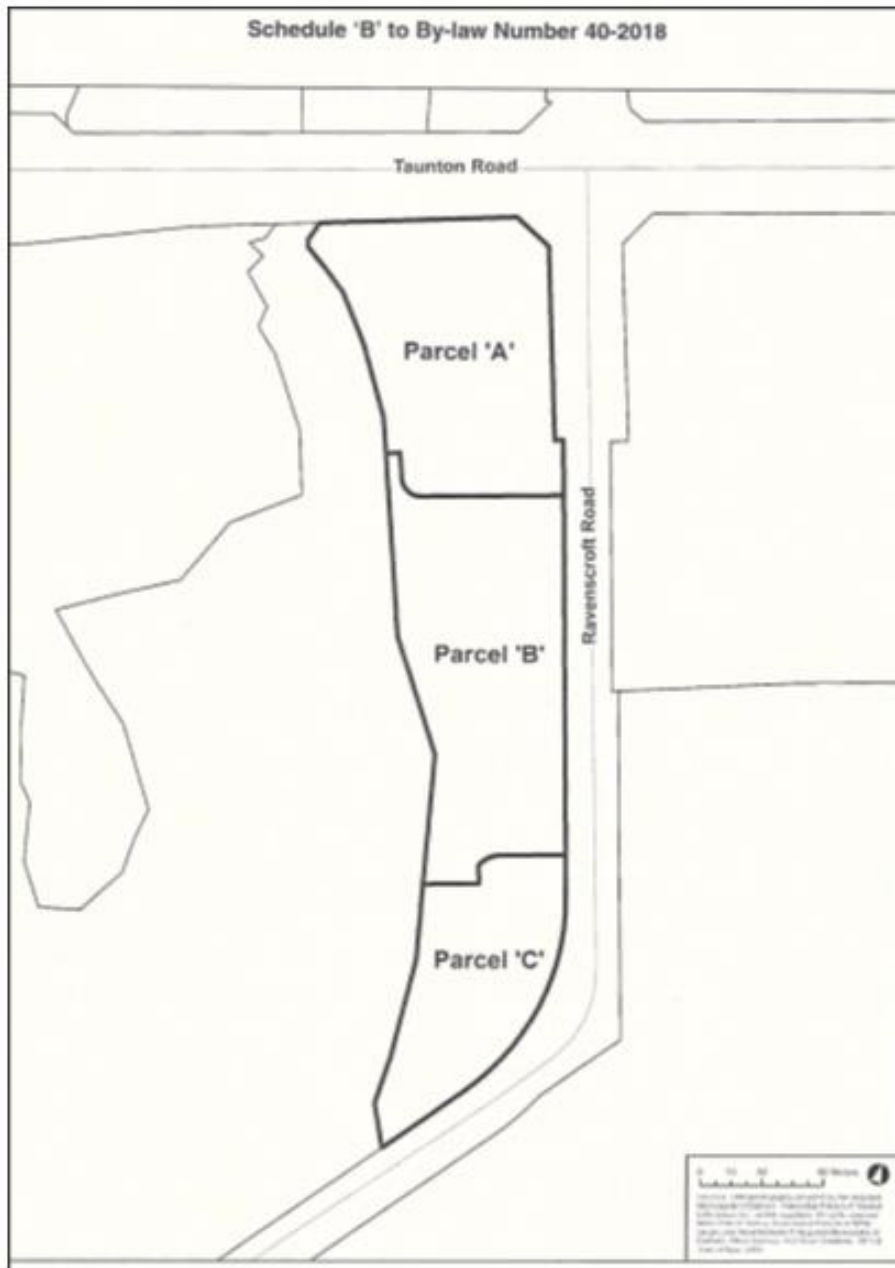
Exception 155 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
155 continued	RM4(H), RM5(H), POS	8	115-2008 40-2018	OPA07-A4. Z15/07 OPA 17-A2 Z2/17

- k) The location of any public art must be located at the southwest corner of Taunton Road West and Ravenscroft Road.
- l) Commercial uses shall be limited to the ground floor.
- v) Notwithstanding any other Section of this By-law and Zoning By-law 95-2003, as amended, the following development standards shall apply to Parcel 'B' as shown on Schedule 'B' of By-law 40-2018.
 - a) Minimum Setback from the *Rear Lot Line*: 2.6 m
 - b) Minimum Setback from the *Front Lot Line*: 1.4 m
 - c) Maximum *Height*: 7 storeys
 - d) Parking Requirements
 - i) A minimum of 1.0 *parking space* per unit for apartment dwellings and 0.11 *parking space* per unit for the exclusive use of visitors shall be required.
 - ii) All parking spaces shall have a minimum length of 5.7 metres.

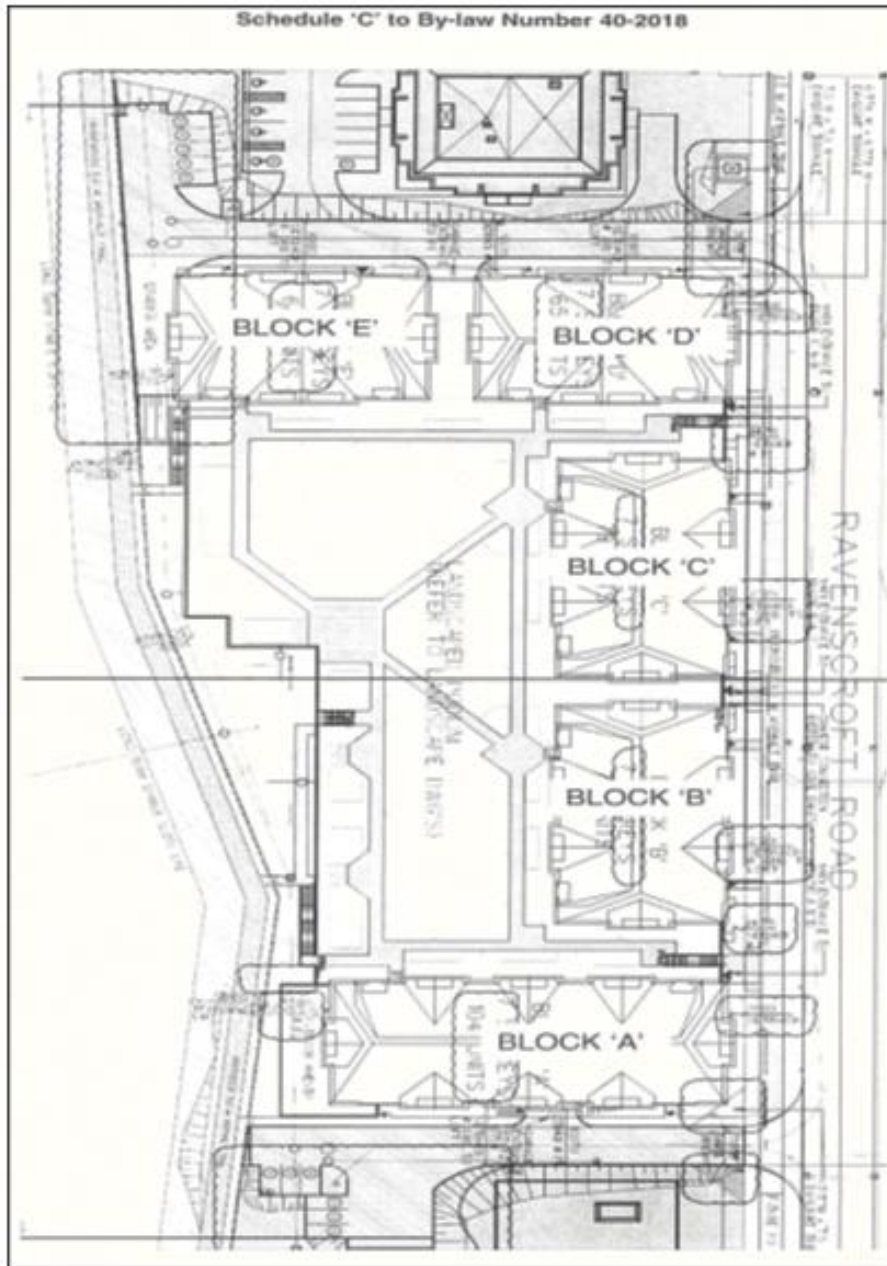
Exception 155 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
155 continued	RM4(H), RM5(H), POS	8	115-2008 40-2018	OPA07-A4. Z15/07 OPA 17-A2 Z2/17



Exception 155 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
155 continued	RM4(H), RM5(H), POS	8	115-2008 40-2018	OPA07-A4. Z15/07 OPA 17-A2 Z2/17



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
156	PE(H)	40	95-2006 152-2009 50-2013	Z8/06, OPA 06-A3, Z4/13

- i) Location: North and south sides of Achilles Road, west of Carruthers Creek
- ii) Legal Description: Part of Lot 5, Concession 1
- iii) Additional Uses: Research and Development Facility, Outdoor Parking Facility for off-site Automobile Storage affiliated with a *Motor Vehicle Sales Establishment* (90 vehicles maximum)
- iv) Prohibited Uses: *Drive-Thru Facility, Drive-Thru Restaurant, Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility, Warehouse/Distribution Centre, Free-standing forms of the following: Financial Institution, Restaurant, Personal Service Shop, and Service or Repair Shop.*
- v) Development Standards:

Notwithstanding any other Section of this By-law, the following development standards shall apply:

 - a) Minimum Lot Coverage:
 - i) *Building Area:* 20% for all purposes save and except for a *motor vehicle sales establishment*, which shall have a minimum *building coverage* of 15% of the *lot area*.
 - b) Minimum Built Frontage within a *Build-Within Zone*:
 - i) 50% of the *lot frontage*; or
 - ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800.0 m², shall apply to least three points (as measured perpendicular from the *front lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the *front lot line*.
 - c) *Front Yard Build-Within Zone*:

Exception 156 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
156 continued	PE(H)	40	95-2006 152-2009 50-2013	Z8/06, OPA 06-A3, Z4/13

- i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the *front lot line*.

The *Build-Within zone* does not apply to accessory *buildings* or *structures*, or to *buildings* which by physical necessity are located in the interior of a development site and adjacent only to a private road or *driveway*.

- d) Minimum *Building Height*: 2 storeys and 9.0 m

The minimum *building height* requirement as specified in metres shall apply to a minimum area equal to 50% of the *ground floor area* of the *building*, but in all instances shall apply to the entire floor area of the minimum specified upper storey.

- e) Minimum *Gross Floor Area*:

- i) Minimum *Ground Floor Area*: 600.0 m²

- ii) Minimum *Second Floor Area*:

The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m², whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300.0 m² shall be required.

Notwithstanding the above noted Minimum Second Floor Area requirements, in cases where the second floor consists of ancillary *office* space in association with a principal *light manufacturing use* or research and development facility, the minimum floor area of the second storey shall be equal to at least 70% of the floor area associated with a ground floor ancillary *office* component.

- f) Minimum *Floor Space Index (FSI)*: 0.2

- g) Minimum *Landscaped Buffer*:

Along Achilles Road: 4.5 m

- h) *Parking*:

Exception 156 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
156 continued	PE(H)	40	95-2006 152-2009 50-2013	Z8/06, OPA 06-A3, Z4/13

i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*. Where the *build-within zone* extends along a *front lot line* between at least three separated points, no parking areas or *driveway* aisles shall be permitted in the *yard* area bounded by the street-facing façade of the *building*, the street, and the two end-points defining the limits of the *build-within zone*.

vi) Other:

- a) The development standards identified in sub-section (v) above do not apply to a public utility *building* or in instances where the land is used as an Outdoor Parking Facility for off-site automobile storage affiliated with a *Motor Vehicle Sales Establishment*.
- b) Where the land is used as an Outdoor Parking Facility for off-site automobile storage affiliated with a *Motor Vehicle Sales Establishment*, a *landscaped buffer* having a minimum width of 3.0 metres shall be provided adjacent to an *interior side lot line*.
- c) A minimum seating capacity of 25 *persons* shall be provided per *Restaurant*.
- d) Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:
 - i) Minimum *Gross Floor Area*: 3,800.0 m²
 - ii) Minimum *Building Height*: 3 storeys
 - iii) Maximum *Lot Area*: 1.91 ha
 - iv) Outdoor vehicular storage areas for new vehicles shall only be permitted in a *rear yard*.
 - v) No *outdoor storage* or display of vehicles associated with ancillary used *motor vehicle* sales shall be permitted.

Exception 156 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
156 continued	PE(H)	40	95-2006 152-2009 50-2013	Z8/06, OPA 06-A3, Z4/13

vi) No outdoor vehicle storage areas shall be visible from the traveled portion of Highway 401 or Salem Road.

Where the standards specifically applicable to *Motor Vehicle Sales Establishments* do not otherwise conflict with the development standards identified in sub-section (v) above, the standards contained in sub-section (v) above shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
157	UC	31	37-2009	SPA2/05, Z2/08

i) Location: North side of Kingston Road West, west of Harwood Avenue North, municipally known as 30 Kingston Road West

ii) Legal Description: Plan 40M-1518, Block 118

iii) *Accessory Use*:

- a) A seasonal *Garden Centre* having a maximum area of 1,689 square metres is permitted as an *accessory use* in association with a *retail store*.
- b) Such *Garden Centre* shall only be operational between March 1st and August 31st within every calendar year.
- c) A minimum of 504 *parking spaces* must be provided on site during the operation of the seasonal *Garden Centre*.
- d) A minimum of 573 *parking spaces* must be provided on site when the seasonal *Garden Centre* is not operational.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
158	RM5	31	58-2009	OPA08-A3, Z5/08, SP08/09

- i) Location: 216, 228 and 240 Old Harwood Avenue and the rear portion of 200 Old Harwood Avenue
- ii) Legal Description: Lots 13, 14 and 15 on Registered Plan 401
- iii) Development Standards:
Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands zoned Residential Multiple Five Zone (RM5):
- a) Minimum *Lot Frontage*: 80.0 m
- b) Maximum *Gross Floor Area*: 16,500.0 m²
- c) Maximum number of units: 175
- iv) Other:
- a) No less than 50% of the wall of the main *building* facing the *front lot line* shall be within the minimum and maximum *front yard setback* requirements.
- b) Minimum number of *parking spaces* 0.55 spaces/unit
- c) Minimum number of *loading spaces* required: 0
- d) Loading doors shall not face a street or shall be screened.
- e) Minimum setback of a canopy from the *front lot line*: 2.0 m
- f) Section 5.6 shall not apply.
- g) All garbage shall be fully enclosed in a designated storage area within a main *building(s)* on the site. *Outdoor storage* of garbage is prohibited.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference																												
159	I-A	10	72-2009	SP36/05, Z10/06																												
<p>i) Location: 1964 Salem Road North</p> <p>ii) Legal Description: Part of Lot 7, Concession 3</p> <p>iii) Development Standards:</p> <p>Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands zoned Institutional – A ("I-A"):</p> <table> <tbody> <tr> <td>a) Minimum <i>Lot Frontage</i>:</td> <td>130.0 m</td> </tr> <tr> <td>b) Minimum <i>Front Yard</i>:</td> <td>6.0 m</td> </tr> <tr> <td>c) Maximum <i>Front Yard</i>:</td> <td>9.0 m</td> </tr> <tr> <td>d) Minimum <i>Interior Side Yard</i>:</td> <td>40.0 m</td> </tr> <tr> <td>e) Minimum <i>Exterior Side Yard</i>: (Taunton Road East)</td> <td>4.0 m</td> </tr> <tr> <td>f) Maximum <i>Exterior Side Yard</i> (Taunton Road East)</td> <td>11.0 m</td> </tr> <tr> <td>g) Minimum <i>Rear Yard</i>:</td> <td>70.0 m</td> </tr> <tr> <td>h) Maximum <i>Height</i>:</td> <td>14.0 m</td> </tr> <tr> <td>i) Minimum Landscape Buffer:</td> <td></td> </tr> <tr> <td> i) Along south <i>lot line</i>:</td> <td>4.0 m</td> </tr> <tr> <td> ii) Along west <i>lot line</i>:</td> <td>3.0 m</td> </tr> <tr> <td> iii) Along north <i>lot line</i>:</td> <td>6.0 m</td> </tr> <tr> <td> iv) Along east <i>lot line</i>:</td> <td>3.0 m</td> </tr> <tr> <td>j) Maximum <i>Gross Floor Area</i>:</td> <td>8,750.0 m²</td> </tr> </tbody> </table> <p>iv) Development Standards for an Accessory <i>Building</i>:</p> <p>Exception 159 is continued on the next page.</p>					a) Minimum <i>Lot Frontage</i> :	130.0 m	b) Minimum <i>Front Yard</i> :	6.0 m	c) Maximum <i>Front Yard</i> :	9.0 m	d) Minimum <i>Interior Side Yard</i> :	40.0 m	e) Minimum <i>Exterior Side Yard</i> : (Taunton Road East)	4.0 m	f) Maximum <i>Exterior Side Yard</i> (Taunton Road East)	11.0 m	g) Minimum <i>Rear Yard</i> :	70.0 m	h) Maximum <i>Height</i> :	14.0 m	i) Minimum Landscape Buffer:		i) Along south <i>lot line</i> :	4.0 m	ii) Along west <i>lot line</i> :	3.0 m	iii) Along north <i>lot line</i> :	6.0 m	iv) Along east <i>lot line</i> :	3.0 m	j) Maximum <i>Gross Floor Area</i> :	8,750.0 m ²
a) Minimum <i>Lot Frontage</i> :	130.0 m																															
b) Minimum <i>Front Yard</i> :	6.0 m																															
c) Maximum <i>Front Yard</i> :	9.0 m																															
d) Minimum <i>Interior Side Yard</i> :	40.0 m																															
e) Minimum <i>Exterior Side Yard</i> : (Taunton Road East)	4.0 m																															
f) Maximum <i>Exterior Side Yard</i> (Taunton Road East)	11.0 m																															
g) Minimum <i>Rear Yard</i> :	70.0 m																															
h) Maximum <i>Height</i> :	14.0 m																															
i) Minimum Landscape Buffer:																																
i) Along south <i>lot line</i> :	4.0 m																															
ii) Along west <i>lot line</i> :	3.0 m																															
iii) Along north <i>lot line</i> :	6.0 m																															
iv) Along east <i>lot line</i> :	3.0 m																															
j) Maximum <i>Gross Floor Area</i> :	8,750.0 m ²																															

Exception	Zoning	Map	By-law	File Reference
159 continued	I-A	10	72-2009	SP36/05, Z10/06
<ul style="list-style-type: none"> a) Minimum <i>Exterior Side Yard</i>: (Taunton Road East) 5.0 m b) Maximum <i>Exterior Side Yard</i> (Taunton Road East) 6.0 m c) Minimum <i>Rear Yard</i>: 3.0 m d) Maximum <i>Rear Yard</i>: 4.0 m e) Maximum <i>Height</i>: 8.0 m f) Minimum Landscape Buffer: <ul style="list-style-type: none"> i) Along south <i>lot line</i>: 4.0 m ii) Along west <i>lot line</i>: 3.0 m iii) Along north <i>lot line</i>: 6.0 m iv) Along east <i>lot line</i>: 3.0 m g) Maximum <i>Gross Floor Area</i>: 8,750.0 m² v) Development Standards for an Accessory <i>Building</i>: <ul style="list-style-type: none"> a) Minimum <i>Exterior Side Yard</i>: (Taunton Road East) 5.0 m b) Maximum <i>Exterior Side Yard</i> (Taunton Road East) 6.0 m c) Minimum <i>Rear Yard</i>: 3.0 m d) Maximum <i>Rear Yard</i>: 4.0 m e) Maximum <i>Height</i>: 8.0 m f) Maximum <i>Gross Floor Area</i>: 260.0 m² vi) Other: <ul style="list-style-type: none"> a) The <i>lot line</i> abutting Salem Road North shall be deemed to be the <i>Front Lot Line</i>; 				
Exception 159 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
159 continued	I-A	10	72-2009	SP36/05, Z10/06

- b) A dormitory shall be permitted as an *accessory use* to a *school*.
- c) Maximum number of dormitory rooms 20
- d) Minimum number of required *parking spaces* 350
- e) Loading doors shall not face a street.
- f) *Height* requirements shall not apply to ornamental towers.
- g) All garbage shall be fully enclosed in a designated storage area within a main *building(s)* on the site. *Outdoor storage* of garbage is prohibited.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
160	R1-E, R1-F, R2-B, EP	15	61-2010	S-A-2007-05, Z14/07

- i) Location: West side of Ravenscroft Road, east of the Duffins Creek, north of the Driscoll Drive/Harty Crescent, and south of the Hydro One corridor
- ii) Legal Description: Part of Lot 13, Concession 3
- iii) Development Standards:
 - a) Development Standards within the 'R1-E' zone:
 - i) Maximum *Lot Coverage* 50%
 - ii) Maximum *Driveway Width*: 6.0 m
 - iii) Maximum *Garage Width* 5.6 m

Exception 160 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
160 continued	R1-E, R1-F, R2-B, EP	15	61-2010	S-A-2007-05, Z14/07

- iv) Maximum Curb Cut Width: 6.0 m
- v) Other:

- (1) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, a minimum internal garage dimension of 5.5 metres in width and 6.0 metres in length shall also be permitted.
- (2) Notwithstanding Section 3.0 of Zoning By-law 95-2003, as amended, the definition of *Lot Frontage*, specifically for the purposes of measuring *lot frontage* for the lots cross-hatched on the diagram below, are to be measured by a line 21.0 metres back from and parallel to the chord of the *lot frontage*, and for the purpose of this paragraph, the chord of the *lot frontage*, is a straight line joining the two points where the *side lot lines* intersect the *front lot line*.



- (3) Notwithstanding the first paragraph of Section 6.2.4 of Zoning By-law 95-2003, as amended, this section shall not apply.
- (4) Notwithstanding the second paragraph of Section 6.2.4 of Zoning By-law 95-2003, as amended, the maximum *front yard* setback shall be 25.0 metres measured from the front of the *principal building* to the *front lot line*. All of the remaining provisions within this paragraph shall apply.

b) Development Standards within the 'R1-F' zone:

- i) Maximum *Lot Coverage* 50%

Exception 160 is continued on the next page.

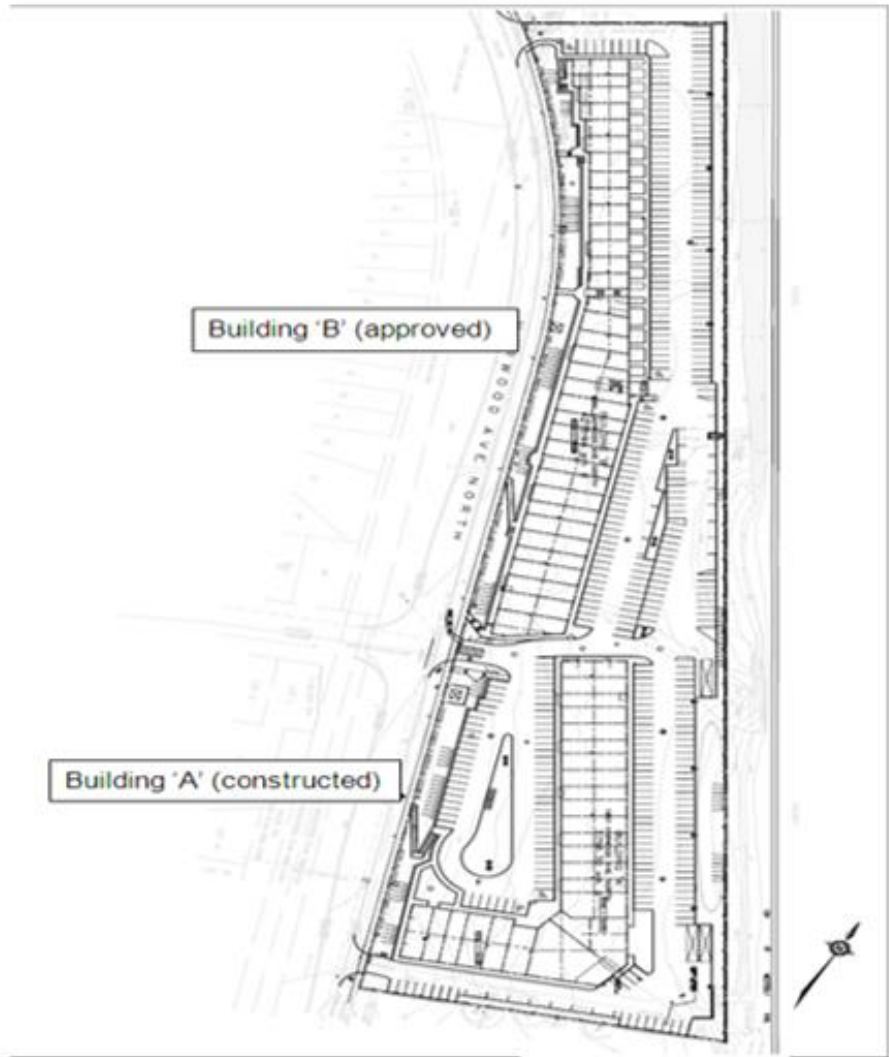
Exception	Zoning	Map	By-law	File Reference
160 continued	R1-E, R1-F, R2-B, EP	15	61-2010	S-A-2007-05, Z14/07
<p>ii) Minimum <i>Exterior Side Yard</i>: 0.6 metre to an attached <i>porch</i> and 1.2 metres to a <i>dwelling unit</i> when flanking Ravenscroft Road (the setback is to be taken from the west side of the buffer block)</p> <p>c) Development Standards within the 'R2-B' zone:</p> <p>i) Minimum <i>Exterior Side Yard</i>: 0.6 metre to an attached <i>porch</i> and 1.2 metres to a <i>dwelling unit</i> when flanking Ravenscroft Road (the setback is to be taken from the west side of the buffer block)</p> <p>ii) Minimum <i>Interior Side Yard</i>: 0.3 metres between units where not attached by a common wall or garage.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
161	PE	43	106-2010	Z1/10, SP8/10
<p>i) Location: 365 Bayly Street West</p> <p>ii) Legal Description: Part of Block A, Plan M-26 (40R-9315, Parts 2 to 5)</p> <p>iii) Additional Permitted Use: <i>Motor Vehicle Used Sales Establishment, Motor Vehicle Repair Facility</i> shall be permitted as an <i>accessory use</i> to a <i>Motor Vehicle Used Sales Establishment</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
162	PE	9	105-2010	SP36/06, Z2/09
<p>i) Location: 1801 and 1901 Harwood Avenue North</p> <p>ii) Legal Description: Part of Lot 8, Concession 3</p> <p>iii) Additional Uses: <i>Convenience Store, Retail Store</i></p> <p>iv) Development Standards:</p> <p>a) Parking: Notwithstanding Section 5.10.2, parking shall be provided at a ratio of 1 space per 21.5 m² of <i>gross floor area</i> for all permitted uses.</p> <p>v) Other:</p> <p>a) An individual <i>retail store</i> and/or <i>convenience store</i> shall not exceed a total floor area of 500.0 m².</p> <p>b) The cumulative floor area for all <i>retail store</i> and <i>convenience store uses</i> shall not exceed a total floor area of 2,790.0 m².</p> <p>c) No more than 1,878.0 m² of the total <i>gross floor area</i> of <i>Building A</i> shall be occupied by <i>retail stores</i> or <i>convenience stores</i> until <i>Building B</i> and the associated parking area has been constructed as identified on Schedule 'C' attached hereto.</p> <p>d) No change in land use is permitted on the subject lands unless a Certificate of Occupancy is issued by the Town.</p> <p>Exception 162 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
162 continued	PE	9	105-2010	SP36/06, Z2/09

Schedule 'C'



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
163	R1-D, RM5, PE, EP, OS, POS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

- i) Location: North of Rossland Road, east of Spitty Road, west of Carruthers Creek, and south of the CPR Rail line
- ii) Legal Description: Part of Lots 5 and 6, Concession 3
- iii) Interpretation:
- a) For the purposes of this exception, the *front lot line* for any through or *corner lot* within a 'PE' – 'Prestige Employment' Zone shall be deemed to be Rossland Road East or Salem Road. Where a *lot* has frontage on both Rossland Road East and Salem Road, the *front lot line* shall be deemed to be Rossland Road East.
 - b) Parcels of tied land zoned Residential Multiple Five Zone (RM5) for *Block Townhouse, Dwelling* in a common element condominium bordered by Salem Road North and Dolphin Lane or Harper-Hill Drive and Dolphin Lane or Dolphin Lane and Graywardine Lane are deemed to be lots with two *Front Yards*.
 - c) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to lands zoned Residential Multiple Five zone (RM5) for *Block Townhouse, Dwelling* in a common element condominium.
- iv) Additional Uses: Convention Centres and Research and Development on a *lot* which is zoned 'PE' – 'Prestige Employment'
- An education and training facility for children with special needs on a *lot* fronting the east side of Salem Road which is zoned 'PE' – 'Prestige Employment'
- Motor Vehicle Gas Bar, Motor Vehicle Washing Establishment – Automatic, and Convenience Store* with a total *gross floor area* not to exceed 500 square metres on a *lot* which is zoned 'PE' – 'Prestige Employment' provided that the *lot* is located in the northwest corner of Rossland Road East and Salem Road.
- Outdoor storage* shall only be permitted on a *lot* located west of Salem Road provided such *lot* does not have frontage on Rossland Road East. *Outdoor storage* shall be prohibited in any *yard* facing Salem Road or within 70.0 metres of the eastern *lot line* of the J. Clarke Richardson

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS, POS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

Additional Uses continued:

and Notre Dame secondary school lands. *Outdoor storage* shall otherwise be permitted in a *side yard or rear yard* in accordance with Section 6.4.1 and 6.4.3.1 ii).

One *motor vehicle repair facility* that is limited to conducting minor automotive running repairs comprising a maximum floor area of 350 square metres and no more than two vehicle entry doors providing access to four vehicle bays shall only be permitted on a *lot* which is zoned 'PE' – Prestige Employment located on the east side of Salem Road as illustrated on Schedule 'D' to this By-law.

v) Development Standards for the 'RM5' Zone:

- a) Minimum *Lot Frontage*: 4.8 m
- b) Minimum *Lot Depth*: 22.0 m
- c) Minimum Setback from *Front Lot Line* for *Dwelling Unit* located within Blocks referenced below and illustrated in Schedule 'C':
 - i) Blocks 1 to 6 (inclusive) fronting onto Salem Road North: 3.0 m
 - ii) Blocks 1 to 7 (inclusive) fronting onto Dolphin Lane: 3.7 m
 - iii) Blocks 6 and 7 fronting onto Harper-Hill Drive: 3.0 m
 - iv) Blocks 8 to 10 (inclusive) fronting onto Dolphin Lane: 2.4 m
 - v) Blocks 8 to 10 (inclusive) fronting onto Graywardine Lane: 2.2 m
 - vi) Blocks 11 to 16 (inclusive) fronting onto Graywardine Lane: 2.5 m
- d) Maximum Setback from *Front Lot Line* for *Dwelling Unit* located within Blocks referenced below and illustrated in Schedule 'C':

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

- i) Blocks 1 to 6 (inclusive) fronting onto Salem Road North: 6.2 m
- ii) Blocks 6 and 7 (inclusive) fronting onto Harper-Hill Drive: 4.3 m
- e) Minimum Setback from Interior *Lot Line*:
 - i) Between all horizontally attached *dwelling units*: 0.0 m
 - ii) For all end units: 1.2 m
- f) Minimum Setback from *Exterior Lot Line*: 1.0 m
- g) Minimum Setback from *Rear Lot Line*: 4.7 m
- h) Maximum *Lot Coverage* for Parcels of Tied Land (POTL) associated with Blocks reference below and illustrated in Schedule 'C':
 - i) Blocks 1 to 6 (inclusive): 55%
 - ii) Blocks 7 to 10 (inclusive): 78%
 - iii) Block 11: 70%
 - iv) Blocks 12 to 16 (inclusive): 60%
- i) Maximum Height: 12.5 m
- j) Maximum Garage Width: 6.2 m
- k) Other Development Standards:
 - i) Minimum separation between each *Block Townhouse Dwelling block*: 2.4 m
 - ii) *Dwelling Units* with a single vehicle *Private Garage*, must maintain a minimum *Driveway Width* of 2.7 metres and minimum *Driveway depth* of 5.7 metres.

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

- iii) The maximum *Driveway Width* shall not exceed the exterior dimensions of the *private garage*.
- iv) *Accessory buildings or structures* shall not be permitted in a *Side Yard*.
- v) Notwithstanding the Minimum Setback from the *Front Lot Line* and *Exterior Side Lot Line* under Section 4.3 (Platforms) the following shall apply:
 - Platforms may extend 3.0 metres out from main building wall, but not closer to a *front lot line* or *exterior lot line* than 1.0 metre.
 - All other provisions under Section 4.3 (Platforms) shall apply.
- vi) A 1.2 metre height decorative metal fence shall be located in *Front Yards* adjacent to Salem Road North and Harper-Hill Drive. The decorative metal fence shall be setback 2.0 metres from the *Front Lot Line* abutting Salem Road North and Harper-Hill Drive.
- vii) Only fencing approved pursuant to SP4/14 is permitted.
- viii) Lands zoned Private Open Space (POS) shall be permitted to erect *buildings or structures* and alter soil or topography in order to construct a private parkette pursuant to SP4/14.

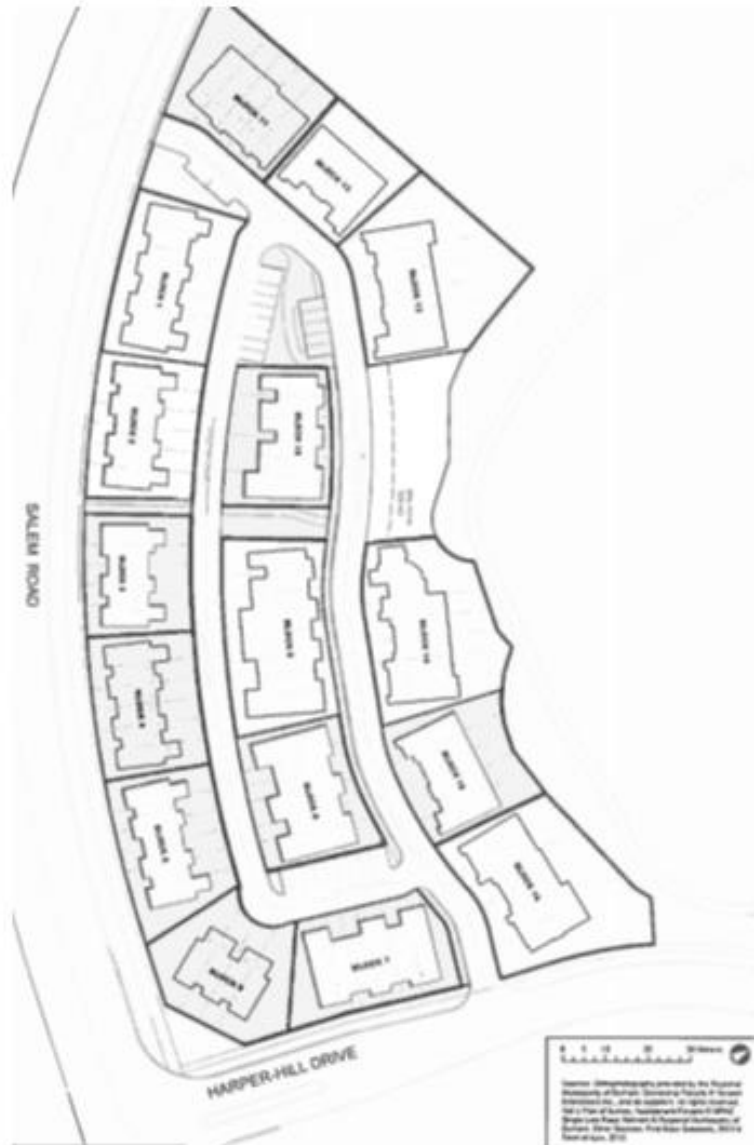
vi) Other:

- a) Only 92 *Block Townhouse Dwelling Units* are permitted on Part 1, Plan 40R-27607.

Exception 163 is continued on the next page.

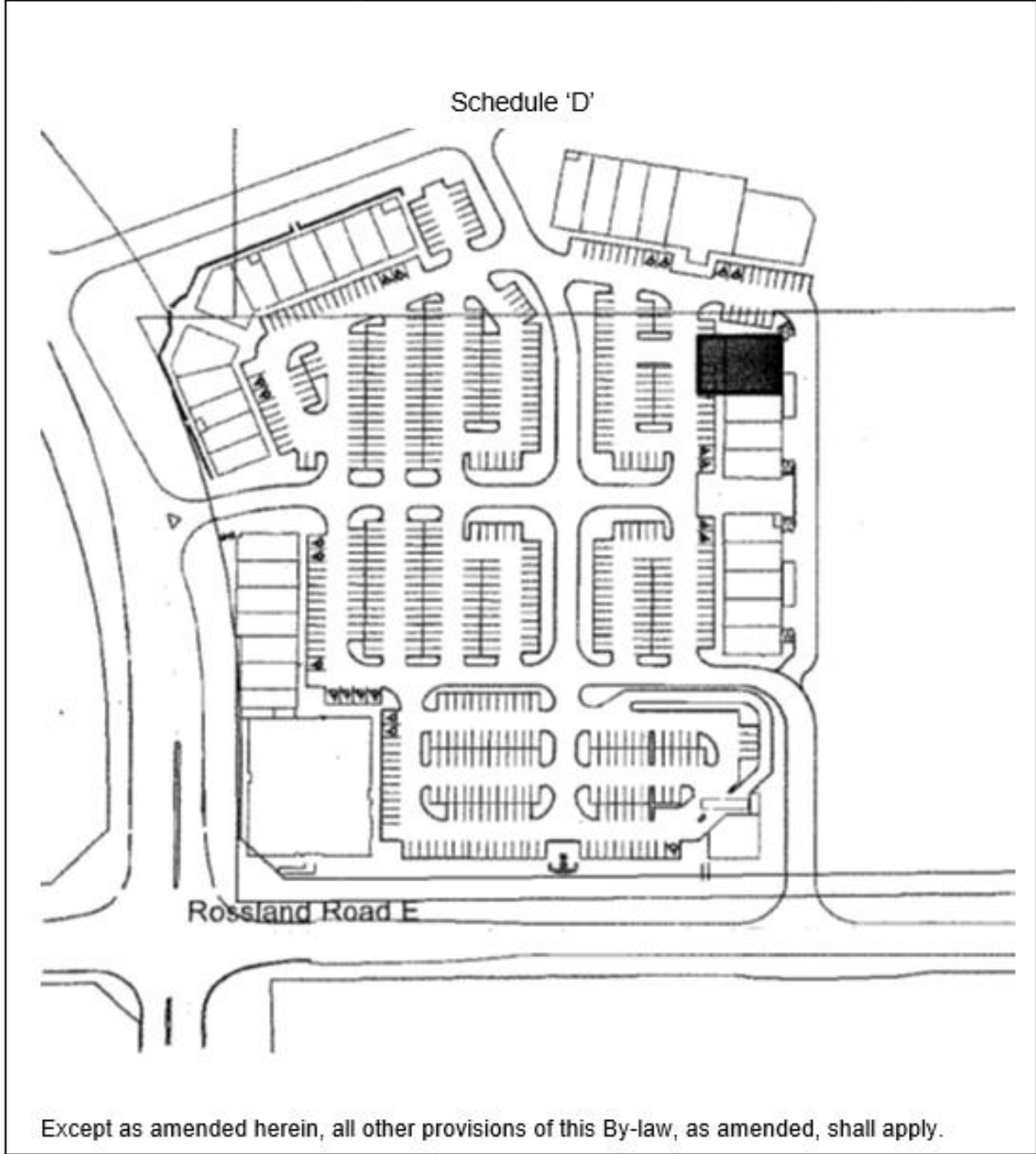
Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

Schedule 'C'



Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25



Exception	Zoning	Map	By-law	File Reference
164	RM4	18	74-2011	SP11/08, Z3/08

- i) Location: On the south side of Rossland Road West, approximately 70.0 metres west of Harwood Avenue North
- ii) Legal Description: Block 159, Plan 40M-1829
- iii) Development Standards:
Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands zoned 'Residential Multiple Four' Zone - 'RM4'.
 - a) Minimum *Lot Frontage*: 45.0 m
 - b) Minimum setback to the parking garage:
 - i) from the *Front Lot Line*: 0.0 m
 - ii) from the Easterly *Interior Side Lot Line*: 0.0 m
 - iii) from the Westerly *Interior Side Lot Line* abutting Durham Condominium Plan 160: 2.0 m
 - iv) from the Westerly *Interior Side Lot Line* abutting the *rear lot lines* of the lots fronting onto Smales Crescent: 103.0 m
 - v) from the *Rear Lot Line*: 4.5 m
 - c) Minimum setback to the *Apartment Dwelling*:
 - i) from the *Front Lot Line*: 5.0 m
 - ii) from the Easterly *Interior Side Lot Line*: 7.0 m
 - iii) from the Westerly *Interior Side Lot Line* abutting Durham Condominium Plan 160: 11.0 m
 - iv) from the Westerly *Interior Side Lot Line* abutting the *rear lot lines* of the lots fronting onto Smales Crescent: 150.0 m

Exception 164 is continued on the next page.

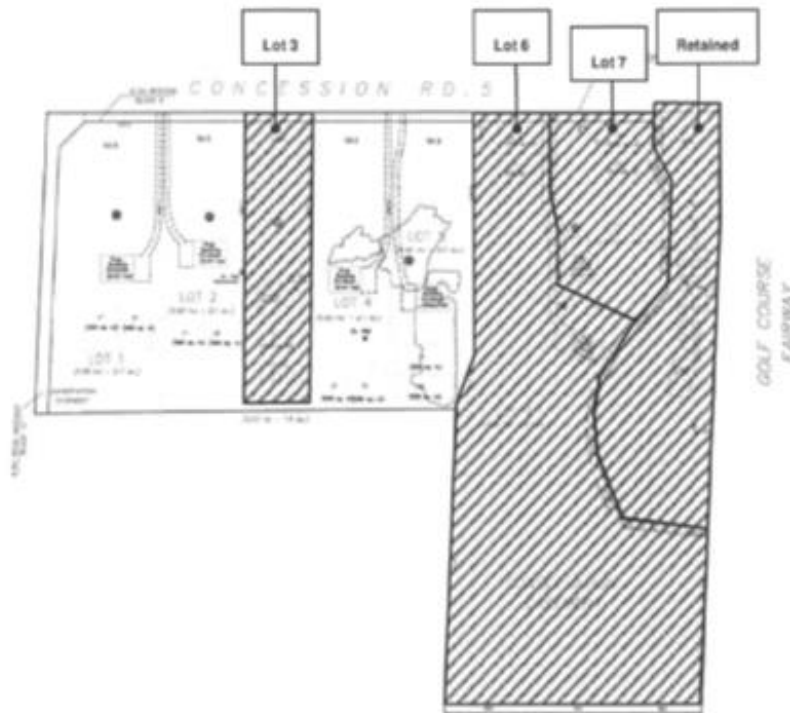
Exception	Zoning	Map	By-law	File Reference
164 continued	RM4	18	74-2011	SP11/08, Z3/08
<ul style="list-style-type: none"> v) from the <i>Rear Lot Line</i>: 30.0 m d) No <i>Apartment Dwelling</i> shall be closer to the <i>rear lot line</i> than 30.0 metres. e) <i>Maximum Lot Coverage</i>: 20 % f) <i>Maximum Height</i>: 47.0 m g) <i>Minimum Landscape Buffer</i>: <ul style="list-style-type: none"> i) along north <i>lot line</i>: 7.0 m ii) along south <i>lot line</i>: 8.0 m iii) along east <i>lot line</i>: 0.0 m iv) along west <i>lot line</i>: 2.5 m h) <i>Maximum Gross Floor Area</i>: 32,000.0 m² i) <i>Maximum Number of Units</i>: 220 iv) Other: <ul style="list-style-type: none"> a) <i>Minimum number of parking spaces</i>: <ul style="list-style-type: none"> i) 1.11 spaces per unit for the exclusive use of the occupants in addition to 0.25 space per unit for the exclusive use of visitors b) <i>Minimum number of loading spaces</i>: 1 c) <i>Minimum width of a drive aisle adjacent to no parking spaces</i>: 6.7 m d) Servicing and loading doors shall not face a street unless they are fully screened from public view through architectural screening, berming, or a combination of both of these treatments. e) Section 5.6 shall not apply. f) All garbage shall be fully enclosed in a designated storage area within a principle <i>building(s)</i> on the site. <i>Outdoor storage</i> of garbage is prohibited. <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
165	R1-D, R1-B	24	30-2011	S-A-2010-01, Z4/10
<p>i) Location: Southwest corner of Magill Drive and Old Harwood Avenue</p> <p>ii) Legal Description: Part of Lot 9, Concession 2 and Part of Lot 1, Plan 435</p> <p>iii) Development Standards:</p> <p>Notwithstanding Section 6.2.2 of this by-law, the following development standards shall apply:</p> <p>a) Development Standards within the 'R1-D' Zone</p> <p style="padding-left: 40px;">i) Minimum <i>Lot Depth</i>: 24.2 m</p> <p>b) Development Standards within the 'R1-B' Zone</p> <p style="padding-left: 40px;">i) Minimum <i>Exterior Side Yard</i>: 2.0 m</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
166	CR, EP	4	43-2011	18T-89058, Z17/89
<p>i) Location: 239 and 299 Fifth Concession Road</p> <p>ii) Legal Description: North Part of Lot 6, Concession 4 and North Part of Lot 6, Concession 4 (40R-13510, Parts 1 to 5)</p> <p>iii) Development Standards:</p> <p>Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, as amended, the following zone standards shall apply:</p> <p>a) Lot 3:</p> <p style="padding-left: 40px;">i) Minimum <i>Lot Frontage</i>: 40.0 m</p> <p style="padding-left: 40px;">ii) Minimum East <i>Interior Side Yard</i> Setback: 3.0 m</p> <p>Exception 166 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
166 continued	CR, EP	4	43-2011	18T-89058, Z17/89

- b) Lot 6:
 - i) Minimum Lot Frontage: 45.0 m
- c) Lot 7:
 - i) Minimum Lot Depth: 99.0 m
 - ii) Minimum Rear Yard Setback: 7.5 m
- d) Retained:
 - i) Minimum Lot Frontage: 40.0 m



- iv) Other:
 - a) Section 2.4 vi) of the Town of Ajax Zoning By-law 95-2003, as amended, shall not be applicable.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference								
167	UC	32	58-2011	SPA11/10, Z2/10								
<p>i) Location: 150 Kingston Road East</p> <p>ii) Legal Description: South Part of Lot 6 and 7, Concession 2, NOW Part 3 on 40R-14918 and Part 6 on 40R-15728</p> <p>iii) Additional Uses: <i>Motor Vehicle Gas Bar as an accessory use to a Retail Warehouse</i></p> <p>iv) Development Standards associated with a <i>Motor Vehicle Gas Bar</i>:</p> <p>a) Minimum Setback from the <i>Front Lot Line</i>:</p> <table border="0"> <tr> <td>i) Kingston Road East</td> <td>19.0 m</td> </tr> <tr> <td>ii) Ringer Road</td> <td>330.0 m</td> </tr> </table> <p>b) Minimum Setback from the <i>Interior Side Lot Line</i>:</p> <table border="0"> <tr> <td>i) West <i>Interior Side Lot Line</i>:</td> <td>78.0 m</td> </tr> <tr> <td>ii) East <i>Interior Side Lot Line</i>:</td> <td>20.0 m</td> </tr> </table> <p>c) Minimum Setback from the <i>Exterior Side Lot Line</i>: 7.5 m</p> <p>d) Minimum Setback from the <i>Rear Lot Line</i>: 9.0 m</p> <p>e) Maximum <i>Gross Floor Area</i>: 15.0 m²</p> <p>f) Maximum <i>Height</i>: 3.0 m</p> <p>v) Other:</p> <p>a) A maximum of one <i>Motor Vehicle Gas Bar</i> is permitted.</p> <p>b) Notwithstanding the maximum <i>height</i> requirement herein, canopies over gas pumps may be permitted to a maximum <i>height</i> of 5.5 metres.</p> <p>c) Minimum required parking of 4.58 spaces per 100.0 m² of <i>gross floor area</i></p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					i) Kingston Road East	19.0 m	ii) Ringer Road	330.0 m	i) West <i>Interior Side Lot Line</i> :	78.0 m	ii) East <i>Interior Side Lot Line</i> :	20.0 m
i) Kingston Road East	19.0 m											
ii) Ringer Road	330.0 m											
i) West <i>Interior Side Lot Line</i> :	78.0 m											
ii) East <i>Interior Side Lot Line</i> :	20.0 m											

Exception	Zoning	Map	By-law	File Reference
168	EP, OS, I-A, NC, R1-D, R1-F, R2-B, POS	13, 14	90-2011 79-2013 108-2014	S-A-2008-01, Z4/08,

i) Location: North side of Rossland Road West, west of Church Street North

ii) Legal Description: Part of Lot 15 and 16, Concession 3

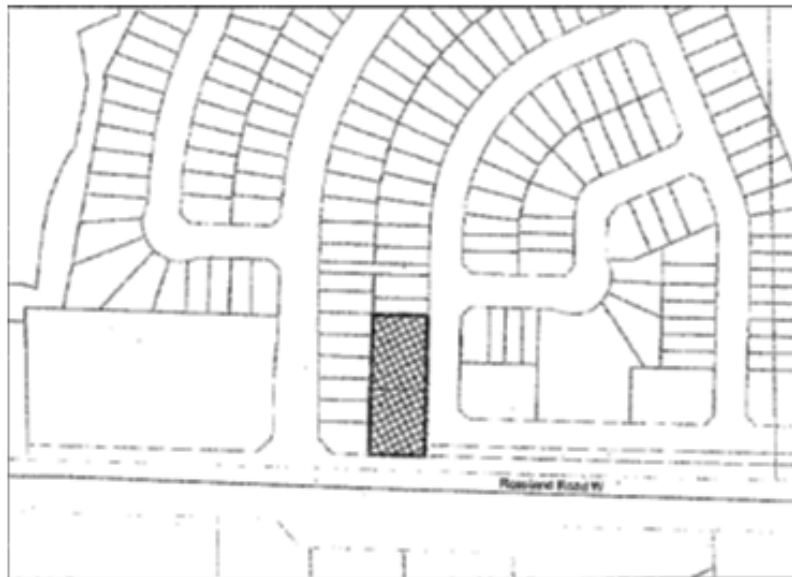
iii) Development Standards:

Notwithstanding Section 6.2.2 of this By-law, the following development standards shall apply:

a) Lands within the 'R1-D' and 'R1-F' zone:

i) Maximum *Lot Coverage*: 50%

b) *Lots* created within Blocks 121 and 122 on Draft Plan of Subdivision S-A-2008-01, as shown within the cross-hatched area on the schedule below, shall have minimum *Lot Frontages* of 7.0 metres.



c) Lands within the 'NC' zone shall permit *Apartment Dwellings* on the upper floor of a building with ground level neighbourhood commercial uses.

d) A minimum *Gross Leasable Floor Area* for a building in the 'NC' Zone: 500 m²

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
169	RM4	30	43-2013	Z5/11 SPA11/11
<p>i) Location: Northeast corner of Kingston Road West and Chapman Drive</p> <p>ii) Legal Description: Part of Block 114, Plan 40M-1489 NOW Part 87, RP 40R-24069</p> <p>iii) Additional Uses: <i>Dwelling, Stacked</i></p> <p>iv) Development Standards:</p> <p>a) Notwithstanding any other section of this By-law, the following development standards shall apply:</p> <p>i) Platforms: Height Above Finished Ground Level - More than 1.2 metres:</p> <ul style="list-style-type: none"> - Minimum setback from the <i>Exterior side lot line</i> – Kingston Road West: 1.2 m - Minimum setback from the <i>Front lot line</i> – Chapman Drive: 1.0 m <p>b) Notwithstanding Section 5.3.2, the following development standards shall apply:</p> <p>i) Minimum length of all required off-street parking except those within a <i>private garage</i>: 5.7 m</p> <p>ii) Minimum perpendicular width of aisle with no adjacent parking: 6.7 m Two directions</p> <p>c) Section 5.6 shall not apply.</p> <p>d) Notwithstanding Section 5.10.1 the following off-street parking requirement shall apply:</p> <p>i) Minimum: 1.11 spaces per unit for exclusive <i>use</i> of the occupants in addition to 0.25 spaces per unit for exclusive <i>use</i> of visitors</p> <p>e) Notwithstanding Section 5.3.2, the following development standards shall apply:</p> <p>i) Minimum length of each off-street <i>parking space</i> for <i>Persons with Disabilities</i>: 5.7 m</p> <p>Exception 169 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
169 continued	RM4	30	43-2013	Z5/11 SPA11/11

f) Notwithstanding Section 6.2.2, the following development standards shall apply:

- | | |
|---|--------|
| i) Minimum <i>Lot Frontage</i> : | 35.0 m |
| ii) Minimum setback from the <i>Front lot line</i>
– Chapman Drive | 1.70 m |
| iii) Minimum setback from the <i>Rear lot line</i>
– East Lot Line: | 4.10 m |
| iv) Minimum setback from the <i>Exterior side lot line</i>
– Kingston Road West: | 2.60 m |
| v) Minimum setback from the <i>Interior side lot line</i>
– North Lot Line: | 3.40 m |

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
170	UC	32	93-2012	OPA11-A3, Z3/11, SP3/12

- | | |
|------------------------|---|
| i) Location: | 36 Salem Road South |
| ii) Legal Description: | Part of Lot 4, Plan 377, (40R-20189, Part 5) |
| iii) Additional Uses: | <i>Restaurant, Take-Out</i> |
| iv) Prohibited Uses: | <i>Banquet Facility, Drive-Thru Facility, Funeral Home, Hotel, Library, Licensed Accessory Outdoor Patio, Motel, Motor Vehicle Rental Depot, Place of Assembly, Place of Entertainment, Place of Worship, and Drive-Thru Restaurant</i> |

Exception 170 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
170 continued	UC	32	93-2012	OPA11-A3, Z3/11, SP3/12

- v) Development Standards:
- Notwithstanding any other section of this By-law, the following development standards shall apply:
- | | |
|--|----------------------|
| a) Minimum <i>Lot Frontage</i> : | 22.0 m |
| b) Minimum Setback from the <i>Front Lot Line</i> : | 3.0 m |
| c) Minimum Setback from the <i>Interior Side Lot Lines</i> : | |
| i) Setback from <i>South Lot Line</i> : | 1.2 m |
| ii) Setback from <i>North Lot Line</i> : | 1.2 m |
| d) Minimum Setback from a <i>Rear Lot Line</i> : | 23.0 m |
| e) Minimum Built <i>Lot Frontage</i> (Front Wall): | 89% |
| f) Minimum <i>Gross Floor Area</i> : | 420.0 m ² |
| g) Minimum <i>Building Height</i> : | 6.0 m |
| h) <i>Landscaped Buffer</i> : | |
| i) Along <i>South Lot Line</i> : | 1.2 m |
| ii) Along <i>West Lot Line</i> : | 3.0 m |
| iii) Along <i>East Lot Line</i> : | 3.0 m |
| iv) Along <i>North Lot Line</i> : | 1.2 m |
- vi) Other:
- | | |
|--|----------------------|
| a) Minimum <i>Parking Space Depth</i> : | 5.7 m |
| b) Minimum Number of <i>Parking Spaces</i> : | 15 |
| c) Maximum <i>Gross Floor Area</i> for a <i>Restaurant, Take-Out</i> : | 140.0 m ² |

Exception 170 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
170 continued	UC	32	93-2012	OPA11-A3, Z3/11, SP3/12
<p>d) 30% of the area of the east, north and west <i>building</i> elevations shall be constructed of transparent materials allowing unencumbered visual access into the <i>building</i>.</p> <p>e) The principal entrance to the <i>building</i> from all tenancies shall be from Salem Road South. All principal entrances must be fully accessible at all times.</p> <p>f) A <i>Restaurant, Take-Out use</i> shall be located in the south portion of the <i>building</i> and any kitchen/food preparation area shall be located along the southern wall of the <i>building</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
171	RM6	32, 39	145-2012 23-2025	18T-95041, 18T-95041(RL2/10) SP12/10, C-A-2012-03, Z2/12 Z2/25
<p>i) Location: 1 – 77 Cooperage Lane</p> <p>ii) Legal Description: Block 27, 40M-2466</p> <p>iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 58 <i>block townhouse dwellings</i>.</p> <p>iv) Development Standards:</p> <p>In the event that Block 27 is developed for 58 <i>block townhouse dwellings</i> pursuant to SP12/10, the following development standards shall apply:</p> <p>a) Maximum Number of <i>Block Townhouse Dwellings</i>: 58</p> <p>Exception 171 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
171 continued	RM6	32, 39	145-2012 23-2025	18T-95041, 18T-95041(RL2/10) SP12/10, C-A-2012-03, Z2/12 Z2/25

- b) Minimum Yard Setbacks for each parcel of land associated with a *block townhouse dwelling*:
- i) *Front Yard* (abutting Cooperage Lane): 1.0 m
 - ii) *Interior Side Yard*: 0.0 m
 - iii) *Exterior Side Yard*: 0.0 m
 - iv) *Rear Yard* (opposite the *front yard*): 0.0 m
- c) Other Development Standards for each parcel of land associated with a *block townhouse dwelling*:
- i) Minimum *Lot Frontage*: 4.5 m
 - ii) Maximum *Lot Coverage*: 100 %
 - iii) A minimum separation of 3.0 metres is required between each *block townhouse dwelling* block.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference						
172	GE	43	67-2013	OPA12-A1 Z3/12, SP19/12						
<p>i) Location: 384 Finley Avenue</p> <p>ii) Legal Description: Part of Block A, Plan M26 40R-9315, Part 7 & 8 and 40R-6894, Part 1</p> <p>iii) Additional Uses: <i>Funeral Home, Funeral Visitation Centre, Crematorium</i></p> <p>iv) Development Standards:</p> <p>Notwithstanding any other section of this By-law, the following development standards shall apply:</p> <table> <tr> <td>a) Minimum Number of <i>Parking Spaces</i></td> <td>143</td> </tr> <tr> <td>b) Maximum Total <i>Gross Floor Area</i>:</td> <td>1,200 m²</td> </tr> <tr> <td>c) Maximum Number of Cremators:</td> <td>3</td> </tr> </table> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>					a) Minimum Number of <i>Parking Spaces</i>	143	b) Maximum Total <i>Gross Floor Area</i> :	1,200 m ²	c) Maximum Number of Cremators:	3
a) Minimum Number of <i>Parking Spaces</i>	143									
b) Maximum Total <i>Gross Floor Area</i> :	1,200 m ²									
c) Maximum Number of Cremators:	3									

Exception	Zoning	Map	By-law	File Reference
173	EP, RM6	9	52-2013 23-2025	C-A-2012-06 S-A-2012-02 SP21/12, Z4/12 Z2/25
<p>i) Location: Southeast corner of Taunton Road East and Harwood Avenue North</p> <p>ii) Legal Description: Part Lot 9 Concession 3 Pickering, Part 1 on 40R24556 and Part Lot 9 Concession 3 Pickering, Parts 2, 3 and 4 on 40R24556 (Permanent Closing by By-law as in DR507321)</p> <p>iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 84 block townhouse dwellings.</p> <p>iv) Development Standards:</p> <p>In the event that Block 1 is developed for 84 block townhouse dwellings pursuant to SP21/12, the following development standards shall apply:</p> <p>Exception 173 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
173 continued	EP, RM6	9	52-2013 23-2025	C-A-2012-06 S-A-2012-02 SP21/12, Z4/12 Z2/25
a) Maximum Number of Block Townhouse Dwellings:				84
b) Zone Standards for each parcel of land associated with a block townhouse dwelling:				
i) <i>Front Yard</i> :				
- To a <i>dwelling unit</i> fronting onto a private park:				2.5 m
- To a <i>dwelling unit</i> fronting onto Harwood Avenue North or onto an Environmental Protection (EP) Zone:				3.0 m
- To a dwelling unit adjacent to the southerly private driveway:				2.0 m
- To a <i>dwelling unit</i> fronting onto an internal road – to be measured from the side of the sidewalk closest to a block townhouse dwelling:				3.0 m
- To any attached garage:				5.7 m
ii) <i>Interior Side Yard</i> :			1.5 m between blocks and 0.0 m between attached dwellings	
iii) <i>Exterior Side Yard</i> :				1.4 m
iv) <i>Rear Yard</i> :				6.0 m
v) Road Radius Yard:				1.2 m
vi) Minimum <i>Lot Frontage</i> :				5.8 m
vii) Maximum <i>Building Height</i> :				12.0 m
Exception 173 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
173 continued	EP, RM6	9	52-2013 23-2025	C-A-2012-06 S-A-2012-02 SP21/12, Z4/12 Z2/25

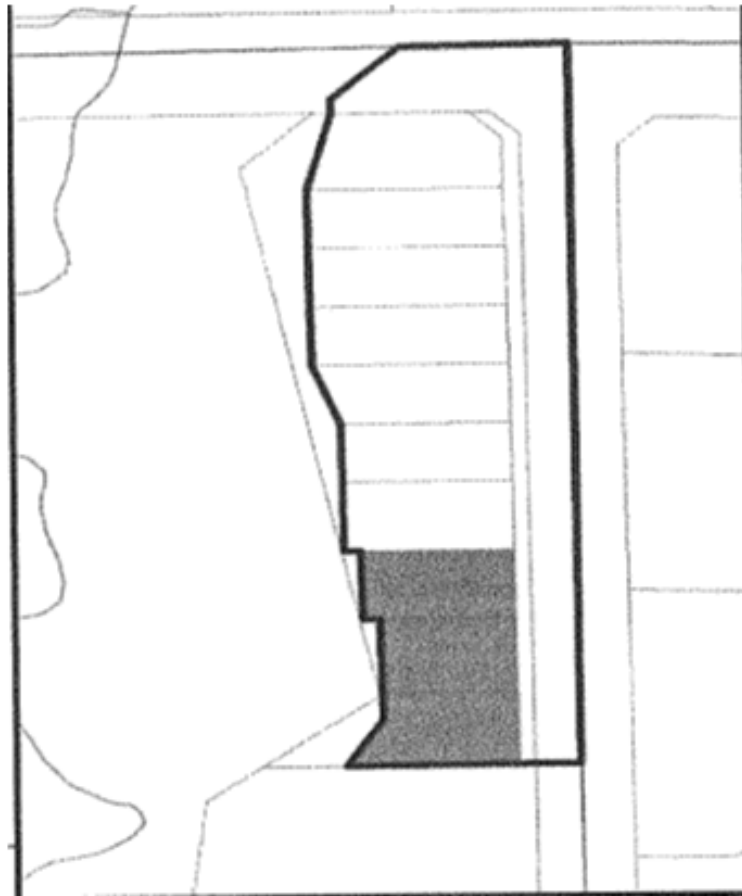
c) Other Development Standards Within the RM6 Zone:

- i) A minimum separation of 3.0 metres is required between each block townhouse dwelling block within the RM6 zone.
- ii) A minimum setback of 0.0 metres between block townhouse dwellings within the same block of units.
- iii) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, the minimum exterior side yard setback shall be 2.5 metres and no accessory *structure* shall be located closer to a private road than the *dwelling unit*.
- iv) No accessory structures or fences (other than decorative metal fences along the Environmental Protection (EP) zone boundary, Harwood Avenue North, and the southerly private *driveway*) are permitted within the *front yard* adjacent to Harwood Avenue North or the Environmental Protection (EP) zone boundary or any *front yard* adjacent to the private internal roadway, with the exception of the water meter/mail kiosk *building*, which shall maintain a minimum setback of 5.0 metres from the southerly private *driveway* or internal private road.
- v) A minimum setback between a block townhouse dwelling and a railway right-of-way shall be 30.0 metres.
- vi) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, the minimum width of a parking space within a private driveway shall be 2.5 metres if a structural column is located within the driveway. The minimum length shall be 5.7 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
174	R1-B, EP	13	65-2013	Z1/13, LD11/2013 to LD19/2013

- i) Location: 960 Riverside Drive
- ii) Legal Description: Lot 12, Plan M-1157
- iii) Development Standards:
 - a) Maximum Lot Coverage: 45 %
 - b) Minimum Lot Depth: Lots 1, 2 and 3 created through Land Division Applications LD11/2013 to LD19/2013, as shown within the shaded area on the map below, shall have minimum Lot Depths of 28.5 metres for lots 1 and 2; and 32.5 metres for lot 3



Exception 174 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
174 continued	R1-B, EP	13	65-2013	Z1/13, LD11/2013 to LD19/2013

iv) Other:

- a) The minimum width of the attached front *porch* shall be not less than the following, whichever is less:
 - i) 2.0 metres;
 - ii) The entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of an attached *private garage* to the opposite exterior side wall of the *principal building*.
- b) Notwithstanding Section 6.2.2; Section 6.2.4 Front Yard and Exterior Yard Requirements 6.2.4 shall apply.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

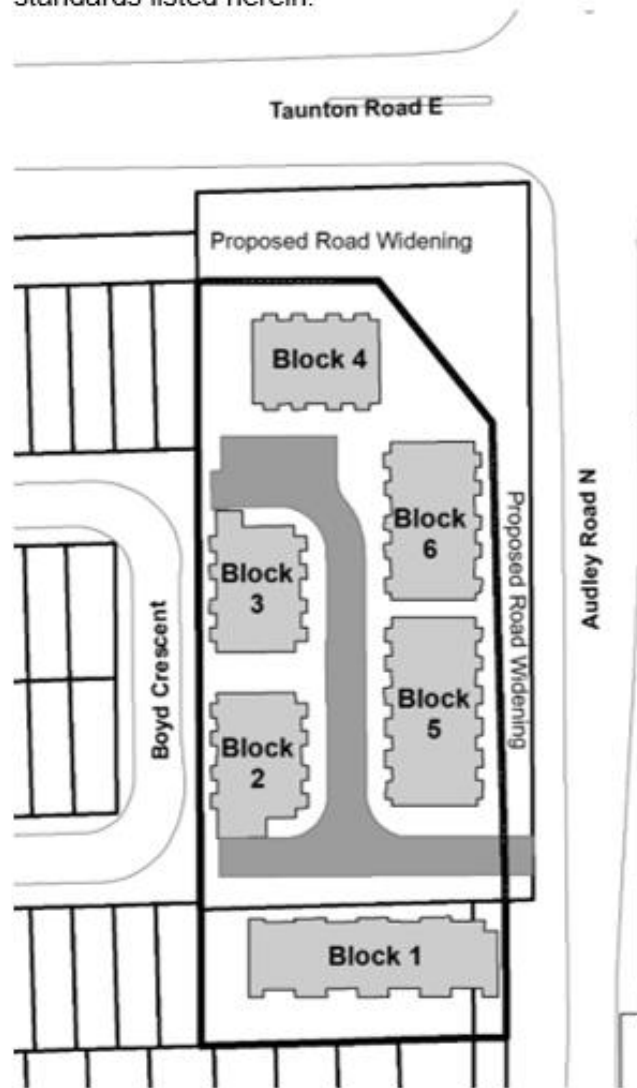
Exception	Zoning	Map	By-law	File Reference
175	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

- i) Location: Southwest corner of Taunton Road East and Audley Road North 593 Taunton Road East
- ii) Legal Description: Part of Lot 3, Concession 3, Part 1, Registered Plan 40R-2467; Block 251, Registered Plan 40M-2186; and Part of Block 255, Registered Plan 40M-2186
- iii) Interpretation:
 - a) For the purposes of determining setbacks, Taunton Road shall be deemed the *Front Lot Line*, Audley Road shall be deemed the *Exterior Side Lot Line*, the west property line shall be deemed the *Interior Side Lot Line*, and the south property line shall be deemed the *Rear Lot Line*.
 - b) The *Yard* abutting Block 1 and the south property line (*Rear Lot Line*) shall be deemed the *Rear Yard*. For the purposes of this Exception, the *Rear Yard* shall be divided amongst the individual *Dwelling Units* within Block 1.

Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

- c) Schedule 'D' has been included in this Exception as a reference to provide context for the development standards listed herein.



Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

iv) *Additional Uses: Dwelling, Back-to-Back Stacked Townhouse*

v) Development Standards within the Residential Multiple Six (RM6) Zone:

a) Maximum Number of *Dwelling Units*:

i) *Dwellings, Block Townhouse* 8

ii) *Dwellings, Back-to-Back Stacked Townhouse* 88

b) Minimum Setback from *Front Lot Line*:

i) *Dwelling Units/Platforms (porch)* 6.2 m

ii) *Underground parking garage* 0.0 m

c) Minimum Setback from *Exterior Side Lot Line*:

i) *Dwelling Units/Platforms (porch)* 1.3m

ii) *Underground parking garage* 0.9 m

d) Minimum Setback from *Interior Side Lot Line*:

i) *Dwelling Units/Platforms (porch)* within Block 4 10.0 m

ii) *Dwelling Units/Platforms (porch)* within Blocks 2 and 3 2.0 m

iii) *Dwelling Units/Platforms (porch)* within Block 1 8.6 m

iv) *Underground parking garage* 2.0 m

v) *Steps leading to or from a Platform (porch)* 0.0 m

e) Minimum Setback from *Rear Lot Line*:

i) *Dwelling Units* within Block 1 7.5 m

Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25
<p>f) Minimum Setback from <i>Daylighting Triangle</i>:</p> <p>i) Dwelling Units within Block 4 4.1 m</p> <p>ii) Platforms (porch) within Block 4 3.3 m</p> <p>iii) Dwelling Units within Block 6 4.6 m</p> <p>iv) Platforms (porch) within Block 6 3.5 m</p> <p>v) Underground parking garage 0.0 m</p> <p>g) Minimum Setbacks between <i>Dwelling Units</i>:</p> <p>i) Setback between Block 2 and 3 7.3 m</p> <p>ii) Setback between Block 5 and 6 3.0 m</p> <p>h) <i>Maximum Height</i>: 3-storeys/12.8 m⁽¹⁾</p> <p>i) <i>Maximum Lot Coverage</i>: 40 %</p> <p>vi) Other:</p>				
Exception 175 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25
<p>a) Minimum Parking: 1.5 spaces per unit for the exclusive use of occupants in addition to 0.25 spaces per unit for the exclusive use of visitors (<i>Dwellings, Block Townhouse</i>); 1.02 spaces per unit for the exclusive use of occupants in addition to 0.25 spaces per unit for the exclusive use of visitors (<i>Dwelling, Back-to-Back Stacked Townhouse</i>); or a minimum of 131 total parking spaces, whichever is greater</p> <p>b) Minimum Private <i>Driveway Length</i>: 6.0 m</p> <p>c) Minimum Private <i>Driveway Width</i>: 2.7 m</p> <p>d) Minimum Private Road Width 7.0 m</p> <p>e) Minimum Two-Way Drive Aisle Width: 6.7 m</p> <p>f) Air conditioning units shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.</p> <p>g) Notwithstanding Section 4.3 of Zoning By-law 95-2003, as amended, as it relates to <i>porches</i>, the maximum area of a <i>porch</i> associated with a <i>Dwelling Unit</i> shall be 6.1 m².</p> <p>h) <i>Accessory buildings or structures</i> shall be permitted within common outdoor amenity spaces areas. The provisions of Section 4.1.1 of Zoning By-law 95-2003, shall not apply to such <i>accessory buildings or structures</i>.</p> <p>i) <i>Accessory buildings or structures</i> shall be permitted in the <i>Rear Yard</i> of Block 1. Notwithstanding the <i>lot coverage</i> and <i>gross floor area</i> provisions of Section 4.1.1 v) of Zoning By-law 95-2003 or the Maximum <i>Lot Coverage</i> provision set out in Section v) i) herein, the maximum <i>gross floor area</i> of all <i>accessory buildings or structures</i> in the <i>Rear Yard</i> for each individual <i>Dwelling Unit</i> within Block 1 shall be no greater than 10.0 m².</p>				
Exception 175 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

- j) Notwithstanding Section 4.3 of Zoning By-law 95-2003, the following shall apply to any *platform* in the *Rear Yard* for each individual *Dwelling Unit* within Block 1:
- i) Maximum Area: 50% of the *Rear Yard* associated with each individual *Dwelling Unit*
 - ii) Minimum Setback from *Rear Lot Line* for *Platforms*:
 - *Platforms* with a *height* between finished ground level and 1.2 m 1.8 m
 - *Platforms* with a *height* more than 1.2 m 4.0 m
 - iii) Minimum Setback from *Interior Side Lot Line* (*platform* associated with most westerly *Dwelling Unit*): 8.6 m
 - iv) Minimum Setback from *Exterior Side Lot Line* (*platform* associated with most easterly *Dwelling Unit*): 1.3 m

⁽¹⁾ The *height* requirements shall include mechanical penthouses.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
176	R3, RM6	46	25-2014 81-2021 23-2025	Z15/05, S-A-2005-06 Z2/19, S-A-2019-01, RL1/19 (S-A-2005-06) Z2/25

- i) Location: Lands generally bounded by Shoal Point Road, Bayly Street East, Clayton Road and Leney Street.
- ii) Legal Description: Part of Lot 4, Range 3, Broken Front Concession, NOW Part 1 on Registered Plan 40R-13460 and Part of Lot 4, Range 3, Broken Front Concession, NOW Part 2 on Registered Plan 40R-30300.
- iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to lands zoned Residential Multiple Six Zone (RM6) for *Block Townhouse, Dwelling* in a common element condominium form.
- iv) Development Standards for Residential Three Zone (R3):
 - a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Three Zone (R3):
 - i) Minimum *Lot Frontage*: 7.2 m
 - ii) Minimum *Lot Depth*: 28.0 m
- v) Development Standards for Residential Multiple Six Zone (RM6):
 - a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Multiple Six Zone (RM6):
 - i) In the event that a common element condominium is developed on lands zoned Residential Multiple Six Zone (RM6) for *Block Townhouse, Dwelling* the zone standards under the Residential Two – B Zone (R2-B) shall apply to all parcels of tied land (POTL) and associated dwelling units with the exception of the following development standards:

Exception 176 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
176 continued	R3, RM6	46	25-2014 81-2021 23-2025	Z15/05 S-A-2005-06 Z2/19, S-A-2019-01, and RL1/19 (S-A-2005-06) Z2/25
<p>- Minimum Setback from a Front Lot Line: 3.0 m to Dwelling Unit 6.0 m to Attached Garage</p> <p>- Minimum Setback from a Rear Lot Line: 7.0 m</p> <p>- Maximum Lot Coverage: 50%</p> <p>- Maximum Height: 12 m</p> <p>ii) That the development of lands zoned RM6 Zone shall be designed to support dwelling units with principal entrances, porches, steps and windows that front directly onto a public road and onto the portion of a private road that is parallel (window road) to a public road.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
177	R3, RM6	46, 61, 62	24-2014 23-2025	Z16/05, S-A-2005-07 Z2/25
<p>i) Location: South side of Bayly Street East, approximately 200 metres east of Shoal Point Road</p> <p>ii) Legal Description: North Part of Lot 4, Range 3, Broken Front Concession, NOW Part 1 to 6, Registered Plan 40R-6831</p> <p>iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to lands zoned Residential Multiple Six Zone (RM6) for <i>Block Townhouse, Dwelling</i> in a common element condominium form.</p> <p>iv) Development Standards for Residential Three Zone (R3):</p> <p>a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Three Zone (R3):</p> <p>Exception 177 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
177 continued	R3, RM6	46, 61, 62	24-2014 23-2025	Z16/05, S-A-2005-07 Z2/25
<ul style="list-style-type: none"> i) Minimum Lot Frontage: 7.2 m ii) Minimum Lot Depth: 28.0 m v) Development Standards for Residential Multiple Six Zone (RM6): <ul style="list-style-type: none"> a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Multiple Six Zone: <ul style="list-style-type: none"> i) In the event that a common element condominium is developed on lands zoned Residential Six Zone (RM6) for <i>Block Townhouse, Dwelling</i> the zone standards under the Residential Two – B Zone (R2-B) shall apply to all parcels of tied land (POTL) and associated <i>dwelling units</i>. <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
178	PE, EP	33, 40, 60, 61	28-2021	Z5/20 SP8/20
<ul style="list-style-type: none"> i) Location: Southwest corner of Kingston Road and Audley Road extending west to Carruthers Creek, municipally known as 537 Kingston Road East ii) Legal Description: Part of Lots 3, 4 and 5, and Part of the Road Allowance Between Lots 4 and 5, Concession 1, Geographic Township of Pickering, Town of Ajax, Regional Municipality of Durham All of PIN: 26453-0683 All of PIN: 26453-0718 <p>Exception 178 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
178 continued	PE, EP	33, 40, 60, 61	28-2021	Z5/20 SP8/20

iii) Interpretation: The following yard and *lot line* interpretation shall apply: the *yard* and *lot line* abutting Kingston Road shall be deemed to be a *front yard* and *front lot line*; the *yard* and *lot line* abutting the future Chambers Drive right-of-way shall be deemed to be a *front yard* and *front lot line*; the *yard* and *lot line* abutting the future Audley Road right-of-way and eastern development limits (Environmental Protection (EP) Zone) shall be deemed to be the *exterior side yard* and *exterior side lot line*; and the *yard* and *lot line* abutting the western development limits (EP Zone) shall be deemed to be the *interior side yard* and *interior side lot line*.

iv) Development Standards:

The following development standards shall only apply in the event that a *warehouse/distribution centre* is developed on the lands:

- a) Notwithstanding Section 5.4 iv) and v) of Zoning By-law 95-2003, as amended, the following shall apply:
 - i) A maximum of one (1) row of parking, regardless of tenure (visitor or employee i) parking), shall be permitted in the *front yard* abutting the future Chambers Drive extension.
 - ii) A maximum of five (5) rows of parking, regardless of tenure, shall be permitted in the *front yard* abutting Kingston Road, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.
 - iii) A maximum of three (3) rows of parking, regardless of tenure, shall be permitted in the *exterior side yard* abutting the future Audley Road extension, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.
- b) Notwithstanding Section 5.13.3 of the Zoning By-law 95-2003, as amended, loading spaces shall be permitted in the *interior* and *exterior side yards* only. Any loading spaces located in the *exterior side yard* shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.

Exception 178 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
178 continued	PE, EP	33, 40, 60, 61	28-2021	Z5/20 SP8/20

- c) Notwithstanding Section 6.4.3.1 i) of Zoning By-law 95-2003, as amended, truck and trailer storage shall be permitted in the *interior* and *exterior side yards* only. Truck and trailer storage shall be screened from public view through architectural screening, landscaping, or a combination of these treatments. No other *outdoor storage* shall be permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
179	EP, RM6	9	53-2015 23-2025	C-A-2012-04 S-A-2012-01 SP16/12, Z6/07 Z2/25

- i) Location: Southwest corner of Taunton Road West and Harwood Avenue North
- ii) Legal Description: Con 3 N Pt Lot 9 NOW RP 40R11178 Part 1, 2
- iii) Interpretation: Section 4. 9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 27 *block townhouse dwellings*.
- iv) Development Standards:
In the event that Block 1 is developed for 27 *block townhouse dwellings* pursuant to SP16/12, the following development standards shall apply:
- a) Maximum Number of *Block Townhouse Dwellings*: 27
 - b) Zone Standards for each parcel of land associated with a *block townhouse dwelling*.

Exception 179 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
179 continued	EP, RM6	9	53-2015 23-2025	C-A-2012-04 S-A-2012-01 SP16/12, Z6/07 Z2/25

- i) *Front Yard:*
 - To a *dwelling unit* fronting onto an internal road – to be measured from the middle of the rolled curb to the front face of the *porch*: 4.0 m
 - To any attached garage: 5.7 m
- ii) *Interior Side Yard:* 1.5 m between blocks and 0.0 m between attached *dwelling*s
- iii) *Exterior Side Yard:* 2.0 m
- iv) *Rear Yard:* 7.5 m
- v) *Road Radius Yard:* 1.2 m
- vi) *Minimum Lot Frontage:* 5.9 m
- vii) *Maximum Building Height:* 12.0 m
- c) Other Development Standards Within the RM6 Zone:
 - i) A minimum separation of 3.0 metres is required between each *block townhouse dwelling* block within the RM6 zone.
 - ii) A minimum *interior side yard* setback of 0.0 metres between *block townhouse dwelling*s with the same block of units.
 - iii) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, the minimum *exterior side yard* setback shall be 2.5 metres and no accessory structure shall be located closer to a private road or public road than the *dwelling unit*.
 - iv) Air conditioning units shall only be located in a *rear yard*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
180	PE, EP	18, 25	51-2016	Z1/09
<p>i) Location: 1 Rossland Road East</p> <p>ii) Legal Description: Parts 11, 12, 13 and 15 of Plan 40R-28659</p> <p>iii) Interpretation: The lands that are subject to this Exception shall be interpreted as one lot.</p> <p>The lot lines that abut either Rossland Road or Harwood Avenue shall be deemed as front lot lines. The lot lines along the eastern and southern portion of the subject lands shall be deemed the rear lot lines, and the balance of the lot lines shall be deemed to be interior side lot lines.</p> <p>iv) Additional Uses: <i>Retail Store, including a Supermarket; Outdoor Display and Sales Area; Convenience Store; Garden Centre</i></p> <p>v) Prohibited Uses: <i>Motor Vehicle Rental Establishment, Motor Vehicle Sales Establishment, Motor Vehicle Service Centre, Public Storage Facility, Sports Arena, Funeral Home</i></p> <p>vi) Development Standards:</p> <p>a) Notwithstanding Sections 4.12, 4.21.1 and 6.4.2 of By-law 95-2003, the following will apply:</p> <p>i) For <i>Buildings</i> within 50 metres of Rossland Road and 50 metres of Harwood Avenue:</p> <ul style="list-style-type: none"> - A <i>Front Yard Building</i> setback of a minimum of 0.5 metres and a maximum of 6 metres on Rossland Road; and - A <i>Front Yard Building</i> setback of a minimum of 6 metres and a maximum of 9 metres on Harwood Avenue 				
<p>Exception 180 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
180 continued	PE, EP	18, 25	51-2016	Z1/09
<p>ii) At least one <i>building</i> abutting Rossland Road and at least one <i>building</i> abutting Harwood Avenue will comprise a minimum <i>building height</i> of two functional storeys. Any other <i>building(s)</i> abutting Rossland Road will have massing comprised of a corner feature with a minimum <i>height</i> of 11.0 metres with the balance of the <i>building</i> facades at a minimum <i>height</i> of 8.0 metres. Any other <i>building(s)</i> abutting Harwood Avenue will have massing comprised of a corner feature with a minimum <i>height</i> of 9.0 metres with the balance of the <i>building</i> facades at a minimum <i>height</i> of 7.0 metres. For the purposes of this development standard, <i>building height</i> will be measured from the finished grade at the customer entrance near the street to the top of the <i>building</i> parapet.</p> <p>iii) The following provisions shall apply to any <i>building</i> abutting Rossland Road or Harwood Avenue:</p> <ul style="list-style-type: none"> - Entrances: At least one customer entrance or patio will be on or within 3 metres of the street facing wall of each <i>building</i>. - Windows: Sixty (60) percent of the length of the building façade facing and directly abutting the public street will be transparent glass between the heights of 0.9 metres to 2.4 metres above the finished floor elevation. - Pedestrian Circulation: a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. Weather protection features will be provided for customer entrances for any Buildings with two functional storeys; and <p>iv) The following provisions shall apply to all other buildings:</p> <ul style="list-style-type: none"> - Pedestrian Circulation: A continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. - Maximum Gross Leasable Floor Area for a Supermarket: 5,000 m² <p>Exception 180 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
180 continued	PE, EP	18, 25	51-2016	Z1/09
	-	Maximum <i>Gross Leasable Floor Area</i> for a <i>Retail Store</i> excluding a Supermarket:		2,000 m ²
	-	Maximum Total <i>Gross Leasable Floor Area</i> for <i>Retail Stores</i> :		7,700 m ²
	-	Minimum setback from <i>Rear Lot Line</i> :		1.5 m
	-	Minimum setback from <i>Interior Side Lot Line</i> :		1.5 m
	-	Minimum <i>Landscape Buffer</i> (Rossland Road and Harwood Avenue):	6.0 m between any parking area or drive aisle and any public street	
b)		Minimum Loading Space Requirements: <i>Gross Floor Area</i> of building from 1,000 square metres up to and including 2,300 square metres:		None required
c)		Minimum Built Frontage:		
	-	Rossland Road:		36%
	-	Harwood Avenue:		30%
d)		Notwithstanding Section 5.10, no additional parking shall be required for permitted non-retail uses on the second floor of any building.		
e)		Notwithstanding Section 4.12.1 ii), <i>Buildings</i> , sidewalks, <i>Outdoor Patios</i> and landscape structures including trellises shall be permitted within the required <i>Landscape Buffer</i> .		
f)		Sections 4.2 and 5.4 iv) do not apply.		
Exception 180 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
180 continued	PE, EP	18, 25	51-2016	Z1/09

- g) Drive-thru: Any drive-thru queuing lane for a building abutting a public street shall abut a building façade that is the furthest from the public street.
- h) Notwithstanding the Minimum Built Frontage requirement within sub-section (c) above, it is understood that the development may involve a number of phases before it achieves ultimate build-out. As a result, the Minimum Built Frontage contained in this By-law may only be achieved upon the completion of all phases, rather than on a phase-by-phase basis. Accordingly, in instances where the development is proposed to be phased, *building* phases that individually do not comply with the Minimum Built Frontage requirement within sub-section (c) above, shall be permitted without amendment to the Zoning By-law with respect to the provision regulating Minimum Built Frontage.
- i) The queuing lane for a *Drive-Thru Restaurant* shall comprise a minimum of 10 vehicle spaces before the service window and a minimum of 1 vehicle space after the service window.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
181	RM6, EP	15	88-2015 23-2025	S-A-2015-01 SP1/15 Z1/15 Z2/25

- i) Location: 484 Rossland Road West
- ii) Legal Description: PCL 244-3, SEC 40M-1677; PT BLK 244 PL 40M-1677 PT 1 40R-13932; AND PT LT 13 CON 3 PICKERING PT 1, 40R-7002; AND PT RDAL BTN 2 & 3 PICKERING PTS 5 – 8, 40R-16707; PT LT 13 CON 2 PICKERING; PT LT 14 CON 2 PICKERING BEING A TRAVELLED RD LYING BTN CHURCH ST AND PTS 3 & 4, 40R-16707 AND LOTS 1 – 4, 40R-16707; AJAX (PIN 26408-0161 (LT))
- iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 41 *block townhouse dwellings*.
- iv) Development Standards:
- In the event that Block A is developed for 41 *block townhouse dwellings* pursuant to SP1/15, the following development standards shall apply:
- a) Maximum Number of *Block Townhouse Dwellings*: 41
 - b) Units fronting/facing Rossland Road West shall be considered double fronting units, and shall be deemed to have two front yards.
 - c) Zone Standards for each parcel of land associated with a *block townhouse dwelling*:
 - i) *Front Yard* (Rossland Road Units):
 - To Rossland Road Minimum : 2.5 m
Maximum: 3.5 m
 - Minimum *Front Yard* to private internal road:
 - To *dwelling unit*: 4.7 m
 - To *porch*: 2.7 m
 - To attached garage: 6.0 m

Exception 181 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
181 continued	RM6, EP	15	88-2015 23-2025	S-A-2015-01 SP1/15 Z1/15 Z2/25

- ii) *Minimum Front Yard (Internal Units):*
 - To *dwelling unit*: 4.3 m
 - To *porch*: 2.7 m
 - To attached garage: 6.0 m
 - iii) *Minimum Interior Side Yard:*
 - Between blocks: 2.4 m
 - Between attached *dwelling*s: 0.0 m
 - iv) *Minimum Exterior Side Yard:* 1.2 m
 - v) *Minimum Rear Yard:* 7.5 m
 - vi) *Minimum Lot Frontage:* 5.1 m
 - vii) *Maximum Building Height:* 12.0 m
 - viii) *Maximum Lot Coverage (for individual Parcels of Tied Land (POTL)):* 55%
 - ix) *Setback to daylighting triangles along the private road:* 0.0 m
- d) Other Development Standards Within the RM6 Zone:
- i) No accessory *structures* or fences (other than decorative metal fences) are permitted within the *front yard* adjacent to Rossland Road West or any *front yard* adjacent to the private internal roadway.
 - ii) Platforms of any height above finished grade shall maintain a minimum setback of 4.5 metres from the *rear lot line*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
182	RM6, OS, EP	14, 15	109-2014 23-2025	C-A-2014-01, S-A-2014-01, OPA14-A1 SP4/12, Z9/95 Z2/25
<p>i) Location: West side of Church Street North, north of Rossland Road West</p> <p>ii) Legal Description: Con 3 Pt Lot 14 NOW RP 40R8952 Part 1 to 4</p> <p>iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed for <i>block townhouse dwellings</i> accessed by a common private street system.</p> <p>iv) Development Standards:</p> <p>a) <i>Front Yard</i>:</p> <p>i) To a <i>dwelling unit</i> fronting onto Church Street North or a private street as measured from the curb line: 3.0 m</p> <p>ii) To attached garages:</p> <p>- Garages on double fronted <i>block townhouse dwellings</i> facing a private street: 0.0 m</p> <p>- All other attached garages facing a private street: 5.7 m</p> <p>b) <i>Interior Side Yard</i>:</p> <p>i) 1.5 m and 0.0 m between attached dwellings</p> <p>ii) 1.2 metres adjacent to the common amenity area</p> <p>c) <i>Exterior Side Yard</i>: 2.0 m</p> <p>d) <i>Rear Yards</i> for units not double-fronted: 7.0 m</p> <p>e) <i>Road Radius Yard</i>: 3.0 m</p> <p>Exception 182 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
182 continued	RM6, OS, EP	14, 15	109-2014 23-2025	C-A-2014-01, S-A-2014-01, OPA14-A1 SP4/12, Z9/95 Z2/25

- f) Minimum *Lot Frontage*: 7.5 m
- g) Maximum *Building Height*: 12.0 m
- v) Other Development Standards Within the RM6 Zone:
 - a) A minimum separation of 3.0 metres is required between each *block townhouse dwellings* block within the RM6 zone.
 - b) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, no accessory *structure* shall be located closer to a private street than the *dwelling unit*.
 - c) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, a minimum internal garage dimension of 5.18 metres in width and 6.0 metres in length for double car garages abutting the valley.
 - d) No accessory *structures* are permitted within the *front yard* adjacent to Church Street North or any *front yard* adjacent to the private street.
 - e) A water meter / amenity *building*, shall be permitted with a minimum setback of 5.0 metres from the internal private street.
 - f) A maximum of 12 *accessory dwelling units* are permitted provided such *accessory dwelling units* are only above attached garages of end units within a block of double-fronted townhouse *dwellings* subject that each *dwelling* provides for a minimum of 3 off-street parking spaces.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
183	EP, R1-B, R1-D	13, 20	99-2015	C-A-2014-02, S-A-2014-01 SP9/14, Z4/14

- i) Location: Southeast corner of Riverside Drive and Rossland Road West
- ii) Legal Description: Lot 1, 2, 3 and 4, 40M-1263
- iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 48 single detached *dwellings* within the R1-D zone.
- iv) Development Standards for the R1-B Zone:
 - a) Maximum Number of Single Detached *Dwellings* within the R1-B Zone: 8
 - b) Zone Standards for each lot within the R1-B Zone:
 - i) Minimum *Lot Depth*: 31.5 m
 - ii) Minimum *Lot Frontage*: 15.0 m
 - iii) Maximum *Lot Coverage*: 45 %
- v) Development Standards for the R1-D Zone:
 In the event that the condominium block is developed for 48 single detached *dwellings* pursuant to SP9/14, the following development standards shall apply:
 - a) Maximum Number of Single Detached *Dwellings* within the R1-D Zone: 48
 - b) Zone Standards for each parcel of land within the R1-D Zone:
 - i) *Front Yard*:
 - To a dwelling unit fronting onto an internal road – to be measured from the middle of the rolled curb to the front face of the *porch*: 4.5 m

Exception 183 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
183 continued	EP, R1-B, R1-D	13, 20	99-2015	C-A-2014-02, S-A-2014-01 SP9/14, Z4/14

- To any attached garage: 6.0 m
- ii) *Interior Side Yard:* 1.2 metres one side and 0.3 metres on the other side with an aggregate separation of 1.2 metres between *dwelling*s.
- iii) *Exterior Side Yard:* 1.8 metres measured from either the middle of the rolled curb to the exterior wall of the *dwelling* abutting a private road or to the exterior *lot line* abutting Riverside Drive.
- iv) *Rear Yard:* 7.0 m
- v) *Road Radius Yard:* 1.2 m
- vi) *Minimum Lot Frontage:* 11.3 m
- vii) *Maximum Building Height:* 12.0 m
- c) Other Development Standards Within the R1-B and R1-D zones:
 - i) A minimum separation of 1.2 metres is required between each single detached *dwelling* within the R1-B and R1-D zones.
 - ii) Air conditioning units shall only be permitted in a *rear yard*.
 - iii) A minimum width of the attached front *porch* shall be not less than the following, whichever is less: 2.0 metres or the entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of an attached *private garage* to the opposite exterior side wall of the *principal building*.
 - iv) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, the minimum required *parking space* dimension for a double car garage within the R1-B and R1-D zones shall be a minimum width of 5.5 metres and a minimum depth of 6.0 metres.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
184	R2-B, EP	13	21-2016 23-2025	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15, Z8/15, Z2/25

- i) Location: North side of Rossland and east of Urfe Creek, directly north of the intersection of Rossland Road West and Riverside Drive
- ii) Legal Description: Part of Lot 17, and Road Allowance between Lots 16 and 17 (Closed by By-law P122182), Concession 3 (Pickering), in the Town of Ajax, Regional Municipality of Durham.
- iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 14 *semi-detached dwellings*.
- iv) *Permitted Uses*: *Semi-detached Dwellings*
- v) Development Standards:
In the event that Block 1 is developed for 14 *semi-detached dwellings* pursuant to SP17/15, the following development standards shall apply:
 - a) Maximum Number of *Semi-detached dwellings*: 14
 - b) Zone Standards for each parcel of land associated with a *block townhouse dwelling*:
 - i) Minimum *Lot Depth*: 22.0 m
 - ii) Minimum Drive Aisle Width: 6.0 m
 - iii) *Front Yard* (Private Lane – Street 'A')
 - To *dwelling unit*: Minimum: 2.9 m
Maximum: 4.6 m
 - To *dwelling units* 1 and 14: Minimum: 1.2 m
 - To attached garage: Minimum: 6.0 m

Exception 184 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
184 continued	R2-B, EP	13	21-2016 23-2025	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15, Z8/15, Z2/25

- iv) Minimum *Interior Side Yard*:
 - Between units: 0.0 m
 - End units: 1.2 m
- v) Minimum *Exterior Side Yard* (Rossland Road):
 - To *dwelling unit*: 1.9 m
 - Unit 14: 1.4 m
 - To *porch*: 1.0 m
- vi) Minimum *Rear Yard*:
 - All units: 6.0 m
 - Unit 6: 5.5 m
- vii) Minimum *Lot Frontage*: 6.0 m
- viii) Maximum *Building Height*: 11.0 m
- ix) Maximum *Lot Coverage* (for individual Parcels of Tied Land (POTL)): 50%
- x) Minimum *Porch Size*:
 - Depth: 1.2 m
 - Width: 2.7 m

Exception 184 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
184 continued	R2-B, EP	13	21-2016 23-2025	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15, Z8/15, Z2/25

c) Other Development Standards Within the R2-B Zone:

- i) No *accessory buildings or structures*, or fences (other than decorative metal fences and the required Water Meter Building) are permitted within the *exterior side yard* adjacent to Rossland Road West or any *front yard* adjacent to the private internal roadway.
- ii) *Platforms* of any *height* above finished grade shall maintain a minimum setback of 4.5 metres from the *rear lot line*.
- iii) *Maximum Driveway Width:* 3.3 m

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
185	CE(H), EP	62	74-2018	OPA11-A1, Z1/11 SPA4/14, LD005/2011

- i) **Location:** South of Bayly Street East, on the west side of Lake Ridge Road South
- ii) **Legal Description:** Part of Lot 1, Range 3, Broken Front Concession
- iii) **Permitted Uses:** Cemetery, Administrative and Maintenance Buildings and associated parking, and Burial Buildings including columbarium, mausoleum, and niche buildings.
- iv) **Zone Standards for lands zoned CE:**
 - a) **Minimum Setback from East Property Line:** 15.0 m
 - b) **Minimum Setback from North Property Line:** 15.0 m

Exception 185 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
185 continued	CE(H), EP	62	74-2018	OPA11-A1, Z1/11 SPA4/14, LD005/2011
<ul style="list-style-type: none"> c) Minimum Setback from West Property Line: 15.0 m d) Minimum Setback from South Property Line: 18.5 m e) Notwithstanding Section iv) c) above, the existing greenhouse structure, which is to be repurposed for cemetery purposes, shall be permitted to be setback a minimum of 3.0 metres from the west property line. 				
v) Other Development Standards within the CE Zone:				
<ul style="list-style-type: none"> a) In-ground burials or burial buildings with the exception of in-ground cremation burials forming a component of a Memorial / Nature Trail (as defined), or cremation burials contained within landscape features such as benches, decorative rocks, etc., shall not be permitted to be located within the any of the minimum required setbacks as noted in Section iv) of this by-law. b) A nature trail shall be permitted within the 15 metre setback from the east, north and west property lines and may include such features as benches, nature viewing areas, and other native and non-invasive landscaped elements or features. 				
vi) Other Development Standards within the EP Zone:				
<ul style="list-style-type: none"> a) In-ground burials or burial buildings shall not be permitted to be located within any of the minimum required setbacks as noted in Section iv) of this by-law. b) A <i>Memorial/Nature Trail</i> (as defined), shall be permitted within the 18.5 metre setback form the south property line and may include such features as benches, nature viewing areas, and other native and non-invasive landscaped elements or features. c) No in-ground burials of any sort (including cremated remains) shall be permitted within the Environmental Protection (EP) Zone. 				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
186				
RESERVED				

Exception	Zoning	Map	By-law	File Reference
187	PE	36	50-2017	Z5/16
Superseded by Exception 214 established through by-law 45-2023				

Exception	Zoning	Map	By-law	File Reference
188	R1-D, R1-E	15, 16	67-2016 27-2021	18T-95004 S-A-2002-01 Z2/15, S-A-2014-02
<p>i) Location: South of Williamson Drive West, west of Bellinger Drive and east of Searell Avenue</p> <p>ii) Legal Description: Part of Lot 12, Concession 3, Block 132 and 134, Plan 40M-2345, and Block 92, Plan 40M-2266</p> <p>iii) Development Standards:</p> <p style="padding-left: 20px;">a) Minimum Lot Depth: 23.5 m</p> <p>Exception 188 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
188 continued	R1-D, R1-E	15, 16	67-2016 27-2021	18T-95004 S-A-2002-01 Z2/15, S-A-2014-02

b) Maximum Lot Coverage: 50%

iv) Other:

- a) Daylighting triangle within any residential zone shall not be less than 3.0 metres.
- b) Notwithstanding Section 6.2.4 Front Yard and Exterior Yard Requirements, for lots flanking the south side of Williamson Drive West zoned "Residential One – 'D' (R1-D)", and "Residential One – 'E' (R1-E)", the following shall apply:

Development Standard	Minimum Setback from Exterior Side Lot Line
<i>Dwelling unit on street side with a sidewalk</i>	1.7 m
Attached garage on street with a sidewalk	1.7 m
Platform on street side with a sidewalk	0.7 m

- c) The maximum width of a double garage in "Residential One-'D' (R1-D)" zone shall not exceed 6.1 metres.
- d) The maximum width of a garage in the "Residential One-'E' (R1-E)" zone shall not exceed 5.0 metres.
- e) Notwithstanding any other provision of this By-law, minimum width of a garage on a corner lot in the R1-D and R1-E zone with a lot frontage greater than 12.0 metres shall not exceed 6.1 metres.
- f) Notwithstanding Section 5.3.1, "Required Parking Spaces within Private Garages", all required parking spaces within a private garage shall have a minimum width of 2.7 metres and a minimum depth of 5.7 metres free of any obstructions. Where more than one required parking space is provided within a private garage, all subsequent parking spaces provided shall have a minimum width of 2.5 metres.
- g) The maximum building setback requirements within Section 6.2.4 of this By-law may be measured from the front face of a porch, provided the minimum area of the porch is 4.5 square meters.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
189	R1-D, OS	9	6-2017 59-2017	Z3/16 S-A-2016-01

- i) Location: Lands bound by Westney Road North to the west and Fenn Street and Schoolbridge Street to the east, north and south of 1733 Westney Road North
- ii) Legal Description: Part of Lot 10, Concession 3
- iii) Development Standards for Double-Fronted *Dwellings* that are zoned R1-D:
 - a) Minimum *Lot Depth*: 31.0 m
 - b) Minimum Setback from Westney Road North:
 - i) To an attached *porch*: 2.5 m
 - ii) To the front face of the *principal building*: 4.5 m
 - c) Minimum Setback from Fenn Street and Schoolbridge Street:
 - i) To an attached *porch*: 2.0 m
 - ii) To the front face of the *principal building*: 4.5 m
 - iii) To the attached garage: 6.1 m
 - d) Minimum Setback from Interior *Side Lot Line*:
 - i) A minimum of 0.6 metres on one side and a minimum of 1.2 metres on the other side with a minimum aggregate separation of 1.8 metres between each *dwelling*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
190	R1-A	9	6-2017 59-2017	Z3/16 S-A-2016-01

- i) Location: 1733 Westney Road North
- ii) Legal Description: Part of Lot 10, Concession 3, Part 1, 40R-11580
- iii) Development Standards for 1733 Westney Road North (Westglen House):
 - a) Minimum *Lot Area*: 1,900 m²
 - b) Minimum *Lot Frontage*: 51.24 metres onto Westney Road North and 6.5 metres onto Schoolbridge Street
 - c) Minimum Setbacks:
 - i) To the West (Westney Road North): 4.0 m
 - ii) To the North: 14.5 m
 - iii) To the South: 19.0 m
 - iv) To the East: 8.5 m
 - d) 1733 Westney Road North will be accessed by the established driveway from Westney Road North with a secondary driveway access from Schoolbridge Street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
191	PE, GE	41, 42	27-2017	SP10/16, Z4/16

- i) Location: 707 Bayly Street West
- ii) Legal Description: Part Lot 14, Range 3, Broken Front Concession, Township of Pickering, Parts 11, 12 and 13, Plan 40R26054 Together With An Easement Over Part Lot 14, Range 3, Broken Front Concession, Township of Pickering, Parts 1, 2, 3, 4, 5, 6, 7 and 8, Plan 40R26054 As In DR865120 Subject to An Easement In Gross Over Part 2, Plan 40R26277 As In DR890439 Town of Ajax
- iii) Section 2.4 vi) shall not apply to the subject lands.
- iv) Development Standards for the 'PE' Zone:
 - a) Notwithstanding Section 6.4, no buildings shall be permitted within the hatched area identified below. The lands shall only be used for a drive aisle, sidewalks and landscaping.



Exception 191 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
191 continued	PE, GE	41, 42	27-2017	SP10/16, Z4/16

v) Development Standards for the 'GE' Zone:

- a) One fuel storage tank and associated fuel dispensing unit shall be permitted provided that it is located no closer than 70 metres to an Environmental Protection (EP) Zone.
- b) Notwithstanding Section 6.4.3.1 (ii), *Outdoor Storage* shall be permitted within a compound that is not closer than 46.0 metres from the Bayly Street right-of-way, subject to the following requirements by:
 - i) A 6.0 metre wide landscape buffer is provided along the northerly limits of the property in the GE zone used for outdoor storage;
 - ii) a 2.4 metre high solid fence is provided in the 6.0 metre landscape buffer between any outdoor storage area and the northerly lot line;
 - iii) a 2.4 metre high solid wood fence between the eastern parking lot and the western compound, 27 metres from the northern lot line;
 - iv) a 2.4 metre high solid wood fence along the western interior side lot line, 48 metres southward from the northwestern corner of the property;
 - v) a 1.8 metre fence containing screening with a ratio of voids to solids not greater than 50% along the western interior side lot line, from the end of the 2.4 metre high solid fence to the southern lot line.
- c) All other *Outdoor Storage* provisions outlined in Section 6.4.1 and 6.4.3 shall apply.
- d) All garbage and waste is to be stored within the *principal building or accessory buildings*.

vi) Accessory Building and Structures in the 'GE' Zone:

Exception 191 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
191 continued	PE, GE	41, 42	27-2017	SP10/16, Z4/16

a) Notwithstanding Section 4.1.1:

- i) *Accessory Building or Structures* shall be permitted to occupy a maximum of 15% of the lot area to a maximum gross floor area of 400 m².
- ii) *Accessory buildings* shall not exceed a height of 6.2 metres above finished ground level.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
192	R1-D	39	86-2017	C-A-2016-01 S-A-2015-03 SP2/16, Z7/15

i) Location: West side of Kings Crescent at Parry Road formerly known as 85 Kings Crescent

ii) Legal Description: Part 1 of 40R-29489

iii) Interpretation:

- a) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 35 single detached dwellings.
- b) For the purposes of this by-law, the term POTL shall mean a Parcel of Tied Land within the meaning of the Condominium Act, S.O. 1998, c. 19, as amended from time to time.

iv) Development Standards:

In the event that Part 1 of 40R-29489 is developed by means of a Common Elements Plan of Condominium for the purpose of 35 Single Detached Dwellings, the following standards shall apply:

Exception 192 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
192 continued	R1-D	39	86-2017	C-A-2016-01 S-A-2015-03 SP2/16, Z7/15
<p>a) Maximum number of Single Detached Dwellings: 35 dwellings</p> <p>b) Zone Standards for each POTL associated with a single detached dwelling in the R1-D Zone:</p> <p>i) Minimum <i>Lot Frontage</i> for each POTL: 11.0 m</p> <p>ii) Minimum <i>Lot Depth</i> for each POTL: 25.0 m</p> <p>iii) Maximum <i>Lot Coverage</i> for each POTL: 50%</p> <p>iv) Minimum <i>Front Yard</i> for each POTL:</p> <ul style="list-style-type: none"> - To a <i>dwelling unit</i> fronting onto a private condominium roadway: 4.5 m - To a <i>porch</i>: 2.5 m - To stairs leading to or from a <i>porch</i>: 1.5 m - To an attached garage: 6.0 m <p>v) Minimum <i>Interior Side Yard</i> for each POTL:</p> <ul style="list-style-type: none"> - 0.6 metres on one side and 0.6 metres on the other side with a minimum aggregate separation of 1.2 metres for all units within the interior area bounded on the north, south and west by the private condominium road. - 0.6 metres on one side and 1.2 metres on the other side with a minimum aggregate separation of 1.8 metres for all other units. <p>vi) Minimum <i>Exterior Side Yard</i> for each POTL:</p> <ul style="list-style-type: none"> - 4.5 metres to the <i>exterior side lot line</i> adjacent to Kings Crescent for POTL's 1, 17, 18, and 35 and 2.0 metres to the private condominium roadway for POTL's 9 and 26 to a <i>single detached dwelling</i>. - 2.5 metres to a <i>porch</i> and 1.5 metres to stairs on POTL's 1, 17, 18 and 35. <p>Exception 192 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
192 continued	R1-D	39	86-2017	C-A-2016-01 S-A-2015-03 SP2/16, Z7/15
<p>- 1.0 metre to <i>porch</i> and 0.3 metres to stairs on POTL's 9 and 26</p> <p>vii) Minimum <i>RearYard</i> for each POTL: 6.0 m</p> <p>viii) Maximum <i>Dwelling Height</i>: 11.0 m</p> <p>c) Other Development Standards within the R1-D Zone, which would apply to each POTL:</p> <p>i) Air conditioning units shall only be located in a <i>rear yard</i> of a POTL.</p> <p>ii) Notwithstanding the definition of <i>Building Storey</i> and Section 3 iv) b) v) above, single detached dwellings on POTL 1, 17, 18 and 35, respectively shall be a maximum of 1 ½ storeys in height. The ½ storey component shall be defined to be 75% of the maximum area of the storey beneath, inclusive of garage.</p> <p>iii) That the required water meter buiding/postal kiosk be setback a minimum of 1.0 metre for all property lines and that it not exceed a gross floor area of 15 m².</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
193	RM6	15	84-2017 60-2024	OPA 15-A1, Z3/15, SP6/15 OPA24-A3, Z7/24
<p>i) Location Southeast Corner of Rossland Road West and Harkins Drive</p> <p>ii) Legal Description: Block 243, Plan 40M-1677, Town of Ajax, Regional Municipality of Durham All of PIN: 26429-0003 (LT)</p> <p>iii) Additional Permitted Uses: <i>Stacked dwelling, stacked townhouse dwelling</i></p> <p>Exception 193 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
193	RM6	15	84-2017 60-2024	OPA 15-A1, Z3/15, SP6/15 OPA24-A3, Z7/24

iv) Interpretation: The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot line* and *yard* abutting Rossland Road West shall be deemed to be the *front lot line* and *front yard*; the *lot line* and *yard* abutting Harkins Drive shall be deemed to be the *exterior side lot line* and *exterior side yard*; the east *lot line* and *yard* abutting shall be deemed to be the *interior side lot line* and *interior side yard*; and the south *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard*.

v) Development Standards:

a) Minimum Setback from *Front Lot Line*:

i) *Dwelling unit/platform/patio* 1.5 m

b) Minimum Setback from *Exterior Side Lot Line*:

i) *Dwelling unit/platform/patio* 1.5 m

c) Minimum Setback from *Interior Side Lot Line*:

i) *Dwelling unit/platform/patio* 5.0 m

d) Minimum Setback from *Rear Lot Line*:

i) *Dwelling unit/platform/patio* 15.5 m

e) Maximum *Lot Coverage*:

No maximum *lot coverage* requirements shall apply.

f) Minimum *Height*:

9.5 m ⁽¹⁾

g) Maximum *Height*:

14.0 m ⁽²⁾

h) Minimum Setback from *Daylighting Triangle (public street or road and private lane)* and/or *Corner Roundings (private lane)*:

1.5 m

i) Minimum *Private Lane Width*:

6.0 m

j) Minimum *Parking*: 1.0 space per *dwelling unit* for the exclusive use of occupants

0.15 spaces per *dwelling unit* for the exclusive use of visitors

Exception 193 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
193	RM6	15	84-2017 60-2024	OPA 15-A1, Z3/15, SP6/15 OPA24-A3, Z7/24
<p>k) <i>Minimum Landscaped Buffer.</i> A minimum <i>landscaped buffer</i> of 2.0 metres shall be required adjacent to the <i>interior side lot line</i> and the <i>rear lot line</i>. Notwithstanding this, a drive aisle may be permitted to encroach into the required <i>landscaped buffer</i> adjacent to the <i>rear lot line</i> to ensure adequate space for vehicle maneuvering.</p> <p>vi) Other:</p> <p>a) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.</p> <p>(1) All <i>dwelling units</i> shall be a minimum of 3-storeys in <i>height</i>.</p> <p>(2) Notwithstanding the maximum <i>height</i> in Section v) g), the maximum <i>height</i> shall be set below a 45 degree angular plane measured from the <i>interior side lot line</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
194	RM6, EP	14, 15	10-2018 23-2025	OPA 16-A1, Z6/16, SP5/16 S-A-2016-01, C-A-2016-01, Z2/25

- i) Location: East side of Church Street North, north of Rossland Road West
- ii) Legal Description: Con 3 (Pickering) Pt Lot 14 NOW RP 40R29414 Part 1 and 2, in the Town of Ajax, Regional Municipality of Durham
- iii) Interpretation:
- a) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed for *block townhouse dwellings* accessed by a common private street system.
- i) *Front Yard*:
- To a *dwelling unit* fronting onto Church Street North or a private street as measured from the curb line: 3.0 m
 - To attached garages:
 - Garages on double fronted *block townhouse dwellings* facing a private street 0.0 m
 - All other attached garages facing a private street 5.7 m

Exception 194 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
194 continued	RM6, EP	14, 15	10-2018 23-2025	OPA 16-A1, Z6/16, SP5/16 S-A-2016-01, C-A-2016-01, Z2/25

- ii) *Interior Side Yard:*
 - 1.5 m and 0.0 m between attached *dwelling*s
 - 1.2 m adjacent to the common amenity area or park
 - iii) *Exterior Side Yard:* 2.0 m
 - iv) *Rear Yards* for units not double-fronted: 7.0 m
 - v) *Maximum Lot Coverage:* N/A
 - vi) *Road Radius Yard:* 1.7 m
 - vii) *Minimum Lot Frontage:* 7.49 m
 - viii) *Maximum Building Height:* 12.0 m
- iv) Other Development Standards Within the RM6 Zone:
- a) A minimum separation of 3.0 metres is required between each *block townhouse dwelling*s block within the RM6 zone.
 - b) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, no accessory *structure* shall be located closer to a private street than the *dwelling unit*.
 - c) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, a minimum internal garage dimension of:
 - 5.48 metres in width and 5.99 metres in length for double car garages.
 - 3 metres in width and 6.5 metres in length for single car garages
 - d) A maximum of 8 *accessory dwelling units* are permitted provided such *accessory dwelling units* are only above attached garages of end units within a block of double-fronted townhouse *dwelling*s subject that each dwelling provides for a minimum of 3 off-street *parking spaces*.
 - e) No *accessory structures* are permitted within the *front yard* adjacent to Church Street North or any *front yard* adjacent to a private street.
A water meter / amenity building, shall be permitted with a minimum setback of 3.0 metres from the internal private street.
 - f) A water meter / amenity building, shall be permitted with a minimum setback of 3.0 metres from the internal private street.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
195	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25
<p>i) Location: Southeast corner of Old Harwood Avenue and Grayson Road</p> <p>ii) Legal Description: Lots 19, 20, 21, 22, 23 and 24, Plan 507, in the Town of Ajax, Regional Municipality of Durham</p> <p>iii) Permitted Uses: Double-fronted street townhouses, multiple-attached (block) townhouses, and are permitted within the RM6 Zone.</p> <p>iv) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed for double-fronted (block) street townhouses and/or multiple-attached (block) townhouse and <i>semi-detached dwellings</i> accessed by a common private roadway.</p> <p>v) Development Standards within the RM6 Zone:</p> <p>a) <i>Front Yard</i> (Minimum):</p> <p>i) To a <i>dwelling unit</i> fronting onto Old Harwood Avenue or a private roadway as measured from the curb line: 3.0 m</p> <p>ii) To all attached garages: 6.0 m</p> <p>Exception 195 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
195 continued	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25

- b) *Interior Side Yard* (Minimum):
 - i) 1.25 m and 0.0 m between *semi-detached dwellings*
 - ii) 1.5 m and 0.0 m between multiple-attached townhouse dwellings
 - iii) Multiple-attached townhouse dwelling (Unit 20) must maintain a minimum setback from the south property line of 4.3 m.
- c) *Exterior Side Yard* (Minimum):
 - i) 1.8 m for *semi-detached dwellings* and *block townhouse dwellings*
- d) *Rear Yard* (Minimum):
 - i) 7.5 m for *block townhouse dwellings*
- e) *Lot Coverage* (Maximum): 50% of the entire condominium block
- f) Minimum Road Radius 1.3 m
Yard:
- g) Minimum *Lot Frontage*:
 - i) 7.0 m for *semi-detached dwellings*
 - ii) 4.75 m for multiple-attached townhouse *dwellings*
- h) Maximum *Building Height*: 11.0 m
- vi) Other Development Standards Within the RM6 Zone:
 - a) A minimum separation of 3.0 metres is required between each double-fronted (block) *street townhouse* and/or *block townhouse* block within the RM6 Zone and a minimum of 2.5 metres is required between each *semi-detached dwelling* within the RM6 Zone.
 - b) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, no accessory structures shall be located closer to a public road or private roadway than the *dwelling unit*.

Exception 195 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
195 continued	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25

- c) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, *platforms* adjacent to Old Harwood Avenue must maintain a minimum setback of 1.8 metres, while all other *platforms* must maintain a minimum setback of 3.0 metres from a private roadway, with the exception of *semi-detached dwelling*, as they may have a minimum setback of 0.7 metres to a *platform* adjacent to a private roadway.
 - d) No accessory structures are permitted within the front yard adjacent to Old Harwood Avenue or any front yard adjacent to the private roadway.
 - e) A water meter/amenity building, shall be permitted with a minimum setback of 7.5 metres from the south property line and a minimum setback of 3.3 metres from west property line (Old Harwood Avenue).
 - f) Air conditioning units for double-fronted (block) street townhouses shall be located along the private side of the development and located either on the roof of the townhouse or underneath the second floor balcony located on the private side of the development. All other units shall have air conditioning units located within a *rear yard*.
- vii) Development Standards within the R2-B Zone:
- a) *Front Yard* (Minimum):
 - i) 4.5 m to the dwelling:
 - ii) 6.0 m to the garage:
 - a) *Interior Side Yard* (Minimum):
 - i) 1.75 m and 0.0 m street townhouses
 - b) *Exterior Side Yard* (Minimum): 1.2 m
 - c) *Rear Yard* (Minimum): 7.0 m
 - d) *Lot Coverage* (Maximum) 50%

Exception 195 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
195 continued	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25
e) <i>Lot Frontage (Minimum)</i>				7.0 m
f) <i>Building Height (Maximum):</i>				11.0 m
viii) Other Development Standards Within the R2-B Zone:				
a) Air conditioning units shall be located in the <i>rear yard</i> .				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
196	PE(H),	25	44-2018 36-2025	Z9/16 Z3/25
i)	Location:	500 Salem Road North		
ii)	Legal Description:	Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering, Part 1, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2586 (LT)		
iii)	Notwithstanding Section 6.4.1 of Zoning By-law 95-2003, as amended, the following uses are also permitted in the PE Zone: convention centres, research and development, and stormwater management facilities.			
iv)	Additional Development Standards in the PE Zone:			
	a) <i>Minimum Lot Area:</i>			0.2 ha
	b) <i>Minimum Interior Side Yard:</i>			3.5 m
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
197	RM6(H)	17	30-2019 23-2025	OPA18-A1 Z2/18 SP6/20 Z2/25

- i) Location: South side of Rossland Road West, immediately east of Miller's Creek
- ii) Legal Description: Blocks 152 and 153, Plan 40M-1829; Road Allowance between Lots 8 & 9, Concession 2, Pickering being Harwood Avenue North, Between Rossland Road East and Block 153 on Plan 40M-1829; and Part Lot 8, Concession 2, Pickering as in PI31499 except PI43269, CO62311, CO130852, CO51308, CO165975 & Plan 459 and Part 1 on 40R-21617, Town of Ajax
- iii) Permitted Uses: Block Townhouse Dwellings (back-to-back stacked townhouses) are permitted within the RM6 Zone
- iv) Interpretation: For the purposes of determining setbacks, Rossland Road shall be deemed the front lot line.
- v) Development Standards within the RM6 Zone:
 - a) Front Yard (Minimum): 3.0m
 - b) Exterior Side Yard (Minimum): 3.0m
 - c) Interior Side Yard (Minimum): 4.0m
 - d) Rear Yard (Minimum): 6.0m
 - e) Lot Coverage (Maximum): 40%
 - f) Height (Maximum): 4 storeys or 15.5m, As measured from established grade to the top of the rooftop enclosure. whichever is less
 - g) Encroachments: Platforms and stairs may encroach into the required Front and Rear yards up to 3.0 metres.

Exception 197 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
197 continued	RM6(H)	17	30-2019 23-2025	OPA18-A1 Z2/18 SP6/20 Z2/25

h) Parking (Minimum):

- i) Residents 1 space per unit
- ii) Visitors 0.25 spaces per unit

vi) Other Development Standards Within the RM6 Zone:

- a) Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application provided, that the height and density shall not increase.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
198	RM6	55	53-2019 25-2020 23-2025	OPA17-A3 Z7/17 SP13/17 Z2/25

- i) Location: 925-937 Finley Avenue
- ii) Legal Description: Block E, Plan M-1137
- iii) Permitted Uses: Block Townhouse Dwellings (back-to-back townhouses) are permitted within the RM6 Zone

Exception 198 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
198 continued	RM6	55	53-2019 25-2020 23-2025	OPA17-A3 Z7/17 SP13/17 Z2/25

iv) Interpretation:

- a) Notwithstanding the registration of a condominium plan and creation of POTLs (Parcels of Tied Land), the zone provisions will apply to the block as a whole.
- b) Section 4.9 - Frontage on a Public Road, of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed as multiple-attached (back-to-back) townhouses accessed by a common private roadway.

v) Development Standards within the RM6 Zone:

- a) Lot Frontage (Minimum) for each townhouse unit: 7.1m
- b) Minimum Setback from West Property Line (Finley Avenue): 5.0m to building
3.5m to porch
- c) Minimum Setback from North Property Line (Burden Crescent): 4.5m to building
2.5m to porch
- d) Minimum Setback from Sidewalk abutting Internal Private Road: 5.5m to building
3.5m to porch
- e) Minimum Setback from South Property Line: 3.0m
- f) Lot Coverage (Maximum): 38%
- g) Height (Maximum): 3 storeys or
12.5m, whichever
is less

vi) Other Development Standards Within the RM6 Zone:

- a) A minimum separation of 5.75m is required between Blocks 1 and 2 within the RM6 Zone

Exception 198 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
198 continued	RM6	55	53-2019 25-2020 23-2025	OPA17-A3 Z7/17 SP13/17 Z2/25
<p>b) A water meter/amenity <i>building</i>, shall be permitted with a minimum setback of 2.4 metres from the east property line and a minimum setback of 6.2 metres from north property line (Burden Crescent).</p> <p>c) Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application provided, that the height and density shall not increase.</p> <p>d) No accessory structures or platforms shall be permitted excluding front porches.</p> <p>e) Air conditioning units shall only be permitted on the roof of the porch and screened from public view.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
199	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01
<p>i) Location: 167 Hunt Street and 225 Monarch Avenue</p> <p>ii) Legal Description: Block U and Part of Block V on Registered Plan 480</p> <p>iii) Development Standards:</p> <p>a) Minimum Setback from Rear Lot Line (Public Lane):</p> <p>i) Single-Use Residential – Dwelling, Live-Work Units (fronting Monarch Ave) 6.0m (1)</p> <p>Exception 199 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
199 continued	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01
				<ul style="list-style-type: none"> ii) Single-Use Residential – Dwelling, Street Townhouse 6.0 m ⁽¹⁾ b) Lot Coverage: <ul style="list-style-type: none"> i) Buildings (including underground parking covered by landscaped open space, and above ground parking structures) 31% min. c) Maximum Height: <ul style="list-style-type: none"> i) Single-Use Residential – Dwelling, Live-Work Units 4 storeys/14.0m ii) Single-Use Residential – Dwelling, Street Townhouse 4 storeys/13.6m d) Notwithstanding Section 6.9.4, Private Garage and Driveway Requirements, bullet point c), the following shall apply: <ul style="list-style-type: none"> i) For Single-Use Residential - Dwelling, Live-Work Units: In all instances, where access to a rear-facing, attached private garage is provided via a rear lane or private road, the garage portion of the dwelling unit may project a maximum of 5.3 metres from the rear wall of the dwelling unit, provided that if the projection is 2.0 metres or greater, a platform directly above and adjoining the projecting portion of the garage shall be provided. ii) Single-Use Residential - Dwelling, Street Townhouse: In all instances, where access to a rear-facing, attached private garage is provided via a rear lane or private road, the garage portion of the dwelling unit may project a maximum of 7.2 metres from the rear wall of the dwelling unit, provided that if the projection is 2.0 metres or greater, a platform directly above and adjoining the projecting portion of the garage shall be provided. <p>Exception 199 is continued on the next page.</p>

Exception	Zoning	Map	By-law	File Reference
199 continued	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

- (1) In instances where more than one-third of the units, in a dwelling are located on a through lot or on a lot abutting a public street on one side and an Open Space Zone on the opposite side, the dwelling shall be designed such that all units are double front units, and there is no rear yard as defined in Section 3. For double front units on a through lot, the front yard shall be the yard facing the public street having the greater right-of-way width or, if the rights-of-way are equal, the yard without a parking space in the yard or private garage vehicle door facing onto the yard. For double front units on a lot abutting a public street on one side and an Open Space Zone on the opposite side, the front yard shall be the yard facing abutting the Open Space Zone. In both instances, the yard located opposite the yard deemed to be the front yard shall have a minimum depth of 3.0 metres, although a porch may further encroach a maximum of 1.5 metres into the yard.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
200	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

- i) Location: 167 Hunt Street and 225 Monarch Avenue
- ii) Legal Description: Block U and Part of Block V on Registered Plan 480
- iii) Development Standards:
 - a) Front Yard Build -Within Zone and Exterior Side Yard Build-Within Zone:
 - i) Single-Use Residential – Dwelling, Street Townhouse 1.3 – 6.0 / 6.0m ⁽¹⁾
 - b) Minimum Setback from Rear Lot Line:

Exception 200 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
200 continued	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01
	i)	Single-Use Residential – Dwelling, Street Townhouse		5.9m
	c)	Lot Coverage:		
	i)	Buildings (including underground parking covered by landscaped open space, and above ground parking structures)		35% min.
	d)	Notwithstanding Section 6.9.5, Porches/Platforms, bullet point iv), the following shall apply:		
	i)	Finished Ground Level to 0.6 m: Exterior Side Yard Build-Within Zone Setbacks		1.2 – 6.0m
	ii)	More than 0.6 m and less than 1.2 m: Exterior Side Yard Build-Within Zone Setbacks		1.2 – 6.0m
	(1)	Where the range is shown as " x-y ", x is the minimum yard setback, y is the maximum yard setback, and no parking space in the yard or private garage door facing onto the yard shall be permitted. Where the range is shown as " x-y/z ", x is the minimum yard setback, y is the maximum yard setback in instances where no parking space in the yard or private garage vehicle door facing onto the yard is proposed, and z is the maximum front yard setback in instances where a parking space in the front yard or private garage vehicle door facing onto the front yard is		
		Proposed. In all instances, where a private garage vehicle door is proposed facing onto the front yard, the vehicle door face shall not be setback from the front lot line 1.5 metres more than the value of z , nor shall a private garage project beyond the front face of the dwelling unit.		
		Except as amended herein, all other provisions of this By-law, as amended, shall apply.		

Exception	Zoning	Map	By-law	File Reference																		
201	R3	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01																		
<p>i) Location: 459, 467, and 473 Porte Road 202, 214, 230, 240 and 2950 Bayly Street East</p> <p>ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3</p> <p>iii) Interpretation:</p> <p>a) In the Residential Three (R3) Zone, for all lots/blocks abutting a Public Lane on one side and an Open Space (OS) zone on the opposite side, the Front Yard shall be the Yard abutting the Open Space (OS) zone, and the Front Lot Line shall be the Lot Line that divides the Front Yard from the Open Space (OS) zone.</p> <p>b) In the Residential Three (R3) Zone, for all lots/blocks abutting a Public Street on one side and a Public Lane on the opposite side, are deemed to be lots/blocks with two Front Yards.</p> <p>iv) Development Standards within the Residential Three (R3) Zone:</p> <table> <tbody> <tr> <td>a) Minimum Lot Depth</td> <td>20 m</td> </tr> <tr> <td>b) Minimum Setback From Front Lot Line to Dwelling Unit fronting:</td> <td></td> </tr> <tr> <td> i) Open Space (OS) zone:</td> <td>2.4 m</td> </tr> <tr> <td> ii) Local Road:</td> <td>2.4 m</td> </tr> <tr> <td>c) Minimum Setback from Rear Lot Line to Dwelling Unit fronting:</td> <td></td> </tr> <tr> <td> i) Public Lane</td> <td>0.9 m</td> </tr> <tr> <td>d) Minimum Setback from Rear Lot Line to attached Garage:</td> <td>6.0 m</td> </tr> <tr> <td>e) Maximum Lot Coverage:</td> <td>70 %</td> </tr> <tr> <td>f) Maximum Height:</td> <td>12.0 m</td> </tr> </tbody> </table> <p>Exception 201 is continued on the next page.</p>					a) Minimum Lot Depth	20 m	b) Minimum Setback From Front Lot Line to Dwelling Unit fronting:		i) Open Space (OS) zone:	2.4 m	ii) Local Road:	2.4 m	c) Minimum Setback from Rear Lot Line to Dwelling Unit fronting:		i) Public Lane	0.9 m	d) Minimum Setback from Rear Lot Line to attached Garage:	6.0 m	e) Maximum Lot Coverage:	70 %	f) Maximum Height:	12.0 m
a) Minimum Lot Depth	20 m																					
b) Minimum Setback From Front Lot Line to Dwelling Unit fronting:																						
i) Open Space (OS) zone:	2.4 m																					
ii) Local Road:	2.4 m																					
c) Minimum Setback from Rear Lot Line to Dwelling Unit fronting:																						
i) Public Lane	0.9 m																					
d) Minimum Setback from Rear Lot Line to attached Garage:	6.0 m																					
e) Maximum Lot Coverage:	70 %																					
f) Maximum Height:	12.0 m																					

Exception	Zoning	Map	By-law	File Reference
201 continued	R3	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

v) Other:

a) Notwithstanding the Minimum Setback from the Front Lot Line under Section 4.3, Platforms, the following shall apply:

- i) Minimum Setback from Front Lot Line (fronting an Open Space Zone): 0.9 m
- ii) Minimum Setback from Front Lot Line (fronting a Local Road): 0.9 m
- iii) All other provisions under Section 4.3, Platforms, shall apply.

b) Minimum Setback from a Daylighting Triangle: 0.0 m

c) Accessory Buildings or structures shall not be permitted in any Yard.

d) Air conditioning units shall not be located in a Yard abutting an Open Space (OS), a Front Yard, and an Exterior Side Yard.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
202	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

- i) Location: 459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East
- ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3
- iii) Interpretation: In the Residential Multiple Six (RM6) Zone, for all lots/blocks abutting a Public Street on one side and a Private Lane on the opposite side, are deemed to be lots/blocks with two Front Yards.
- iv) Additional Uses: Dwelling, Back-to-Back Townhouse,
Dwelling, Stacked Townhouse
- v) Development Standards:
 - a) Dwelling, *Block Townhouse*
 - i) Minimum Lot Frontage: 6.0 m
 - ii) Minimum Lot Depth: 20.0 m
 - iii) Minimum Setback from Front Lot Line to Dwelling Unit fronting:
 - Lord Drive: 3.0 m
 - Danks Ridge Drive: 3.0 m
 - Private Lane: 3.0 m
 - iv) Minimum Setback from Front Lot Line to attached Garage: 6.0 m
 - v) Minimum Setback from Interior Side Lot Line:
 - Between Units: 0.0 m

Exception 202 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25
				- End Units: 1.2 m
				vi) Minimum Setback from Exterior Side Lot Line: 1.2 m
				vii) Minimum Setback from Rear Lot Line: 6.0 m
				viii) Maximum Lot Coverage: 70 %
				ix) Maximum Height: 12.0 m
				x) Maximum Garage Width: 3.9 m
				xi) Maximum Driveway Width: 3.9 m
				xii) Maximum Curb Cut Width: 3.9 m
				xiii) Notwithstanding any other provision in this by-law, any portion of the building above the first storey may project in to the front yard up to 1.0 m from a private lane or public road.
				b) Dwelling, Back-to-Back Townhouse:
				i) Minimum Lot Frontage: 6.4 m
				ii) Minimum Lot Depth: 12.0 m
				iii) Minimum Setback from Front Lot Line to Dwelling Unit fronting a Private Lane: 2.4 m
				iv) Minimum Setback from Front Lot Line to attached Garage: 6.0 m
				v) Minimum Setback from Interior Side Lot Line:
				- Between Units: 0.0 m
				- End Units: 1.2 m
				vi) Minimum Setback from Exterior Side Lot Line: 1.0 m
Exception 202 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25
	vii)	Minimum Setback from Rear Lot Line to Dwelling Unit:		0.0 m
	viii)	Maximum Lot Coverage:		80 %
	ix)	Maximum Height:		12.0 m
	x)	Maximum Garage Width:		3.9 m
	xi)	Maximum Driveway Width:		3.9 m
	xii)	Maximum Curb Cut Width:		3.9 m
	xiii)	Notwithstanding any other provision in this by-law, any portion of the building above the first storey may project in to the front yard up to 1.0 m from a private lane or public road.		
	c)	Dwelling, Stacked Townhouse:		
	i)	Minimum Setback from a Building containing Stacked Townhouse Dwelling Units to the Salem Road South right-of-way:		2.7 m
	ii)	Minimum Setback from a Building containing Stacked Townhouse Dwelling Units to the back of curb of Nimmo Lane:		1.8 m
	iii)	Minimum Setback from a Building containing Stacked Townhouse Dwelling Units to the back of curb of a Vassello Lane:		6.0 m
	iv)	Setback from a Building containing Stacked Townhouse Dwelling Units to the south property line:		2.5 m
	v)	Minimum Setback between Buildings containing Stacked Townhouse Dwelling Units:		3.6 m
Exception 202 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

- vi) Maximum Lot Coverage: 70 %
- vii) Maximum Height: 13.0 m
- viii) Maximum Garage Width: 3.9 m
- ix) Maximum Driveway Width: 3.9 m
- x) Maximum Curb Cut Width: 3.9 m
- xi) Minimum Setback from attached Garage to the back of curb of Vassello Lane: 6.0 m
- xii) Notwithstanding any other provision in this by-law, a portion of the building above the first storey may project in to the front yard up to 1.8 m from a private lane or public road.

d) Other:

- i) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply.
- ii) Notwithstanding Section 4.3, Platforms, the following shall apply to porches and decks with a finished ground level up to 1.2 m:
 - Maximum Area: 57 % of the yard in which it is located
 - Minimum Setback from the Front Lot Line and Exterior Lot Line: May extend 2.5 metres out beyond the main wall, but not closer to the front or exterior lot line than 0.9 metre
 - Minimum Setback from the Interior Side Lot Line: Must meet setback requirements for the zone
 - All other provisions under Section 4.3, Platforms shall apply.
- iii) Minimum Setback from a Daylighting Triangle: 0.0 m

Exception 202 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25
iv) Minimum Setback from corner rounding to Dwelling Unit:				0.0 m
v) Accessory Buildings or structures shall not be permitted in any Yard.				
vi) Air conditioning units shall not be located in a Front Yard and an Exterior Side Yard.				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
203	RM4 (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01
i) Location: 202, 214 and 2950 Bayly Street East				
ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3				
iii) Additional Uses: Senior Citizens' Apartment, Office ⁽¹⁾ , Personal Service Shop ⁽¹⁾ , Retail Store ⁽¹⁾ , Restaurant ^{(1) (2)}				
iv) Development Standards within the Residential Multiple Four (RM4) Zone:				
a) Front Yard Build-Within Zone (Bayly Street East):				2.0 - 4.5 m
b) Exterior Side Yard Build Within-Zone (Street 'A' — formerly Porte Road):				2.0 - 4.5 m
c) Minimum Built Frontage:				
- Along Bayly Street East				70 %
- Along local road aligned North-South				50 %
d) Maximum Lot Coverage:				33 %
Exception 203 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
203 continued	RM4 (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01
<p>e) Minimum Height ⁽³⁾: 2 storeys</p> <p>f) Maximum Height ⁽⁴⁾: 6 storeys</p> <p>g) Minimum Floor Space Index 1.0</p> <p>v) Other:</p> <p>a) The principal entrance to a building(s) shall face Bayly Street East or Street 'A' (formerly Porte Road).</p> <p>(1) Only permitted on the ground floor of a residential mixed-use building.</p> <p>(2) A Restaurant is permitted provided it does not exceed a maximum gross floor area of 140 m²</p> <p>(3) The minimum height shall be 2 functional storeys.</p> <p>(4) A maximum height of 6 storeys is permitted provided that any portion of the building is set below a 45 degree angular plane measured from the property line of the nearest low density residential property.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
204	RM4 (H)/ AC (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01
<p>i) Location: 230, 240 and 2950 Bayly Street East</p> <p>ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3</p> <p>Exception 204 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
204 continued	RM4 (H)/ AC (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01
iii)	Additional Uses under the RM4 Zone:	Senior Citizens' Apartment, Office (1), Personal Service Shop (1), Retail Store (1), Restaurant (1) (2)		
iv)	Additional Uses under the AC Zone:	Convenience Store (3)		
v)	Prohibited Uses under the AC Zone:	Drive-Thru Facility, Motor Vehicle Service Centre, Motor Vehicle Wash, Automatic		
vi)	Development Standards within the Residential Multiple Four (RM4) Zone:			
	a) Minimum Lot Frontage:			33.0m
	b) Front Yard Build-Within Zone (Salem Road South):			2.0 - 4.5m
	c) Exterior Side Yard Build Within-Zone (Bayly Street East):			2.0 - 4.5m
	d) Minimum Built Frontage:			
	i) Along Bayly Street East:			70 %
	ii) Along Salem Road South:			50 %
	e) Maximum Lot Coverage:			33 %
	f) Minimum Height ⁽⁴⁾ :			2 storeys
	g) Maximum Height ⁽⁵⁾ :			6 storeys
	h) Minimum Floor Space Index			1.0
vii)	Development Standards within the Automobile Commercial (AC) Zone:			
Exception 204 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
204 continued	RM4 (H)/ AC (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01
<ul style="list-style-type: none"> a) Minimum Lot Frontage: 33.0 m b) Front Yard Build-Within Zone (Salem Road South): 2.0 -4.5 m c) Exterior Side Yard Build Within-Zone (Bayly Street East): 2.0 -4.5 m 				
viii) Other:				
<ul style="list-style-type: none"> a) The principal entrance to a building(s) shall face a public street. <ul style="list-style-type: none"> (1) Only permitted on the ground floor of a residential mixed-use building. (2) A Restaurant is permitted provided it does not exceed a maximum gross floor area of 140 m². (3) As an accessory use to a Motor Vehicle Gas Bar. (4) The minimum height shall be 2 functional storeys. (5) A maximum height of 6 storeys is permitted provided that any portion of the building is set below a 45 degree angular plane measured from the property line of the nearest low density residential property. 				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
205	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

- i) Location: 1192 and 1260 Church Street North
- ii) Legal Description: Part of Lot 15, Concession 3 Pickering, Part I, Plan 40R-5609, Town of Ajax, Regional Municipality of Durham
All of PIN: 26408-0032 (LT)
Part of Lot 15, Concession 3 Pickering, Part 2, Plan 40R-20830,
Town of Ajax, Regional Municipality of Durham
All of PIN: 26408-0358 (LT)
- iii) Interpretation:
- a) In the Residential Two — 'B' (R2-B) Zone, for all *lots/blocks* abutting a *public street or road* on one side and a *public lane* on the opposite side, the *lot line* and *yard* abutting the *public street or road* shall be the *front lot line* and *front yard* and the *lot line* and *yard* abutting the *public lane* shall be the *rear lot line* and *rear yard*.
 - b) In the Residential Multiple Six (RM6) Zone, double front *dwelling units* shall be considered those dwelling units which abut a *private lane* on two sides or abut a *private lane* on one side and a *public street or road* on the opposite side. The *lot line* and *yard* abutting the portion of a *dwelling unit* containing an attached garage shall be the *rear lot line* and *rear yard*.
 - c) Schedule "D" has been included in this Exception as a reference to provide context for the development standards included herein.
 - d) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of Block A, as illustrated in Schedule "D".

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

Schedule 'D'



iv) Development Standards within the Residential One — 'D' (R1-D) Zone:

- | | |
|--|-------|
| a) Minimum Lot Frontage: | 9.0 m |
| b) Minimum Setback from Rear Lot Line: | 7.0 m |
| c) Maximum Lot Coverage: | 50% |

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

d) Maximum *Height*: 3-storeys/13.0 m

e) Notwithstanding the provisions of the R1-D Zone, the zone standards of the R1-F Zone, except as amended herein, shall apply to a *lot* with a frontage of 9.0 metres.

v) Development Standards within the Residential One — 'F' (R1-F) Zone:

a) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, the maximum *front yard* provisions shall not apply to a *dwelling unit* on Lots 4 and 5, as illustrated in Schedule "D".

b) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, the maximum setback provision between the front face of adjacent *dwelling units* shall not apply as it relates to dwelling units on Lots 3 and 4, *dwelling units* on Lots 4 and 5, and *dwelling units* on Lots 5 and 6, as illustrated in Schedule "D".

c) Minimum Setback from *Rear Lot Line*: 7.0 m

d) Maximum *Lot Coverage*: 50%

e) Maximum *Height*: 3-storeys/13.0 m

f) The following development standards shall apply to all *lots* with frontages of 11.0 metres or greater:

i) Maximum *Garage Width*: 5.6 m

ii) Maximum *Driveway Width*: 5.6 m

iii) Maximum *Apron and Curb Cut Width*: 5.6 m

vi) Development Standards within the Residential Two — 'B' (R2-B) Zone:

a) Minimum *Lot Frontage*: 4.5 m

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

- b) Minimum Setback from *Front Lot Line*:
- i) *Dwelling unit* 3.0 m
 - ii) *Platform* 1.5 m
- c) Maximum Setback from *Front Lot Line*:
- i) 7.5 metres, as measured from the front face of the *dwelling unit*.
 - ii) There shall be no maximum setback for *dwelling units* within Blocks 18 and 19, as illustrated in Schedule "D".
 - iii) A *dwelling unit* shall not be setback more than 3.0 metres from the front face of an adjacent *dwelling unit* which fronts on the same *public street or road*.
- d) Minimum Setback from *Rear Lot Line*:
- i) *Dwelling unit/platform* 3.0 m
 - ii) *Attached garage* 6.0 m
- e) Minimum Setback from *Exterior Site Lot Line*:
- i) *Dwelling unit/attached garage* 2.0 m
 - ii) *Platform* 1.0 m
- f) Minimum Setback from *Interior Side Lot Line*:
- i) 0.0 metres between *dwelling units* and 1.2 metres for end *dwelling units*.
- g) Maximum *Lot Coverage*:
- i) No maximum lot coverage requirements shall apply.
- h) Maximum *Height*: 3-storeys/14.0 m

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

- i) Maximum Garage Width: 4.3 m
 - j) Maximum *Driveway Width*: 4.0 m
 - k) Maximum *Apron and Curb Cut* Width: 4.0 m
 - l) Attached garages and *driveways* shall be located in *rear yards*.
- vii) Development Standards within the Residential Multiple Six (RM6) Zone.
- In the event that Block A, as illustrated in Schedule "D", is developed with *block townhouse dwellings* within a common elements condominium, the following development standards shall apply to each Parcel of Tied Land (POTL) associated with a *block townhouse dwelling*.
- a) Minimum *Lot Frontage*:
 - i) Double front *dwelling units* 4.5 m
 - ii) All other *dwelling units* 5.2 m
 - b) Minimum *Lot Depth*: 10.5 m
 - c) Minimum Setback from *Front Lot Line*:
 - i) *Dwelling unit* 3.0 m
 - ii) *Platform* 1.5 m
 - iii) Attached garage 6.0 m
 - d) Minimum Setback from *Rear Lot Line*:
 - i) Double front *dwelling units*
 - *Dwelling unit/platform* 2.7 m
 - Attached garage 6.0 m

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

- ii) All other *dwelling units* 6.0 m
- e) Minimum Setback from *Exterior Side Lot Line*: 2.0 m
- f) Minimum Setback from *Interior Side Lot Line*:
 - i) 0.0 metres between *dwelling units* and 1.0 metre for end *dwelling units*, with a minimum aggregate setback between *dwelling units* of 2.4 metres.
 - ii) 0.0 metres for end *dwelling units* abutting common elements.
- g) Maximum *Lot Coverage*:
 - i) No maximum *lot coverage* requirements shall apply.
- h) Maximum *Height*: 3-stories/14.0 m
- i) Maximum *Driveway Width*:
 - i) Double front *dwelling units* 4.0 m
 - ii) All other *dwelling units* 3.2 m
- j) The existing *detached dwelling* located on 1260 Church Street North is an additional permitted *use* in the RM6 Zone.
 - i) Minimum setback from roundabout right-of-way: 0.4 m
 - ii) All other zone standards of the RM6 Zone shall apply.
 - iii) All existing *accessory buildings or structures* are deemed to be legal non-complying. Any future *accessory buildings or structures* shall be subject to the provisions of Section 4.1.1 of Zoning By-law 95-2003.

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

viii) Other:

- a) Minimum Setback from *Daylighting Triangle* (public street, road or lane and private lane): 0.0 m
- b) Minimum Private Lane Width: 6.7 m
- c) No accessory buildings or structures are permitted on any lots/blocks in the R2-B Zone.
- d) No accessory buildings or structures are permitted on any POTL for double front dwelling units in the RM6 Zone.
- e) Accessory buildings or structures shall be permitted within common elements. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such accessory buildings or structures.
- f) Notwithstanding Section 4.3 of Zoning By-law 95-2003, the Maximum Area provision for platforms more than 1.2 metres in height above finished ground level shall not apply. Except as amended herein, all other provisions shall apply to all lots/blocks and POTLs, as applicable.
- g) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.
- h) No individual direct vehicular access to a dwelling unit shall be permitted from Church Street North.
- i) No fences (other than decorative metal fences) shall be permitted within a front yard facing Church Street North.
- j) No steps shall be permitted to encroach within a public right-of-way.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference									
206	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21									
<p>i) Location: 253 and 255 Lake Driveway West</p> <p>ii) Legal Description: Part of Block 1, Plan 40M-1 486, Parts I to 3, Plan 40R-1 6777, Town of Ajax, Regional Municipality of Durham All of PIN: 26462-0096 (LT) All of PIN: 26462-0221 (LT) Part of Block 1, Plan 40M-1 486, Part 4, Plan 40R-1 6777, Town of Ajax, Regional Municipality of Durham All of PIN: 26462-0220 (LT)</p> <p>iii) Additional Permitted Uses: <i>Apartment dwelling (without ground floor commercial uses), stacked townhouse dwelling</i></p> <p>iv) Interpretation: The following <i>lot line and yard interpretation</i> shall apply for the subject lands: the north <i>lot line and yard</i> abutting such shall be deemed to be the <i>rear lot line and rear yard</i>; the east <i>lot line and yard</i> abutting such shall be deemed to be an <i>interior side lot line and interior side yard</i>; the west <i>lot line</i> (the development limits adjacent to the Environmental Protection (EP) Zone) and <i>yard</i> abutting such shall be deemed to be an <i>interior side lot line and interior side yard</i>; the south <i>lot lines</i> (abutting Town-owned lands) and <i>yards</i> abutting such shall be deemed to be <i>interior side lot lines and interior side yards</i>; and the <i>lot line and yard</i> abutting Lake Driveway West shall be deemed to be the <i>front lot line and front yard</i>.</p> <p>v) Development Standards: The following development standards shall only apply to an <i>apartment dwelling</i> (without ground floor commercial uses) and <i>stacked townhouse dwellings</i>:</p> <table data-bbox="363 1503 1424 1640"> <tr> <td data-bbox="363 1503 469 1539">a)</td> <td data-bbox="483 1503 987 1539">Minimum Setback from <i>Front Lot Line</i>:</td> <td data-bbox="1330 1503 1424 1539"></td> </tr> <tr> <td data-bbox="483 1551 509 1587">i)</td> <td data-bbox="607 1551 865 1587"><i>Apartment dwelling</i></td> <td data-bbox="1330 1551 1424 1587">2.9 m</td> </tr> <tr> <td data-bbox="483 1602 509 1638">ii)</td> <td data-bbox="607 1602 987 1638">Underground parking garage</td> <td data-bbox="1330 1602 1424 1638">2.9 m</td> </tr> </table> <p>Exception 206 is continued on the next page.</p>					a)	Minimum Setback from <i>Front Lot Line</i> :		i)	<i>Apartment dwelling</i>	2.9 m	ii)	Underground parking garage	2.9 m
a)	Minimum Setback from <i>Front Lot Line</i> :												
i)	<i>Apartment dwelling</i>	2.9 m											
ii)	Underground parking garage	2.9 m											

Exception	Zoning	Map	By-law	File Reference
206 continued	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21
b)	Minimum Setback from East <i>Interior Side Lot Line</i> :			
	i)	<i>Apartment dwelling</i>		10.0 m
	ii)	Underground parking garage		6.0 m
c)	Minimum Setback from West <i>Interior Side Lot Line</i> :			
	i)	<i>Apartment dwelling/parking garage</i>		3.0 m
	ii)	Underground parking garage		3.0 m
	iii)	<i>Stacked townhouse dwelling</i>		3.0 m
d)	Minimum Setback from South <i>Interior Side Lot Line</i> :			
	i)	<i>Stacked townhouse dwelling</i>		7.0 m
	ii)	<i>Platform associated with stacked townhouse dwelling</i>		4.8 m
	iii)	Underground parking garage		7.0 m
e)	Minimum Setback from <i>Rear Lot Line</i> :			
	i)	<i>Apartment dwelling</i>		5.0 m
	ii)	Underground parking garage		3.0 m
f)	Minimum <i>Floor Space Index (FSI)</i> :			1.0
g)	Maximum <i>Height</i> :			
	i)	<i>Apartment dwelling</i>		8-storeys/34.5 m ⁽¹⁾
	ii)	<i>Stacked townhouse dwelling</i>		3-storeys/14.0 m ⁽¹⁾
Exception 206 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
206 continued	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21
h)	Minimum Ground Floor <i>Height</i> (ground floor of <i>apartment dwelling</i>):			4.5 m
i)	Maximum <i>Gross Floor Area</i> :			
	i) No maximum <i>gross floor area</i> requirements shall apply.			
j)	Maximum <i>Lot Coverage</i> :			65%
k)	Minimum Parking:			1.0 space per <i>dwelling unit</i> for the exclusive use of occupants in addition to 0.25 spaces per <i>dwelling unit</i> for the exclusive use of visitors
l)	Minimum Two-Way Drive Aisle Width:			6.5 m
m)	Minimum Number of Required <i>Loading Spaces</i> :			
	Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 <i>loading space</i> is required. All other applicable provisions of Section 5.13 shall apply to such <i>loading space</i> .			
n)	<i>Accessory buildings</i> or <i>structures</i> shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such <i>accessory buildings</i> or <i>structures</i> .			
o)	Minimum Amount of Amenity Space:			
	i)	Indoor Amenity Space	2.0 m ² per <i>dwelling unit</i>	
	ii)	Outdoor Amenity Space	2.0 m ² per <i>dwelling unit</i>	
p)	Notwithstanding Section 4.12 of Zoning By-law 95-2003, a minimum <i>landscaped buffer</i> of 3.0 metres shall be required adjacent to all <i>interior side lot lines</i> and the <i>rear lot line</i> . A drive aisle may be permitted to encroach into the required <i>landscaped buffer</i> adjacent to the east <i>interior side lot line</i> to ensure adequate space for vehicle maneuvering.			
Exception 206 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
206 continued	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21
<p>q) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.</p> <p>(1) The maximum <i>height</i> (measurement included in metres) shall be measured to the tallest point of the <i>building</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
207	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20
<p>i) Location: 27, 29, and 31 Harwood Avenue South</p> <p>ii) Legal Description: Lots 92, 93 and 94, Plan 377, Town of Ajax, Regional Municipality of Durham All of PIN: 26452-0017 (LT) All of PIN: 26452-0019 (LT)</p> <p>iii) Permitted Uses: <i>Art gallery, commercial fitness centre, commercial school, convenience store, day care facility, dry cleaning depot, financial institution, hotel, self serve laundromat, library, licensed accessory outdoor patio (1), medical clinic, office, personal service shop, place of assembly, place of entertainment, place of worship, restaurant, retail store, unlicensed accessory outdoor patio, apartment dwelling (2) seniors citizens' apartment, nursing home, and parking lot.</i></p> <p>(1) A licensed accessory outdoor patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</p> <p>Exception 207 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
207 continued	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20

- iii) continued Permitted Uses: ⁽²⁾ Permitted on the upper floors or ground floor of a building with Harwood Avenue facing ground level commercial uses.
- iv) Interpretation: Schedule "D" has been included in this Exception as a reference. The western limits of the right-of-way (ROW) for the private lane, as illustrated in Schedule "D", shall be deemed to be the rear lot line.



- v) Development Standards:
- The following development standards shall only apply to a residential mixed use building:
- a) Maximum Number of *Dwelling Units*: 131
 - b) Minimum Setback from *Front Lot Line*:

Exception 207 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
207 continued	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20
	i)	Residential mixed use building		0.0 m
	ii)	Underground parking garage		0.0 m
c)	Minimum Setback from South <i>Interior Side Lot Line</i> :			
	i)	Residential mixed use building		0.0 m
	ii)	Underground parking garage		0.0 m
d)	Minimum Setback from North <i>Interior Side Lot Line</i> :			
	i)	Residential mixed use building		0.0 m
	ii)	Underground parking garage		0.0 m
e)	Minimum Setback from <i>Rear Lot Line</i> :			
	i)	Residential mixed use building		2.0 m
	ii)	Underground parking garage		0.0 m ⁽³⁾
f)	Minimum Private Lane ROW Width:			8.55 m
g)	Minimum <i>Ground Floor Area</i> :			600.0 m ²
h)	Minimum <i>Floor Space Index (FSI)</i> :			1.25
i)	Maximum <i>Floor Space Index (FSI)</i> :			4.4
j)	Minimum <i>Ground Floor Height</i> :			3.3 m
k)	Maximum <i>Height</i> :			10-storeys/37.0 m ⁽⁴⁾
l)	Minimum Parking:			1.07 spaces per <i>dwelling unit</i> for the exclusive use of occupants in addition to 0.15 spaces per <i>dwelling unit</i> for the exclusive use of visitors and non-residential <i>gross floor area</i>
Exception 207 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
207 continued	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20
<p>m) Minimum Two-Way Drive Aisle Width: 6.0 m</p> <p>n) Minimum Number of Required <i>Loading Spaces</i>: Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 <i>loading space</i> is required. The provisions of Section 5.13.1 shall not apply to such <i>loading space</i>.</p> <p>o) <i>Accessory buildings or structures</i> shall only be permitted within common outdoor amenity spaces or private terraces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such <i>accessory buildings or structures</i>.</p> <p>p) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, a minimum setback of 0.0 metres shall be permitted between any wall of a building containing a door and any <i>lot line</i>.</p> <p>q) Minimum <i>Landscaped Buffer</i>: i) No minimum <i>landscaped buffer</i> requirements shall apply.</p> <p>r) Minimum Amount of Amenity Space: 2.0 m² per <i>dwelling unit</i> ⁽⁵⁾</p> <p>s) Individual <i>retail store</i> or service commercial uses with a ground floor plate in excess of 4,645.0 m² in size are prohibited.</p> <p>(3) The limits of the underground parking garage may encroach into the private lane ROW; however, such limits shall not encroach into the existing easement, legally described as Parts 1 to 8, Plan 40R-201 90.</p> <p>(4) The maximum <i>height</i> (measurement included in metres) shall be measured to the tallest point of the mechanical penthouse. This mechanical penthouse is not considered a storey and shall not exceed 35% of the floor area of the rooftop.</p> <p>(5) The minimum amount of amenity space may consist of any combination of indoor and outdoor amenity space; however, outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
208	UC (H)	33	50-2022 70-2023	OPA20-A4 Z5/17 SP8/17 OPA23-A2 Z2/23

- i) Location: 310 Kingston Road East
- ii) Legal Description: Part of Lot 5, Concession 2 Pickering, Town of Ajax, Regional Municipality of Durham
All of PIN: 26411-0017 (LT)
- iii) Development Standards:
The following development standards shall only apply to a residential mixed use building:
 - a) Maximum Number of *Dwelling Units*: 380
 - b) Maximum Commercial/Non-Residential *Gross Floor Area*: 1,160.0 m²
 - c) Minimum Setback from *Front Lot Line*:
 - i) Residential mixed use building 0.0 m
 - ii) Underground parking garage 0.0 m
 - d) Minimum Setback from West *Interior Side Lot Line*:
 - i) Residential mixed use building (excluding any structural columns) 10.0 m
 - ii) Underground parking garage 9.0 m
 - e) Minimum Setback from East *Interior Side Lot Line*:
 - i) Residential mixed use building 4.5 m
 - ii) Underground parking garage 4.5 m
 - f) Minimum Setback from *Rear Lot Line*:
 - i) Residential mixed use building 1.5 m
 - ii) Underground parking garage 1.5 m

Exception 208 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
208 continued	UC (H)	33	50-2022	OPA20-A4 Z5/17 SP8/17
g)	Minimum <i>Ground Floor Area</i> :			600.0 m ²
h)	Minimum <i>Floor Space Index (FSI)</i> :			1.25
i)	Minimum <i>Ground Floor Height</i> :			4.0 m
j)	Maximum <i>Height</i> :			25-storeys/88.0 m ⁽¹⁾
k)	Maximum Tower Floor Plate Size ⁽²⁾ :			
	i) 5 th storey: 1,632 m ² , excluding balconies			
	ii) storeys 6 to 17: 1,534 m ² , excluding balconies			
	iii) storeys 18 to 19: 1,403 m ² , excluding balconies			
	iv) 20 th storey: 1,402 m ² , excluding balconies			
	v) 21 st storey: 1,248 m ² , excluding balconies			
	vi) storeys 22 and 23: 1,121 m ² , excluding balconies			
	vii) 24 th storey: 1,071 m ² , excluding balconies			
	viii) 25 th storey: 1,022 m ² , excluding balconies			
l)	Minimum Parking:	274 spaces for the exclusive use of residential occupants, in addition to 43 spaces for the exclusive use of residential visitors and commercial/non-residential <i>gross floor area</i>		
m)	Minimum Number of Required <i>Loading Spaces</i> :			
	Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 2.0 <i>loading spaces</i> are required, 1.0 indoor and 1.0 outdoor <i>loading space</i> . The provisions of Section 5.13.1 shall not apply to the indoor <i>loading space</i> .			
Exception 208 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
208 continued	UC (H)	33	50-2022	OPA20-A4 Z5/17 SP8/17

n) Minimum *Landscaped Buffer*:

Notwithstanding Section 4.12.1 of Zoning By-law 95-2003, no minimum *landscaped buffer* is required adjacent to Kingston Road East.

o) Minimum Amount of Amenity Space: 1.88 m² per *dwelling unit*⁽³⁾

p) Minimum *Dwelling Unit* Requirements:

i) A minimum of 49% of all *dwelling units* within a residential mixed use building shall have a barrier-free design, as defined by Provincial standards.

ii) A minimum of 32% of all *dwelling units* within a residential mixed use building shall be comprised of family-sized units, more specifically, two plus one bedroom units and three bedroom units.

iii) A minimum of 20% of all *dwelling units* within a residential mixed use building shall be affordable rental units, as defined by Provincial policy.

q) *Accessory structures* shall only be permitted within common outdoor amenity spaces or private terraces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory structures*.

r) No steps shall be permitted to encroach within a public right-of-way.

(1) The maximum *height* (measurement included in metres) shall be measured to the tallest point of the mechanical penthouse.

(2) The above noted maximum tower floor plate sizes shall apply to a 25-storey residential mixed use building with a 4-storey base building/podium, provided that the minimum *dwelling unit* requirements set out in Section iii) p) herein are met.

(3) The minimum amount of amenity space may consist of any combination of indoor and outdoor amenity space; however, outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

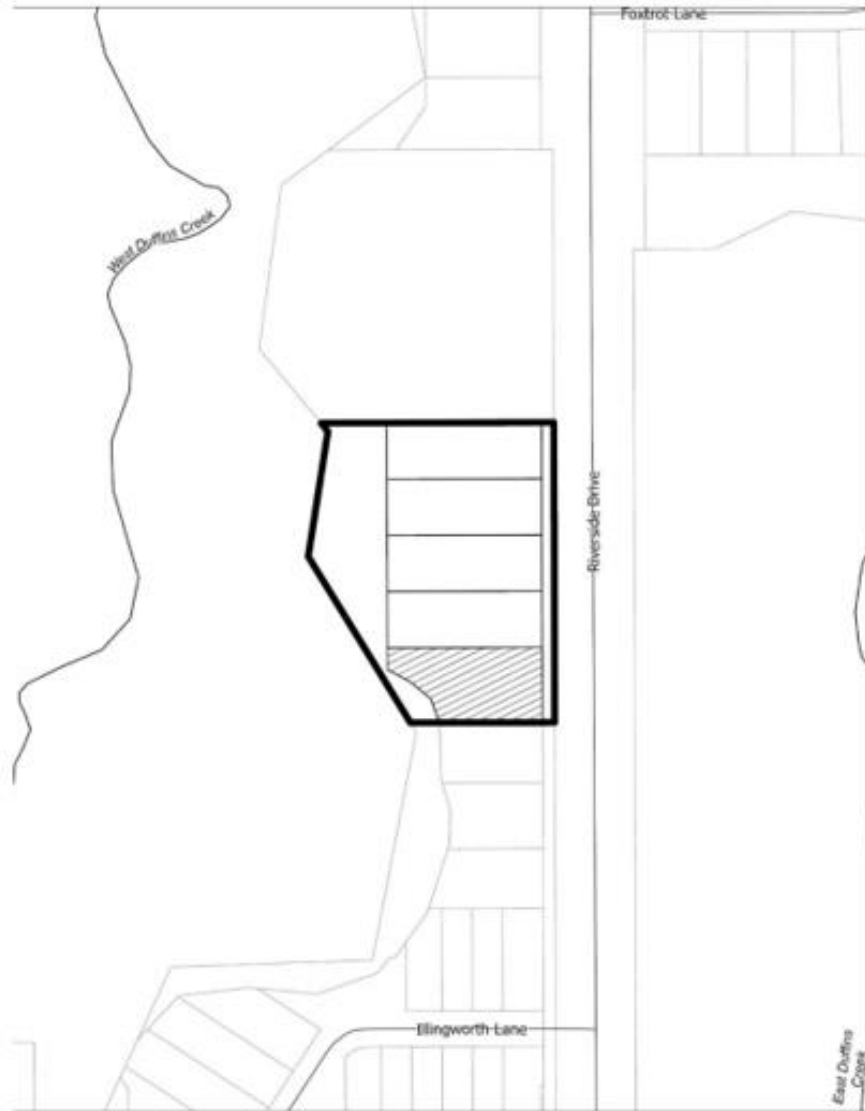
Exception	Zoning	Map	By-law	File Reference																		
209	RM6	37	59-2022	OPA21-A1 Z2/21 SP8/21																		
<p>i) Location: Southeast corner of Cedar Street and Knapton Avenue</p> <p>ii) Legal Description: Part of Park, Registered Plan 465, Town of Ajax, Regional Municipality of Durham</p> <p>iii) Interpretation: Section 4.9 – Frontage on a <i>Public Road</i>, of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed as <i>back-to-back townhouse dwellings</i> accessed by a private <i>lane</i>.</p> <p>iv) Additional Uses: <i>Dwelling, Back-to-Back Townhouse</i></p> <p>v) Development Standards:</p> <p>In the event that the subject lands are developed with <i>back-to-back townhouse dwellings</i> within a common elements condominium, the following development standards shall apply to each Parcel of Tied Land (POTL) associated with a <i>back-to-back townhouse dwelling</i>:</p> <table border="0"> <tr> <td>a) Minimum <i>Lot Depth</i>:</td> <td>13.9 m</td> </tr> <tr> <td>b) Minimum <i>Lot Frontage</i>:</td> <td>6.0 m</td> </tr> <tr> <td colspan="2">c) Minimum Setback from <i>Front Lot Line</i>:</td> </tr> <tr> <td> i) <i>Dwelling Unit/Platform</i> (second storey)</td> <td>3.1 m</td> </tr> <tr> <td> ii) <i>Platform</i> (front porch)</td> <td>1.8 m</td> </tr> <tr> <td> iii) Garage</td> <td>6.0 m</td> </tr> <tr> <td>d) Minimum Setback from <i>Exterior Side Lot Line</i>:</td> <td>2.1 m</td> </tr> <tr> <td>e) Minimum Setback from <i>Interior Side Lot Line</i>:</td> <td>0.0 m</td> </tr> <tr> <td>f) Minimum Setback from <i>Rear Lot Line</i>:</td> <td>0.0 m</td> </tr> </table> <p>Exception 209 is continued on the next page.</p>					a) Minimum <i>Lot Depth</i> :	13.9 m	b) Minimum <i>Lot Frontage</i> :	6.0 m	c) Minimum Setback from <i>Front Lot Line</i> :		i) <i>Dwelling Unit/Platform</i> (second storey)	3.1 m	ii) <i>Platform</i> (front porch)	1.8 m	iii) Garage	6.0 m	d) Minimum Setback from <i>Exterior Side Lot Line</i> :	2.1 m	e) Minimum Setback from <i>Interior Side Lot Line</i> :	0.0 m	f) Minimum Setback from <i>Rear Lot Line</i> :	0.0 m
a) Minimum <i>Lot Depth</i> :	13.9 m																					
b) Minimum <i>Lot Frontage</i> :	6.0 m																					
c) Minimum Setback from <i>Front Lot Line</i> :																						
i) <i>Dwelling Unit/Platform</i> (second storey)	3.1 m																					
ii) <i>Platform</i> (front porch)	1.8 m																					
iii) Garage	6.0 m																					
d) Minimum Setback from <i>Exterior Side Lot Line</i> :	2.1 m																					
e) Minimum Setback from <i>Interior Side Lot Line</i> :	0.0 m																					
f) Minimum Setback from <i>Rear Lot Line</i> :	0.0 m																					

Exception	Zoning	Map	By-law	File Reference
209 continued	RM6	37	59-2022	OPA21-A1 Z2/21 SP8/21
<p>g) Minimum Setback for <i>dwelling units</i> abutting common elements: 0.0 m</p> <p>h) Maximum <i>Lot Coverage</i>:</p> <p>i) No maximum <i>lot coverage</i> requirements shall apply.</p> <p>i) Maximum <i>Driveway Width</i>: 3.0 m</p> <p>j) Maximum <i>Building Height</i>: 3-storeys/12.0 m</p> <p>vi) Other:</p> <p>a) Minimum Private <i>Lane Width</i>: 6.7 m</p> <p>b) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, all required <i>parking spaces</i> within a <i>private garage</i> shall have a minimum width of 3.0 metres and a minimum length of 6.0 metres free of any obstruction. A step of not higher than 20.0 centimetres and not deeper than 25.0 centimetres shall be permitted to encroach into the edge of the required <i>parking space</i>. In addition, a maximum 0.1 metre encroachment into the edge of the required parking space for a maximum of 20% of the wall length shall be permitted for the purposes of accommodating mechanical works.</p> <p>c) Minimum setback from the <i>daylighting triangle</i>: 0.8 m</p> <p>d) No <i>accessory buildings or structures</i>, notwithstanding air conditioning units, associated with a POTL shall be permitted in any <i>front or side yard</i>.</p> <p>e) All air conditioning units are required to be screened from public view through architectural screening, landscaping or a combination of such treatments.</p> <p>f) No fences (other than decorative metal fences) shall be permitted in a <i>front or side yard</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
210	RM6	37	59-2022	Z2/21 SPA22/21
<p>i) Location: 3-73 Cedar Street</p> <p>ii) Legal Description: Part of Park, Registered Plan 465, Town of Ajax, Regional Municipality of Durham</p> <p>iii) Interpretation: The <i>front lot line</i> has been deemed to be the westerly <i>lot line</i>, fronting onto the private <i>lane</i>.</p> <p>iv) Development Standards:</p> <p>a) Minimum Setback from <i>Front Lot Line</i> (westerly property line): 5.5 m</p> <p>b) Minimum Setback from <i>Exterior Side Lot Line</i> (Cedar Street): 5.9 m</p> <p>v) Other:</p> <p>a) Notwithstanding Section 4.1.1 of Zoning By-law 95-2003, as amended, no <i>accessory buildings or structures</i> shall be permitted between an adjacent <i>public street/private lane</i> and any part of a building façade. Each <i>dwelling unit</i> is permitted a maximum <i>gross floor area</i> of 15.m² for <i>accessory buildings or structures</i>. No part of any <i>accessory building or structure</i> shall be located more than 4.5 metres above the <i>established grade</i>.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
211	R1-D	20	14-2023	Z4/22
<p>i) Location: 836 Riverside Drive</p> <p>ii) Legal Description: Parts 1 and 3, Plan 40R-16883, formerly Part of Lot 13, Plan M-1157</p> <p>iii) Development Standards:</p> <p>a) Notwithstanding Section 6.2.2, Zone Standards, for the Maximum <i>Driveway Width</i>, Maximum Garage Width, and Maximum <i>Apron</i> and <i>Curb Cut Width</i>, the following shall apply:</p> <p>i) Maximum <i>Driveway Width</i>: 5.7 m</p> <p>ii) Maximum Garage Width: 5.7 m</p> <p>iii) Maximum <i>Apron</i> and <i>Curb Cut Width</i>: 5.7 m</p> <p>b) For the lands hatched on the map below:</p> <p>i) Notwithstanding Section 6.2.2, Zone Standards, for the Minimum <i>Setback from Rear Lot Line</i>, the following shall apply:</p> <p>- Minimum Setback from the <i>Rear Lot Line</i>: 5.7 m</p> <p>ii) Notwithstanding Section 4.3, Platforms, Height Above Finished Ground Level More than 1.2 metres, for the Minimum Setback from <i>Rear Lot Line</i>, the following shall apply:</p> <p>- Minimum Setback from <i>Rear Lot Line</i>: 2.3 metres</p> <p>Exception 211 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
211 continued	R1-D	20	14-2023	Z4/22



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
212	RM4(H), EP	45, 46	19-2023 49-2024 23-2025	OPA21-A3 Z5/21 SP12/22 OPA24-A2 Z6/24 Z2/25

- i) Location: Southeast corner of Bayly Street East and Pickering Beach Road
- ii) Legal Description: PT LT 6 Range 3 Con Broken Front Pickering, PTS 1 & 2 PL 40R18790 save and except PT 1 PL 40R21844 save & except PTS 8 & 9 PL 40R21174
- iii) Interpretation: The lot line fronting Pickering Beach Road shall be deemed to be the *front lot line*.
- iv) Development Standards:
 - a) Maximum number of dwelling units:
 - i) *Apartment Dwelling* 255
 - ii) *Block Townhouse Dwelling* 4
 - b) Minimum setback from *Front Lot Line* (Pickering Beach Road):
 - i) *Apartment Dwelling* 3.1 m
 - ii) *Underground parking structure* 0.0 m
 - c) Minimum Setback from *Exterior Side Lot Line* (Bayly Street East):
 - i) *Apartment Dwelling* 3.3 m
 - ii) *Underground parking structure* 0.0 m
 - d) Minimum Setback from *Exterior Side Lot Line* (Powers Valley Court):
 - i) *Apartment Dwelling* 3.0 m
 - ii) *Block Townhouse Dwelling* 3.0 m
 - iii) *Underground parking structure* 0.0 m
 - e) Minimum Setback from *Rear Lot Line*:

Exception 212 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
212 continued	RM4(H), EP	45, 46	19-2023 49-2024 23-2025	OPA21-A3 Z5/21 SP12/22 OPA24-A2 Z6/24 Z2/25

- i) *Apartment Dwelling* 2.8 m
- ii) *Block Townhouse Dwelling* 4.2 m
- iii) Underground parking structure and associated access ramp 1.0 m
- iv) Stormwater management tank 1.0 m
- f) Maximum *Lot Coverage*: 49%
- g) Maximum Height:
 - i) *Apartment Dwelling* 12-storeys
 - ii) *Block Townhouse Dwelling* 3-storeys/14.0 m ⁽¹⁾
- v) Other:
 - a) Minimum Setback from the *Daylighting Triangle*: 0.0 m
 - b) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.
 - c) Minimum Width of a Two-way Drive Aisle in an Underground Parking Structure: 6.2 m
 - d) Subject to the provision of a car sharing and/or micro transit service, a minimum parking rate of:
 - i) *Apartment Dwelling*: 0.88 parking spaces per dwelling unit for the exclusive use of all units (including affordable)
 - ii) *Block Townhouse Dwelling*: 2.0 parking spaces per dwelling unit for the exclusive use of residents
 - iii) 0.88 parking spaces per dwelling unit for the exclusive use of visitors
 - e) Required Parking Spaces Other Than Within Private Garages:

Exception 212 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
212 continued	RM4(H), EP	45, 46	19-2023 49-2024 23-2025	OPA21-A3 Z5/21 SP12/22 OPA24-A2 Z6/24 Z2/25

- i) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, where the side of a parking space is obstructed, the parking space may have a minimum width of 2.6 metres provided that the obstruction is not located within 1.2 metres of either end of the parking space.
 - f) Minimum Number of Required Loading Spaces:
 - i) Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 loading space is required. All other applicable provisions of Section 5.13 shall apply to such loading space.
 - g) *Accessory Buildings or Structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *Accessory Buildings or Structures*.
 - h) Minimum Amount of Amenity Space:
 - i) Indoor amenity space 1.0 m² per dwelling unit
 - ii) Outdoor amenity space 1.0 m² per dwelling unit
 - i) Minimum Setback to a stairwell associated with underground parking structure:
 - i) *Front Lot Line*: 65 m
 - ii) *Exterior Side Lot Line (Powers Valley Court)*: 4.0 m
 - iii) *Rear Lot Line*: 2.8 m
 - j) A minimum of 10% of all dwelling units within the apartment dwelling shall be affordable as defined by Provincial policy and these units be distributed by a mix of different unit types.
- (1) The maximum height (measurement included in metres) shall be measured from *established grade* to the tallest point of a *building*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
213	UC	31	38-2023	OPA20-A2 Z3/20
<p>i) Location:</p> <p>ii) Legal Description:</p> <p>iii) Permitted Uses:</p> <p>iv) Interpretation:</p>	<p>21 and 23 Harwood Avenue South and Western portion of 100, 101, and 102 Heron Street</p> <p>Lots 88, 89 and 90, Plan 377, Town of Ajax, Regional Municipality of Durham All of PIN: 26452-0014 (LT) All of PIN: 26452-0015 (LT) Part of Lots 100, 101 and 102, Plan 377, Town of Ajax, Regional Municipality of Durham Part of PIN: 26452-0025 (LT) Part of PIN: 26452-0026 (LT) Part of PIN: 26452-0027 (LT)</p> <p><i>Art gallery, commercial fitness centre, commercial school, convenience store, day care facility, dry cleaning depot, financial institution, hotel, self serve laundromat, library, licensed accessory outdoor patio⁽¹⁾, medical clinic, office, personal service shop, place of assembly, place of entertainment, place of worship, restaurant, retail store, unlicensed accessory outdoor patio, apartment dwelling⁽²⁾, senior citizens' apartment, retirement home, and parking lot.</i></p> <p>⁽¹⁾ A <i>licensed accessory outdoor patio</i> is permitted provided that the <i>licensed accessory outdoor patio</i> meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</p> <p>⁽²⁾ Permitted on the upper floors or ground floor of a <i>building</i> provided that ground floor units facing Harwood Avenue contain commercial uses.</p> <p>a) For the purposes of this Exception, a <i>senior citizens' apartment</i>, shall mean an apartment <i>building</i> for seniors which may include common facilities for the preparation, serving and consumption of meals, and may also include common areas, indoor and outdoor recreation facilities, and respite care facilities where such uses and activities are provided only for residents.</p>			
<p>Exception 213 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
213 continued	UC	31	38-2023	OPA20-A2 Z3/20
iv) Interpretation continued:		b) Schedule "D" has been included in this Exception as a reference to illustrate the limits of the right-of-way (ROW) for the private <i>lane</i> ; however, such private <i>lane</i> may be subject to change through the Site Plan Application review and approval process. No above grade <i>buildings</i> or <i>structures</i> shall encroach into the private <i>lane</i> ROW; however, the limits of an underground parking garage may encroach into the private <i>lane</i> ROW.		
v) Development Standards:		The following development standards shall apply:		
a) Minimum Setback from <i>Front Lot Line</i> :				
i) Residential mixed use <i>building</i>		0.0 m		
ii) Underground parking garage		0.0 m		
b) Minimum Setback from <i>Exterior Side Lot Line</i> :				
i) <i>Buildings</i> (residential mixed use <i>building</i> and <i>senior citizens' apartment/retirement home</i>)		3.0 m		
ii) Underground parking garage		0.0 m		
c) Minimum Setback from <i>Interior Side Lot Line</i> :				
i) Residential mixed use <i>building</i>		0.0 m		
ii) <i>Senior citizens' apartment/retirement home</i>		7.5 m		
iii) Underground parking garage		0.0 m		
iv) Underground parking garage (for the easterly 37.0 metres of the subject lands)		7.5 m		
d) Minimum Setback from <i>Rear Lot Line</i> :				
i) <i>Senior citizens' apartment/retirement home</i>		13.6 m		
ii) Underground parking garage		1.0 m		
Exception 213 is continued on the next page				

Exception	Zoning	Map	By-law	File Reference
213 continued	UC	31	38-2023	OPA20-A2 Z3/20
e)	Minimum Private Lane ROW Width:			8.55 m
f)	Minimum Ground Floor Area:			600.0 m ²
g)	Minimum Floor Space Index (FSI):			1.25
h)	Maximum Floor Space Index (FSI):			4.3
i)	Minimum Ground Floor Height:			4.0 m
j)	Maximum Height:			
	i)	Residential mixed use building		12 storeys/45.0 m ⁽³⁾
	ii)	Senior citizens' apartment/retirement home		5-storeys/21.5 m ⁽³⁾
k)	Minimum Parking:		1.0 space per dwelling unit for the exclusive use of occupants in addition to 0.15 spaces per dwelling unit for the exclusive use of visitors 1.0 space per 28.0 m ² of non-residential gross floor area	
l)	Minimum Number of Required Loading Spaces: Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 loading space is required. The provisions of Section 5.1 3.1 shall not apply to such loading space.			
m)	Accessory buildings or structures shall only be permitted within common outdoor amenity spaces and private terraces. The provisions of Section 4.1 .1 of Zoning By-law 95-2003 shall not apply to such accessory buildings or structures.			
n)	Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, a minimum setback of 0.0 metres shall be permitted between any wall of a building containing a door and any lot line.			
o)	Minimum Landscaped Buffer:			
	i)	A minimum landscaped buffer of 3.0 metres shall be provided adjacent to the exterior side lot line.		
Exception 213 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
213 continued	UC	31	38-2023	OPA20-A2 Z3/20

- p) Minimum Amount of Amenity Space: 4.3
- i) Residential mixed use *building* 3.0 m² per *dwelling unit* ⁽⁴⁾
- q) Individual *retail store* or service commercial uses with a ground floor plate in excess of 4,645.0 m² in size are prohibited
- r) Minimum Setback from *Daylighting Triangle*: 0.0 m

(3) The maximum *height* (measurement included in metres) shall be measured to the tallest point of a *building*, which includes, but is not limited to, mechanical penthouses and elevator enclosures.

(4) The minimum amount of amenity space may consist of any combination of indoor and outdoor amenity space; however, outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Schedule "D" to By-Law Number 38-2023



Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
214	GS (H)	36	45-2023	OPA21-A2 Z4/21
<p>i) Location:</p> <p>ii) Legal Description:</p> <p>iii) Permitted Uses:</p> <p>iv) Development Standards:</p>		<p>190 Westney Road South</p> <p>Part of Block M, Plan M-25, Parts 8 and 9, Plan 40R-18895, Town of Ajax, Regional Municipality of Durham</p> <p>All of PIN: 26461-0042 (LT)</p> <p><i>Art gallery, commercial fitness centre, commercial school, convenience store ⁽¹⁾, day care facility, dry cleaning depot, financial institution, hotel, library, licensed accessory outdoor patio ⁽²⁾, medical clinic, office, personal service shop, place of assembly, place of entertainment, place of worship, restaurant, retail store ⁽¹⁾, self serve laundromat, unlicensed accessory outdoor patio, apartment dwelling ⁽³⁾, retirement home, and senior citizens' apartment.</i></p> <p>⁽¹⁾ No individual <i>retail store</i> or <i>convenience store</i> shall exceed a <i>gross floor area</i> of 2,000.0 m² in size. Further, <i>outdoor storage</i> is not permitted.</p> <p>⁽²⁾ A <i>licensed accessory outdoor patio</i> is permitted provided that the <i>licensed accessory outdoor patio</i> meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</p> <p>⁽³⁾ Only permitted on the upper floors of a <i>building</i> with ground level commercial uses.</p>		<p>The following development standards shall apply:</p> <p>Exception 214 is continued on the next page.</p>

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21
<p>a) Minimum Setback from <i>Front Lot Line</i> (Westney Road South):</p> <p>i) Residential mixed use <i>building</i> 0.0 m</p> <p>ii) Underground parking garage 0.0 m</p> <p>b) Minimum Setback from <i>Exterior Side Lot Line</i> (O'Brien Court):</p> <p>i) Residential mixed use <i>building</i> (ground floor only, excluding any structural columns) 9.0 m ⁽⁴⁾</p> <p>ii) Underground parking garage 0.0 m</p> <p>c) Minimum Setback from <i>Interior Side Lot Line</i>:</p> <p>i) Residential mixed use <i>building</i> 4.5 m</p> <p>ii) Underground parking garage 4.5 m</p> <p>d) Minimum Setback from <i>Rear Lot Line</i>:</p> <p>i) Residential mixed use <i>building</i> (excluding balconies) 9.0 m ⁽⁵⁾</p> <p>ii) Underground parking garage 0.0 m</p> <p>e) Minimum Setback from <i>Daylighting Triangle</i>: 0.0 m</p> <p>f) Minimum Tower Stepback:</p> <p>The tower ⁽⁶⁾ shall stepback from the face of the base <i>building/podium</i> ⁽⁷⁾ a minimum of 2.0 metres. This stepback requirement shall only apply to the portion of the <i>building</i> adjacent to Westney Road South.</p> <p>In the event that the existing easement is removed and/or reduced in size, the minimum 2.0 metre stepback requirement shall apply to all portions of the <i>building</i>.</p> <p>g) Maximum Tower Floor Plate Size:</p> <p>The maximum residential tower floor plate shall be no greater than 800.0 m², excluding balconies.</p> <p>h) Minimum Tower Separation Distance:</p> <p>The minimum tower separation distance shall be 25.0 metres from a tower on the same development site, and any tower shall be setback a minimum of 12.5 metres from an <i>interior side lot line</i>.</p> <p>Exception 214 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21
<p>i) Maximum <i>Building Height</i>: 62-storeys</p> <p> i) Maximum Base <i>Building/Podium Height</i>: 10-storeys</p> <p>j) Minimum <i>Building Height</i>: 55-storeys</p> <p> i) Minimum Base <i>Building/Podium Height</i>: 8-storeys</p> <p>k) Minimum <i>Floor/Storey Height</i> (ground floor and 2nd storey): 4.5 m</p> <p>l) Maximum <i>Floor Space Index</i> (FSI): 15</p> <p>m) Minimum <i>Floor Space Index</i> (FSI) for Employment/Commercial Uses: 0.8</p> <p>n) Minimum <i>Gross Floor Area</i> for a <i>Retail Store</i> (Grocery Store): 1,500.0 m²</p> <p>o) Maximum <i>Lot Coverage</i>: 80%</p> <p>p) Minimum Amount of Amenity Space:</p> <p> i) Indoor Amenity Space 2.0 m² per <i>dwelling unit</i></p> <p> ii) Outdoor Amenity Space ⁽⁸⁾ 1.5 m² per <i>dwelling unit</i></p> <p>q) <i>Building Occupancy</i>:</p> <p>No more than 50% of the total residential <i>dwelling units</i> shall be occupied until a <i>retail store</i>, specifically a grocery store, and a <i>day care facility</i> have occupied the <i>building</i> and are fully operational.</p> <p>r) <i>Affordability Requirement</i>:</p> <p>A minimum of 5% of the total residential <i>dwelling units</i> shall be affordable units, as defined by Provincial policy.</p> <p>s) <i>Unit Size Requirement</i>:</p> <p>A minimum of 50 residential <i>dwelling units</i> shall be three bedroom units or larger.</p> <p>t) <i>Minimum Parking</i>:</p>				
<p>Exception 214 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21

835 spaces, provided that:

- a ridesharing service is implemented and fully operational prior to occupancy of 60% of the total residential *dwelling units*
- a minimum of 730 spaces are provided for the exclusive use of residential occupants and visitors
- a minimum of 80 spaces are provided for the exclusive use of employment/commercial uses
- a minimum of 25 spaces are provided for the exclusive use of a ridesharing service

u) Minimum Two-Way Drive Aisle Width: 6.7 m

v) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 3.0 *loading spaces* are required. The provisions of Section 5.13.1 shall not apply to such *loading spaces*; however, such *loading spaces* shall be screened from public view.

w) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings or structures*.

x) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, a minimum setback of 0.0 metres shall be permitted between any wall of a *building* containing a door and any *lot line*.

⁽⁴⁾ In the event that the existing easement is removed, the minimum setback from the *exterior side lot line* shall be 0.0 metres. In the event that the existing easement is reduced in size, then the minimum setback from the *exterior side lot line* shall be reflective of the size (width) of the easement.

⁽⁵⁾ In the event that the existing easement is removed, the minimum setback from the *rear lot line* shall be 0.0 metres. In the event that the existing easement is reduced in size, then the minimum setback from the *rear lot line* shall be reflective of the size (width) of the easement.

⁽⁶⁾ Tower shall mean the portion of a tall *building* above the base *building/podium*.

Exception 214 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21

- (7) Base *building/podium* shall mean the lower portion of a tall *building* from *established grade* to the base of the tower.
- (8) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
215	VC3	29	35-2024	Z2/24

- i) Location: 456 Kingston Road West
- ii) Legal Description: Part Lot 13 Concession 2, Township of Ajax
- iii) Additional Permitted Use: Retirement Home ⁽¹⁾
- iv) Development Standards:
- a) Minimum Setback from the *Rear Lot Line* 1.2 m
 - b) Maximum Height for any portion of a *building or structure* located within 7.5 metres of the *Rear Lot Line*: 5.0 m
 - c) Minimum Required Parking for a Retirement Home: 1 space per 142m² of gross floor area
- v) Other
- a) A maximum of 4 parking spaces are permitted in the front yard, all of which must be located west of the principal building.

(1) A Retirement Home shall mean a premises, licensed in accordance with applicable Provincial legislation, where dwelling units, suites or rooms are provided in association with limited care services. A Retirement Home is designed to accommodate individuals that can direct their own care but require or desire some support with daily living activities. A Retirement Home is different and distinctive from a Long-Term Care Facility.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
216	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01
<p>i) Location: West Side of Church Street North, North of the Hydro Corridor</p> <p>ii) Legal Description: 1620 Church Street North: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-29554, Town of Ajax, Regional Municipality of Durham All of PIN: 26408-1536 (LT)</p> <p>Unaddressed Parcel: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-29328, Town of Ajax, Regional Municipality of Durham All of PIN: 26408-1518 (LT)</p> <p>1520 Church Street North: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-27181, Town of Ajax, Regional Municipality of Durham All of PIN: 26408-0658 (LT)</p> <p>iii) Interpretation:</p> <p>a) In the Residential Two — ‘B’ (R2-B) Zone, for any lots/blocks abutting a <i>public street or road</i> on one side and a <i>public lane</i> on the opposite side, the <i>lot line</i> and <i>yard</i> abutting the <i>public street or road</i> shall be the <i>front lot line</i> and <i>front yard</i> and the <i>lot line</i> and <i>yard</i> abutting the <i>public lane</i> shall be the <i>rear lot line</i> and <i>rear yard</i>. The <i>dwelling units</i> contained on such <i>lots/blocks</i>, shall be considered double front <i>dwelling units</i>.</p> <p>b) Schedule “D” has been included in this Exception as a reference to provide context for the development standards included herein.</p> <p>iv) Development Standards within the Residential One — ‘D’ (R1-D) Zone:</p> <p>a) Maximum Lot Coverage: 50%</p> <p>Exception 216 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
216 continued	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01

- v) Development Standards within the Residential One — 'F' (R1-D) Zone:
- a) Maximum Lot Coverage: 50%
 - b) Notwithstanding Section 6.2.4 of the Zoning By-law 95-2003, as amended, as it relates to *exterior side lot line* setback requirements, the following shall apply to the highlighted lots, as illustrated in Schedule "D".

Minimum Setback from Exterior Side Lot line:
 - i) *Dwelling unit* 1.0 m
 - ii) *Attached private garage* 1.0 m
 - iii) *Platform* 1.0 m
- vi) Development Standards within the Residential Two — 'B' (R2-B) Zone:
- The following development standards shall only apply to double front *street townhouse dwelling units*. The development standards of the R2-B Zone and all other provisions of Zoning By-law 95- 2003 shall apply to all other *street townhouse dwelling units* in the R2-B Zone.
- a) Minimum Setback from *Front Lot Line*:
 - i) *Dwelling unit* 3.0 m
 - ii) *Platform* 1.5 m
 - b) Minimum Setback from *Front Lot Line*:
 - i) 7.5 metres, as measured from the front face of the *dwelling unit*.
 - ii) A *dwelling unit* shall not be setback more than 3.0 metres from the front face of an adjacent *dwelling unit* which fronts on the same *public street or road*.
 - c) Minimum Setback from *Rear Lot Line*:
 - i) *Attached private garage* 0.0 m

Exception 216 is continued on the next page.

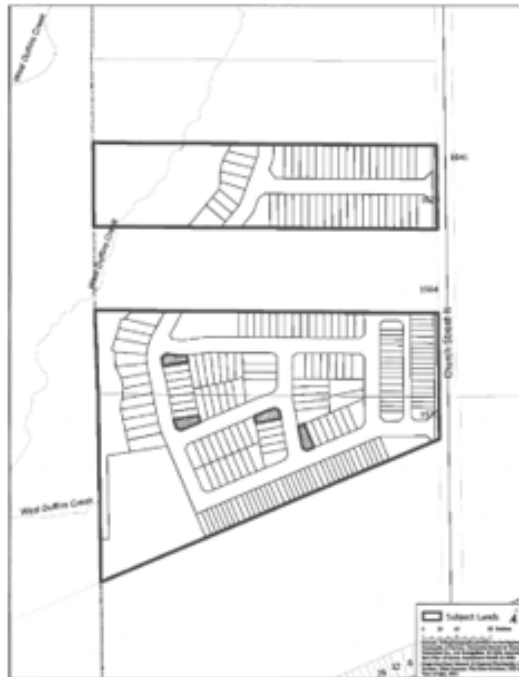
Exception	Zoning	Map	By-law	File Reference
216 continued	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01
<p>d) Minimum Setback from <i>Exterior Side Lot line</i>:</p> <ul style="list-style-type: none"> i) <i>Dwelling unit</i> 2.0 m ii) <i>Attached private garage</i> 2.0 m iii) <i>Platform</i> 1.0 m <p>e) Minimum Setback from <i>Interior Side Lot Line</i>:</p> <ul style="list-style-type: none"> i) 0.0 metres between <i>dwelling units</i> and 1.2 metres for end <i>dwelling units</i>. <p>f) Maximum <i>Lot Coverage</i>:</p> <ul style="list-style-type: none"> i) No maximum <i>lot coverage</i> requirements shall apply. <p>g) Maximum <i>Private Garage Width</i>: 5.8 m</p> <p>h) Maximum <i>Driveway Width and Apron and Curb Cut Width</i>:</p> <ul style="list-style-type: none"> i) No maximum width requirements shall apply. <p>i) <i>Private garages</i> (attached or detached) and parking areas shall be accessed from a rear <i>public lane</i>.</p> <p>j) Notwithstanding the <i>accessory building and structure</i> provisions of Sections 4.1.1 iv) and v) of Zoning By-law 95-2003, the following provisions shall apply to detached <i>private garages</i>:</p> <ul style="list-style-type: none"> i) Minimum Setback from <i>Rear Lot Line</i>: 0.0 m ii) Minimum Setback from <i>Exterior Side Lot Line</i>: 2.0 m iii) Minimum Setback from <i>Interior Side Lot Line</i>: <ul style="list-style-type: none"> a) 0.0 metres on any <i>lot</i> containing an internal <i>dwelling unit</i> and 1.2 metres on any <i>lot</i> containing an end <i>dwelling unit</i>. iv) Maximum <i>Lot Coverage/Ground Floor Area</i>: <ul style="list-style-type: none"> a) No maximum <i>lot coverage</i> requirements shall apply; however, no detached <i>private garage</i> shall exceed a <i>ground floor area</i> of 60.0 m². v) Maximum <i>Height</i>: <ul style="list-style-type: none"> a) No part of a detached <i>private garage</i> may be located more than 6.1 metres above the <i>established grade</i>. <p>Exception 216 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
216 continued	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01

All other *accessory buildings or structures* are subject to the provisions of Section 4.1.1 of Zoning By-law 95-2003.

- k) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, all required *parking spaces* within a *private garage* shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres.
- vii) Other:
 - a) No individual direct vehicular access to a *dwelling unit* shall be permitted from Church Street North.
 - b) Minimum Setback from *Daylighting Triangle* (*public street or road, or lane*): 0.0 m
 - c) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.
 - d) No fences (other than decorative metal fences) shall be permitted within a *front yard* facing Church Street North.
 - e) No steps shall be permitted to encroach within a public right-of-way.

Schedule "D" to By-Law Number 58-2023



Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
217	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01
i)	Location:	1641 Church Street North		
ii)	Legal Description:	Part of Lot 14, Concession 3 Pickering, Part 1, Plan 40R-31270, Town of Ajax, Regional Municipality of Durham All of PIN: 26408-2046 (LT)		
iii)	Additional Permitted Uses:	In the Residential Two – ‘B’ (R2-B) Zone, <i>back-to-back townhouse dwellings</i> are permitted.		
iv)	Interpretation:	<p>a) In the Residential Two — ‘B’ (R2-B) Zone, for any <i>lots/blocks</i> abutting Church Street North on one side and a <i>public street or road</i> on the opposite side, the <i>lot line</i> and <i>yard</i> abutting Church Street North shall be the <i>front lot line</i> and <i>front yard</i> and the <i>lot line</i> and <i>yard</i> abutting the opposing <i>public street or road</i> shall be the <i>rear lot line</i> and <i>rear yard</i>. The <i>dwelling units</i> contained on such <i>lots/blocks</i>, shall be considered double front <i>dwelling units</i>.</p> <p>b) Schedule “D” has been included in this Exception as a reference to provide context for the development standards included herein.</p>		
v)	Development Standards within the Residential One — ‘E’ (R1 -E) Zone:			
	a) Minimum Setback from <i>Rear Lot Line</i> :	7.0 m		
	b) Maximum <i>Lot Coverage</i> :	55%		
	c) Maximum <i>Private Garage Width</i> :	5.7 m		
	d) Maximum <i>Driveway Width</i> and <i>Apron and Curb Cut Width</i> :	5.7 m		
	e) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, as amended, as it relates to <i>exterior side lot line</i> setback requirements, the following shall apply to the highlighted <i>lots</i> , as illustrated in Schedule “D”.			
	Minimum Setback from <i>Exterior Side Lot line</i> :			
	i) <i>Dwelling unit</i>	1.0 m		
	ii) <i>Attached private garage</i>	1.0 m		
	iii) <i>Platform</i>	1.0 m		
Exception 217 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01
<p>vi) Development Standards within the Residential One — 'F' (R1-F) Zone:</p> <p>a) Minimum Setback from <i>Rear Lot Line</i>: 7.0 m</p> <p>b) Maximum <i>Lot Coverage</i>: 55%</p> <p>vii) Development Standards within the Residential Two — 'B' (R2-B) Zone:</p> <p>a) The following development standards shall only apply to <i>lots/blocks</i> in the R2-B Zone containing double front <i>street townhouse dwelling units</i>:</p> <p>i) Minimum <i>Lot Depth</i>: 22.0 m</p> <p>ii) Minimum Setback from <i>Front Lot Line</i> (Church Street North):</p> <p>a) <i>Dwelling unit</i> 3.0 m</p> <p>b) <i>Platform</i> 1.0 m</p> <p>iii) Maximum Setback from <i>Front Lot Line</i> (Church Street North):</p> <p>a) 7.5 metres, as measured from the front face of the <i>dwelling unit</i>.</p> <p>b) A <i>dwelling unit</i> shall not be setback more than 3.0 metres from the front face of an adjacent <i>dwelling unit</i> which fronts on the same <i>public street or road</i>.</p> <p>iv) Minimum Setback from <i>Rear Lot Line</i>:</p> <p>a) <i>Dwelling unit</i> 3.0 m</p> <p>b) <i>Attached private garage</i> 5.7 m</p> <p>c) <i>Platform</i> 1.0 m</p> <p>v) Minimum Setback from <i>Exterior Side Lot line</i>:</p> <p>a) <i>Dwelling unit</i> 2.0 m</p> <p>b) <i>Attached private garage</i> 2.0 m</p> <p>c) <i>Platform</i> 1.0 m</p> <p>vi) Minimum Setback from <i>Interior Side Lot Line</i>:</p> <p>a) 0.0 metres between <i>dwelling units</i> and 1.2 metres for end <i>dwelling units</i>.</p> <p>vii) Maximum <i>Lot Coverage</i>:</p> <p>a) No maximum <i>lot coverage</i> requirements shall apply.</p> <p>Exception 217 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01
<ul style="list-style-type: none"> viii) Minimum <i>Height</i>: 9.5 m⁽¹⁾ ix) Maximum <i>Height</i>: 14.0 m x) Maximum <i>Private Garage Width</i>: 3.3 m xi) Maximum <i>Driveway Width and Apron and Curb Cut Width</i>: 3.3 m <p>b) The following development standards shall only apply to <i>lots/blocks</i> in the R2-B Zone containing <i>back-to-back townhouse dwelling units</i>:</p> <ul style="list-style-type: none"> i) Minimum <i>Lot Depth</i>: 13.0 m ii) Minimum Setback from <i>Front Lot Line</i>: <ul style="list-style-type: none"> a) <i>Dwelling unit</i> 3.0 m b) <i>Attached private garage</i> 5.7 m c) <i>Platform</i> 1.0 m iii) Minimum Setback from <i>Rear Lot Line</i>: 0.0 m iv) Minimum Setback from <i>Exterior Side Lot line</i>: <ul style="list-style-type: none"> a) <i>Dwelling unit</i> 2.0 m b) <i>Attached private garage</i> 2.0 m c) <i>Platform</i> 1.0 m v) Minimum Setback from <i>Interior Side Lot Line</i>: <ul style="list-style-type: none"> a) 0.0 metres between <i>dwelling units</i> and 1.2 metres for end <i>dwelling units</i>. vi) Maximum <i>Lot Coverage</i>: <ul style="list-style-type: none"> a) No maximum <i>lot coverage</i> requirements shall apply. vii) Minimum <i>Height</i>: 9.5 m⁽¹⁾ viii) Maximum <i>Height</i>: 14.0 m ix) Maximum <i>Private Garage Width</i>: 3.3 m x) Maximum <i>Driveway Width and Apron and Curb Cut Width</i>: 3.3 m <p>Exception 217 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

- c) The following development standards shall apply to all other *street townhouse dwelling units* in the R2-B Zone:
- i) Minimum Setback from *Rear Lot Line*: 7.0 m
 - ii) Maximum *Lot Coverage*: 70%
 - iii) Maximum *Height*: 14.0 m
 - iv) Maximum *Private Garage Width*: 3.3 m
 - v) Maximum *Driveway Width and Apron and Curb Cut Width*: 3.3 m
- viii) Other:
- a) No *accessory buildings or structures* are permitted on any *lots/blocks* in the R2-B Zone containing *double front street townhouse dwelling units* or *back-to-back townhouse dwelling units*.
 - b) No individual direct vehicular access to a *dwelling unit* shall be permitted from Church Street North.
 - c) Minimum Setback from *Daylighting Triangle and/or corner roundings*: 0.0 m
 - d) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.
 - e) No fences (other than decorative metal fences) shall be permitted within a *front yard* facing Church Street North.
 - f) No steps shall be permitted to encroach within a public right-of-way.
- ⁽¹⁾ All *double front street townhouse dwelling units* and *back-to-back townhouse dwelling units* in the R2-B Zone shall be a minimum of 3-storeys in height.

Exception 217 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

Schedule "D" to By-Law Number 60-2023



Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
218	VC3	29	59-2023	Z2/22 SPA8/22

- i) Location: 479 Kingston Road West
- ii) Legal Description: Part of Lot 13, Concession 1
- iii) Additional Permitted Uses: *Day Care Facility*
- iv) Development Standards:
 - a) Minimum Number of Required *Parking Spaces*: 18

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
219	DCA/MU	43	38-2024	OPA24-A1 Z3/24 SP5/19

i)	Location:	282 Monarch Avenue		
ii)	Legal Description:	Part of Block T, Plan 480, Parts 2 and 3, Plan 40R-1451, Part 1, Plan 40R-4401, Town of Ajax, Regional Municipality of Durham All of PIN: 26458-0009 (LT)		
iii)	Development Standards:			
	a) Maximum Height:	33-storeys ⁽¹⁾		
	b) Minimum Parking:	0.75 spaces per <i>dwelling unit</i> for the exclusive use of occupants		
		0.08 spaces per <i>dwelling unit</i> for the exclusive use of visitors		
iv)	Other:			
	a)	No more than 50% of the total <i>dwelling units</i> included in the first phase of development shall be occupied until a car share and/or microtransit service is implemented and fully operational.		
	b)	The owner covenants and agrees that the Council of the Town of Ajax may repeal this By-law should a building permit for the first phase of development not be issued by December 31, 2024.		
	(1)	The maximum <i>height</i> of 33-storeys is subject to the completion of an Air Quality Study, demonstrating no adverse impacts from emissions, that has been peer reviewed to the satisfaction of the Town.		
Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
220				

RESERVED

Exception	Zoning	Map	By-law	File Reference
221				
RESERVED				

Exception	Zoning	Map	By-law	File Reference
222	VC1	28	85-2024	Z10/24

i) Location:	22 Church Street North			
ii) Legal Description:	Part of Lot 28, Plan 73 Village of Pickering, Part 3, Plan 40R-9362, Town of Ajax, Regional Municipality of Durham All of PIN: 26433-0131 (LT)			
iii) Additional Permitted Uses:	<i>Detached dwelling, home based business</i>			
iv) Development Standards:				
a) Minimum <i>Landscaped Buffer</i> :	Notwithstanding Section 4.12 of Zoning By-law 95-2003, as amended, a minimum <i>landscaped buffer</i> of 1.5 metres shall be required adjacent to Church Street North.			
b) Minimum Two-Way Drive Aisle Width:	4.5 m			
Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.				

Exception	Zoning	Map	By-law	File Reference
223	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24
i)	Location:	425 Bayly Street West and the adjacent parcel of land located at the southeast corner of Bayly Street West and Westney Road South		
ii)	Legal Description:	<p>Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 Plan 40R-9314 save and except Parts 1 and 2, Plan 40R-27137, Town of Ajax, Regional Municipality of Durham All of PIN: 26463-0059 (LT)</p> <p>Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 40R-1425, Town of Ajax, Regional Municipality of Durham All of PIN: 26463-0001 (LT)</p>		
iii)	Permitted Uses:	<p>Non-Residential Uses: <i>Art Gallery, Artisan Studio or Workshop, Commercial Fitness Centre ⁽¹⁾, Commercial School ⁽¹⁾, Community Centre, Community Garden, Convenience Store ⁽²⁾, Craft Beverage Establishment ⁽³⁾, Day Care Facility, Dry Cleaning Depot, Farmers' Market, Financial Institution, Hotel, Library ⁽¹⁾, Licensed Accessory Outdoor Patio ⁽⁴⁾, Medical Clinic ⁽¹⁾, Museum ⁽¹⁾, Office, Personal Service Shop ⁽⁵⁾, Place of Assembly ⁽¹⁾, Place of Entertainment, Place of Worship ⁽¹⁾, Post-Secondary School ⁽¹⁾, Restaurant, Retail Store ⁽²⁾, School, Self Serve Laundromat, Take-Out Restaurant, Unlicensed Accessory Outdoor Patio, Veterinary Clinic</i></p> <p>Residential Uses: <i>Apartment Dwelling ⁽⁶⁾, Retirement Home</i></p> <p>⁽¹⁾ Use is only permitted as part of a <i>mixed-use building</i>.</p> <p>⁽²⁾ No individual <i>retail store</i> or <i>convenience store</i> shall exceed a <i>gross floor area</i> of 2,000.0 m² in size. Further, <i>outdoor storage</i> is not permitted.</p> <p>⁽³⁾ Use is only permitted as an <i>accessory use</i> to a <i>restaurant</i>.⁽⁴⁾ A <i>licensed accessory outdoor patio</i> is permitted provided that the <i>licensed accessory outdoor patio</i> meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</p>		
Exception 223 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference				
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24				
<p data-bbox="626 331 1352 436">⁽⁵⁾ Use is only permitted provided that the ground floor <i>gross floor area</i> of each individual unit is no greater than 500.0 m².</p> <p data-bbox="626 478 1390 583">⁽⁶⁾ Only permitted on the upper floors of a <i>building</i> with ground level non-residential uses, with the exception of any <i>building</i> that does not abut a <i>front</i> or <i>exterior side lot line</i>.</p> <p data-bbox="293 594 1390 835">iv) Prohibited Uses: <i>Automatic Motor Vehicle Washing Establishment, Drive Through Facility, Manufacturing, Motor Vehicle Gas Bar, Motor Vehicle Rental Establishment, Motor Vehicle Repair Facility, Motor Vehicle Sales Establishment, Motor Vehicle Service Centre, Motor Vehicle Washing Establishment, Outdoor Storage, Public Storage Facility, and Warehouse / Distribution Centre</i></p> <p data-bbox="293 846 1390 1392">v) Interpretation: a) The following <i>lot line</i> and <i>yard</i> interpretation shall apply for the subject lands: the <i>lot line</i> and <i>yard</i> abutting Bayly Street West shall be deemed to be the <i>front lot line</i> and <i>front yard</i>; the <i>lot line</i> and <i>yard</i> abutting Westney Road South shall be deemed to be the <i>exterior side lot line</i> and <i>exterior side yard</i>; the southernmost <i>lot line</i> and <i>yard</i> abutting such shall be deemed to be the <i>rear lot line</i> and <i>rear yard</i>; and all other <i>lot lines</i> and <i>yards</i> abutting such shall be deemed to be the <i>interior side lot lines</i> and <i>interior side yards</i>.</p> <p data-bbox="626 1224 1390 1392">b) Despite any future severance, plan of subdivision, or plan of condominium, the lands that are subject to this Exception shall be interpreted as one <i>lot</i> for the purposes of applying the development standards included herein.</p> <p data-bbox="293 1413 1390 1644">vi) Development Standards: The following Development standards shall apply:</p> <p data-bbox="362 1507 1390 1644">a) Minimum Setback from <i>Front Lot Line</i>:</p> <table data-bbox="418 1560 1390 1644"> <tr> <td data-bbox="418 1560 1312 1602">i) <i>Building</i> (above ground)</td> <td data-bbox="1320 1560 1390 1602">3.0 m</td> </tr> <tr> <td data-bbox="418 1612 1312 1644">ii) Underground parking garage</td> <td data-bbox="1320 1612 1390 1644">0.0 m</td> </tr> </table> <p data-bbox="293 1665 919 1696">Exception 223 is continued on the next page.</p>					i) <i>Building</i> (above ground)	3.0 m	ii) Underground parking garage	0.0 m
i) <i>Building</i> (above ground)	3.0 m							
ii) Underground parking garage	0.0 m							

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24
<p>b) Minimum Setback from <i>Exterior Side Lot Line</i>:</p> <p>i) <i>Building</i> (above ground) 3.0 m</p> <p>ii) Underground parking garage 0.0 m</p> <p>c) Minimum Setback from Interior Side Lot Lines:</p> <p>i) <i>Building</i> (above ground) 7.5 m⁽⁷⁾</p> <p>ii) Underground parking garage 0.0 m</p> <p>d) Minimum Setback from <i>Rear Lot Line</i>:</p> <p>i) <i>Building</i> (above ground) 7.5 m</p> <p>ii) Underground parking garage 0.0 m</p> <p>e) Minimum Setback from <i>Daylighting Triangle</i>:</p> <p>i) <i>Building</i> (above ground) 1.0 m</p> <p>ii) Underground parking garage 0.0 m</p> <p>f) Minimum <i>Tower Stepback</i>: <i>The tower shall stepback from the face of the base building a minimum of 2.0 metres.</i></p> <p>g) Maximum <i>Tower Floor Plate Size</i>: <i>The maximum residential tower floor plate shall be no greater than 850.0 square metres, excluding balconies.</i></p> <p>h) Minimum <i>Tower Separation Distance</i>: <i>The minimum tower separation distance shall be 23.0 metres from a tower on the same development site and any tower shall be setback a minimum of 12.5 metres from an interior side or rear lot line.</i></p> <p>i) Maximum <i>Building Height</i>: 60-storeys</p> <p>i) Maximum <i>Base Building Height</i>: 8-storeys</p> <p>j) Minimum <i>Building Height</i>: 25-storeys</p> <p>i) Minimum <i>Base Building Height</i> for a <i>building</i> that is 25-storeys to 29-storeys: 3-storeys</p> <p>ii) Minimum <i>Base Building Height</i> for a <i>building</i> that is 30-storeys to 60-storeys: 5-storeys</p> <p>k) Minimum Finished Floor-to-Ceiling Height (ground floor only): 4.0 m</p> <p>Exception 223 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24
l)	Maximum <i>Floor Space Index</i> (FSI):			11.5
m)	Minimum <i>Floor Space Index</i> (FSI) for Non-Residential Uses:			0.14
n)	Minimum <i>Landscaped Open Space</i> :			10%
o)	Minimum <i>Landscaped Buffers</i> adjacent to <i>Front and Exterior Side Lot Lines</i> :			3.0 m
p)	Encroachments into Required Yards:			
	i)	Awnings, Canopies, Porticos and/or other similar <i>structures</i>		0.0 m from lot line
	ii)	Uncovered steps		0.0 m from lot line
q)	Minimum Amount of Amenity Space:			
	i)	Indoor Amenity Space		2.0 m ² per dwelling unit
	ii)	<i>Outdoor Amenity Space</i>		1.5 m ² per dwelling unit
r)	Minimum Two-Way Drive Aisle Width:			6.7m
s)	Minimum Parking:			
	Subject to the provision of a car sharing and/or micro transit service, the minimum parking requirement is as follows:			
	i)	0.6 spaces per <i>dwelling unit</i> for the exclusive use of the occupants		
	ii)	0.2 spaces per <i>dwelling unit</i> for the shared use of residential visitors and for non-residential uses		
t)	Minimum Bicycle Parking:			
	i)	0.52 spaces per dwelling unit		
u)	Minimum Number of Required <i>Loading Spaces</i> :			
	Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 4.0 <i>loading spaces</i> are required and each <i>loading space</i> shall be located within a <i>building</i> . <i>Loading spaces</i> shall be a minimum of 12.0 metres long and 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8%.			
Exception 223 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

v) Building Occupancy:

No more than 30% of the total residential *dwelling units* shall be occupied until a *retail store*, specifically a grocery store, and a *day care facility* have occupied the *building* and are fully operational.

No more than 50% of the total *dwelling units* included in the first phase of development shall be occupied until a car share and/or micro transit service is implemented and fully operational.

w) Affordability Requirement:

A minimum of 10% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, a minimum of 5% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy.

x) *Dwelling Unit* Size Requirement:

A minimum of 2.5% of the total residential *dwelling units* shall be three-bedroom units or larger.

y) Urban Square Requirement:

An Urban Square located within the private property at the corner of Bayly Street West and Westney Road South shall be a minimum of 180 square metres.

(7) Notwithstanding Section vi) c) of this Exception and notwithstanding Section 4.21.2 of Zoning By-law 95-2003, as amended, in the case of a *building* (above ground and underground parking garage) adjacent to a railway spur, the setback shall be 0.0 metres, subject to clearance from the Canadian National Railway Company.

vii) Other:

- a) The owner covenants and agrees that the Council of the Town of Ajax may repeal this By-law should a complete Site Plan Application not be submitted within 12 months of Official Plan Amendment Number 81 and Zoning By-law Amendment 82-2024 coming into effect.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

viii) Definitions:

a) *Artisan Studio or Workshop*

Shall mean a *building* or part thereof used as the workplace of a craftsman or artist and may include ancillary retail uses. An *Artisan Studio or Workshop* is different and distinctive from a *Commercial School*.

b) *Base Building*

Shall mean the lower portion of a tall *building* from *established grade* to the base of the *tower*.

c) *Commercial School*

Shall mean a premises as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school, a career college or business school and any other similar specialized school.

d) *Community Garden*

Shall mean lands used as a communal garden to produce flowers, herbs, fruits and/or vegetables. It shall be operated and maintained by one or more community groups or organizations and may include allotment gardens that are assigned to community members for personal use or common areas for group gardening activities and educational programs. *Community gardens* shall not include the raising of any animals including livestock or poultry. *Community gardens* may include apiaries subject to meeting the requirements of any applicable Town of Ajax Municipal By-law. *Community gardens* may be located at ground level or on rooftops that are designed and constructed to accommodate gardening.

e) *Craft Beverage Establishment*

Shall mean a *building* or part thereof where beverages are prepared, packaged, stored and offered for retail sale to the public for consumption on and/or off the premises. Breweries, distilleries and cideries are examples of operations that are considered to be *Craft Beverage Establishments*.

f) *Day Care Facility*

Shall mean a premises where:

- i) more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours and which is licensed in accordance with the applicable Provincial legislation; and/or

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

ii) temporary care is provided, which may include scheduled activities or meals, to adults for a continuous period not exceeding twenty-four hours, and does not include overnight care.

g) *Farmers' Market*

Shall mean a premises used on a seasonal or temporary basis by multiple vendors principally engaged in the retail sale of locally grown or produced produce, dairy, meat, fish, beverages and/or prepared food products derived from local products. The use may also include other vendors who sell locally-produced arts and crafts, kiosks and/or displays providing educational and/or community information. For the purposes of this definition, locally grown or produced refers to goods sourced primarily from the Province of Ontario.

h) *Financial Institution*

Shall mean a premises where financial transactions including the borrowing, depositing, exchanging of currency and credit occurs and may include an automated banking machine. A *Financial Institution* does not include a *Payday Loan Establishment*.

i) *Landscaped Buffer*

Shall mean an area of land adjacent to a *lot line* that provides a transitional space between the street and/or adjacent properties. *Landscaped buffers* are intended used only for the growth and maintenance of grass, flowers, bushes, trees, and other soft landscaping; and may include incidental walkways, retaining walls, decorative fencing and/or other features as permitted in this By-law.

j) *Landscaped Open Space*

Shall mean an area of land, located at grade, that is primarily intended for the growth and maintenance of vegetation. *Landscaped open space* shall consist predominantly of soft landscaping, but may include the incidental use of hard landscaping to constitute necessary amenities such as walkways, retaining walls, fences, and bicycle parking areas.

k) *Library*

Shall mean a *building* containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

l) *Licensed Accessory Outdoor Patio*

Shall mean an outdoor area where seating accommodation is provided, and where meals or refreshments are served to the public for consumption which is used on a seasonal basis in conjunction with, and in immediate proximity to, a *restaurant* or a *drive through restaurant*. The establishment shall be licensed by the Alcohol and Gaming Commission of Ontario for the consumption of alcohol within the establishment or accessory outdoor patio.

m) *Mixed-Use Building*

Shall mean a *building* containing residential *uses*, and at least one non-residential *use* permitted by this By-law.

n) *Museum*

Shall mean a premises used for the study, exhibition, collection and/or preservation of objects of cultural, historical or scientific interest for public viewing. A *Museum* may also include ancillary *uses* such as a *library*, educational facilities, and *offices*.

o) *Outdoor Amenity Space*

Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property and where areas are dedicated to passive and active recreational uses. Such areas can include but are not limited to patios, decks, swimming pools, paths, leisure spaces, or lawns or green roofs, provided they are for the exclusive use of the residents. *Outdoor amenity space* shall not include parking lots, private balconies accessed through a unit, or public open space.

p) *Place of Assembly*

Shall mean a privately-owned premises in which facilities, such as meeting rooms, are provided for the temporary gathering of people. A *Place of Assembly* is different and distinct from a *Banquet Facility*, *Community Centre*, *Convention Centre*, *Place of Entertainment* and *Place of Worship*.

q) *Post-Secondary School*

Shall mean a university or college established under provincial legislation. A *Post-Secondary School* may include accessory commercial *uses* provided they are located in a *building* that is an integral part of the university or college. It may also include accessory residential facilities for staff and students.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

r) *Restaurant*

Shall mean a commercial establishment in which the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment or on an abutting *licensed or unlicensed accessory outdoor patio* where it is permitted, and which may include home delivery or food pick-up/take-out services.

s) *Retirement Home*

Shall mean a premises, licensed in accordance with applicable Provincial legislation, where dwelling units, suites or rooms are provided in association with limited care services. A *Retirement Home* is designed to accommodate individuals that can direct their own care but require or desire some support with daily living activities.

t) *School*

Shall mean a public, private or separate institution for elementary, intermediate or secondary academic instruction that is recognized by the Ministry of Education, but does not include a *Post-Secondary School*.

u) *Stepback*

Shall mean the horizontal recession of a *building* wall such that the upper storey(s) of the *building* are set back further from a *lot line* than the lower storey(s) of the same *building*.

v) *Take-Out Restaurant*

Shall mean a commercial establishment where food or beverages and refreshments are prepared and offered for sale to patrons exclusively for consumption off the premises. A *Take-Out Restaurant* may include services such as home delivery or food pick-up.

w) *Tower*

Shall mean the portion of a tall *building* above the *base building*.

x) *Unlicensed Accessory Outdoor Patio*

Shall mean an outdoor area where seating accommodation is provided, and where meals or refreshments are served to the public for consumption which is used on a seasonal basis in conjunction with, and in immediate proximity to, a *restaurant* or a *drive through restaurant*. The selling, serving and consumption of alcohol shall not be permitted on the outdoor patio.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
224	PE	49	07-2025	Z5/24
i)	Location:	725 Westney Road South		
ii)	Legal Description:	Part of Block 1, Plan 40M-1308, Part 2, Plan 40R-9180, Town of Ajax, Regional Municipality of Durham All of PIN: 26465-0010 (LT)		
iii)	Additional Permitted Uses:	Indoor Shooting Range ⁽¹⁾ , <i>Accessory Retail Sales Outlet</i> ⁽²⁾		
		<p>(1) For the purposes of this Exception, an Indoor Shooting Range shall mean a premises that is designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of target practice or target shooting competitions.</p> <p>(2) For the purposes of this Exception, an <i>Accessory Retail Sales Outlet</i> shall mean the sale of products manufactured, processed, assembled, or warehoused on the premises.</p>		
iv)	Interpretation:	a) The following <i>lot line</i> and <i>yard</i> interpretation shall apply for the subject lands: the <i>lot line</i> and <i>yard</i> abutting Westney Road South shall be deemed to be the <i>front lot line</i> and <i>front yard</i> ; the <i>lot line</i> and <i>yard</i> abutting Finley Avenue shall be deemed to be the <i>exterior side lot line</i> and <i>exterior side yard</i> ; the west <i>lot line</i> and <i>yard</i> abutting such shall be deemed to be the <i>interior side lot line</i> and <i>interior side yard</i> ; and the north <i>lot line</i> and <i>yard</i> abutting such shall be deemed to be the <i>rear lot line</i> and <i>rear yard</i> .		
v)	Development Standards:	The following development standards shall apply:		
	a) Minimum Setback from <i>Interior Side Lot Line</i> :	4.5 m		
	b) Minimum Required Parking:			
	i) Indoor Shooting Range:	0.92 parking spaces per shooting lane		
	ii) <i>Restaurant</i> :	1.0 parking space per 11.0m ² of gross floor area		
Exception 224 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
224 continued	PE	49	07-2025	Z5/24

c) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95- 2003, as amended, a minimum of 1.0 *loading space* is required. All other applicable provisions of Section 5.13 shall apply to such *loading space*.

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
225	PE	18, 19	12-2025	OPA24-A14 Z18/24
<p>i) Location: 1120, 1130, 1140, 1150, 1160, 1190 and 1200 Salem Road North</p> <p>ii) Legal Description: Block 2, Plan 40M-2737, Town of Ajax, Regional Municipality of Durham All of PIN: 26410-4456 (LT)</p> <p>iii) Additional Permitted Uses: Notwithstanding the additional permitted uses outlined in Exception 163, only the following additional uses are permitted in the Prestige Employment (PE) Zone: <i>Convenience Store, Retail Store, Research and Development Facility</i></p> <p>iv) Prohibited Uses: <i>Banquet Facility, Place of Assembly, Place of Entertainment</i></p> <p>v) Development Standards:</p> <p>a) Minimum Parking 1 space per 27.0 m² of <i>gross floor area</i> for all permitted uses</p> <p>b) Minimum Bicycle Parking: 1 space per 450.0 m² of <i>gross floor area</i> for all permitted uses</p> <p>c) Minimum <i>Landscaped Buffer</i> Adjacent to Local Roads: Notwithstanding Section 4.12.1 of Zoning By-law 95-2003, as amended, for the 4 parking spaces adjacent to the north vehicular access connecting to Penn-Gaskell Drive, the minimum <i>landscaped buffer</i> shall be 1.75 metres.</p> <p>b) Minimum Two-Way Drive Aisle Width: 4.5 m</p> <p>vi) Other:</p> <p>a) The owner covenants and agrees that the Council of the Town of Ajax may repeal By-law 12-2025 should a complete Site Plan Amendment Application not be submitted within 12 months of Official Plan Amendment Number 82 and Zoning By-law Amendment 12-2025 coming into effect.</p> <p>Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
226	RM4 (H)	18	66-2024	OPA24-A11 Z15/24
<p>i) Location: 154 Rossland Road East</p> <p>ii) Legal Description: Con 3, Part of Lot 7 Pickering as in D220717 save and except Part 5, Plan 40R-21615, Town of Ajax, Regional Municipality of Durham, PIN: 26409-2189 (LT)</p> <p>iii) Development Standards:</p> <p>a) Minimum Setback from <i>Front Lot Line</i>:</p> <p>i) Residential <i>building</i> 63.0 m</p> <p>ii) Underground parking garage 55.0 m</p> <p>b) Minimum Setback from <i>Interior Side Lot Line</i>:</p> <p>i) Residential <i>building</i> 5.0 m</p> <p>ii) Underground parking garage 2.2 m</p> <p>c) Minimum Setback from <i>Rear Lot Line</i>: 9.0 m</p> <p>d) Maximum <i>Lot Coverage</i>: 80 %</p> <p>e) Building <i>Height</i>:</p> <p>i) Minimum: 17-storeys</p> <p>ii) Maximum: 26-storeys</p> <p>f) Maximum Base <i>Building/Podium Height</i>⁽¹⁾ 8-storeys</p> <p>g) Minimum Floor-to-Finished Ceiling <i>Height</i> (Ground Floor only): 4.0 m</p> <p>h) Minimum Tower ⁽²⁾ Stepback:</p> <p>i) From the east edge of the upper level of a base <i>building/podium</i> 4.0 m</p> <p>ii) From the west edge of the upper level of a base <i>building/podium</i> ⁽⁴⁾ 3.5 m</p> <p>i) Maximum Residential Density (Units Per Net Hectare): 690</p> <p>i) Maximum Tower ⁽²⁾ Floor Plate Size:</p> <p>i) The maximum residential tower floor plate shall be no greater than 835.0 m², excluding balconies.</p>				
Exception 226 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
226 continued	RM4 (H)	18	66-2024	OPA24-A11 Z15/24

- k) Minimum Tower ⁽²⁾ Separation Distance:
 - i) The minimum tower separation distance shall be 25.0 metres from a tower on the same development site, and any tower shall be setback a minimum of 11.0 metres from an *interior side lot line*.
- l) Minimum Amount of Amenity Space:
 - i) Indoor Amenity Space: 2.0 m² per *dwelling unit*
 - ii) Outdoor Amenity Space ⁽³⁾: 2.0 m² per *dwelling unit*
- m) Subject to the provision of a car sharing and/or micro transit service, a Minimum Parking Rate of:
 - i) 0.75 spaces per *dwelling unit* for the exclusive use of the occupants
 - ii) 0.08 spaces per *dwelling unit* for the exclusive use of visitors
- n) Bicycle Parking Space Requirement:
 - i) Minimum 0.6 bicycle parking spaces per *dwelling unit*
- o) Minimum Number of Required *Loading Spaces*: 1.0
- p) Minimum Size *Loading Space*:
 - i) Each *loading space* shall be a minimum of 12 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8 percent.
- q) Affordability Requirement:
 - i) A minimum of 5% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy.

- (1) Base *building/podium* shall mean the lower portion of a tall *building* from *established grade* to the base of the tower.
- (2) Tower shall mean the portion of a tall *building* above the base *building/podium*.
- (3) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.
- (4) Shall be measured from the outermost edge of the upper level of the base *building/podium* and not from the edge of an adjacent alcove portion of the base *building/podium*.

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
227	LC (H)	9	68-2024	OPA24-A12 Z16/24
i)	Location:	Lands located immediately north of 1901 Harwood Avenue North		
ii)	Legal Description:	Con 3, Part of Lots 8 and 9, Part Road Allowance, Parts 2 to 8, Plan 40R-30837, Town of Ajax, Regional Municipality of Durham, PIN: 26409-6208 (LT)		
iii)	Permitted Uses:	<p><i>Non-Residential Uses: Banquet Facility, Commercial Fitness Centre, Commercial School, Convenience Store ⁽¹⁾, Day Care Facility, Dry Cleaning Depot, Financial Institution, Hotel, Licensed Accessory Outdoor Patio ⁽²⁾, Medical Clinic, Office, Personal Service Shop, Place of Entertainment, Restaurant, Retail Store ⁽¹⁾, Service and Repair Shop, Unlicensed Accessory Outdoor Patio, Veterinary Clinic</i></p> <p><i>Residential Uses: Apartment Dwelling ⁽³⁾</i></p> <p>⁽¹⁾ No individual retail store or convenience store shall exceed a gross floor area of 2,000.0 m² in size.</p> <p>⁽²⁾ A licensed accessory outdoor patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</p> <p>⁽³⁾ Only permitted on the upper floor of a building with ground level commercial uses.</p>		
	Prohibited Uses:	<i>Drive-Thru Facility, Dry Cleaning Establishment, Drive-Thru Restaurant, Outdoor Storage</i>		
iv)	Development Standards:			
	a) Minimum Setback from Front Lot Line:	6.0 m		
	b) Minimum Setback from the interior Side Lot Line:			
	i) North Interior Side Lot Line:	10.0 m		
	ii) South interior Side Lot Line:	4.0 m		
	c) Minimum Setback from Rear Lot Line ⁽⁴⁾ :	2.0 m ⁽⁴⁾		
	d) Maximum Lot Coverage:	80 %		
	e) Building Height:			
	i) Minimum:	12-storeys		
	ii) Maximum:	19-storeys		
Exception 227 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
227 continued	LC (H)	9	68-2024	OPA24-A12 Z16/24
f)	Minimum Floor-to-Finished Ceiling <i>Height</i> (Ground Floor Only):			3.2 m
g)	Minimum <i>Building</i> Tower Stepback:			0.0 m
h)	Maximum Residential Density (Units Per Net Hectare):			680
i)	Maximum <i>Building</i> Tower Floor Plate Size:			
	i) The maximum <i>building</i> tower plate shall be no greater than 1,710.0 m ² , excluding balconies.			
j)	Minimum <i>Building</i> Tower Separation Distance:			
	i) The minimum <i>building</i> tower separation distance shall be 19.0 metres from a building tower on the same development site.			
k)	Minimum Amount of Amenity Space:			
	i) Indoor Amenity Space:			2.0 m ² per <i>dwelling unit</i>
	ii) Outdoor Amenity Space ⁽⁵⁾ :			2.0 m ² per <i>dwelling unit</i>
l)	Subject to the provision of a car sharing and/or micro transit service, a Minimum Parking Rate of:			
	i) 0.75 spaces per <i>dwelling unit</i> for the exclusive use of the occupants			
	ii) 0.14 spaces per <i>dwelling unit</i> for the exclusive use of visitors/non-residential uses			
m)	Bicycle Parking Space Requirement:			
	i) Minimum 0.6 bicycle parking spaces per <i>dwelling unit</i>			
n)	Minimum Number of Required <i>Loading Spaces</i> :			1.0
o)	Minimum Size <i>Loading Space</i> :			
	i) Each <i>loading space</i> shall be a minimum of 12 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8 percent.			
p)	Affordability Requirement:			
	i) A minimum of 5% of the total residential <i>dwelling units</i> shall be affordable units, as defined by Provincial policy.			
Exception 227 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
227 continued	LC (H)	9	68-2024	OPA24-A12 Z16/24
<p>(4) Minimum setback from the <i>Rear Lot Line</i> is subject to clearance from the Canadian Pacific Railway Company. With such clearance section 4.21.2 shall not apply.</p> <p>(5) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.</p> <p>Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
228	GS (H)	42	70-2024	OPA24-A13, Z17/24
<p>i) Location: 439 Bayly Street West</p> <p>ii) Legal Description: PCL AJAX BF 3-12-19, SEC AJAX; PT LTS 12 & 13 AND PT RDAL BTN LTS 12 & 13, RANGE 3, BROKEN FRONT CON, PTS 1, 2, 3, 40R-9512; S/T LT274954, LT278394, TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM; PIN: 26462-0076 (LT)</p> <p>iii) Permitted Uses: Non-Residential Uses: <i>Art gallery, Commercial Fitness Centre, Commercial School, Convenience Store ⁽¹⁾, Day Care Facility, Dry Cleaning Depot, Financial Institution, Hotel, Library, Licensed Accessory Outdoor Patio ⁽²⁾, Medical Clinic, Office, Personal Service Shop, Place of Assembly, Place of Entertainment, Place of Worship, Restaurant, Retail Store ⁽¹⁾, Self Serve Laundromat, Unlicensed Accessory Outdoor Patio</i></p> <p>Residential Uses: <i>Apartment Dwelling ⁽³⁾, Retirement Home, and Senior Citizens' Apartment</i></p> <p>(¹) No individual <i>retail store</i> or <i>convenience store</i> shall exceed a gross floor area of 2,000.0 m² in size.</p> <p>Exception 228 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference																
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24																
<p>(2) <i>A licensed accessory outdoor patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</i></p> <p>(3) <i>Only permitted on the upper floors of a building with ground level commercial uses.</i></p> <p>Prohibited Uses: <i>Drive-Thru Facility; Dry Cleaning Establishment; Drive-Thru Restaurant; Motor Vehicle Gas Bar; Motor Vehicle Repair Facility; Motor Vehicle Service Centre; Motor Vehicle Washing Establishment; Motor Vehicle Wash, Automatic; Motor Vehicle Sales Establishment; Motor Vehicle Used Sales Establishment; Public Storage Facility; Outdoor Storage</i></p> <p>iv) Development Standards:</p> <p>The following development standards shall apply:</p> <p>a) Minimum Setback from <i>Front Lot Line</i>:</p> <table border="0"> <tr> <td>i) Residential mixed-use <i>building</i></td> <td>0.0 m</td> </tr> <tr> <td>ii) Underground parking garage</td> <td>0.0 m</td> </tr> </table> <p>b) Minimum Setback from east <i>Interior Side Lot Line</i>:</p> <table border="0"> <tr> <td>i) Residential mixed-use <i>building</i></td> <td>5.5 m</td> </tr> <tr> <td>ii) Underground parking garage</td> <td>5.5 m</td> </tr> </table> <p>c) Minimum Setback from west <i>Interior Side Lot Line</i>:</p> <table border="0"> <tr> <td>i) Residential mixed-use <i>building</i></td> <td>0.0 m</td> </tr> <tr> <td>ii) Underground parking garage</td> <td>0.0 m</td> </tr> </table> <p>d) Minimum Setback from <i>Rear Lot Line</i>:</p> <table border="0"> <tr> <td>i) Residential mixed-use <i>building</i> (excluding balconies)</td> <td>12.0 m</td> </tr> <tr> <td>ii) Underground parking garage</td> <td>12.0 m</td> </tr> </table> <p>Exception 228 is continued on the next page.</p>					i) Residential mixed-use <i>building</i>	0.0 m	ii) Underground parking garage	0.0 m	i) Residential mixed-use <i>building</i>	5.5 m	ii) Underground parking garage	5.5 m	i) Residential mixed-use <i>building</i>	0.0 m	ii) Underground parking garage	0.0 m	i) Residential mixed-use <i>building</i> (excluding balconies)	12.0 m	ii) Underground parking garage	12.0 m
i) Residential mixed-use <i>building</i>	0.0 m																			
ii) Underground parking garage	0.0 m																			
i) Residential mixed-use <i>building</i>	5.5 m																			
ii) Underground parking garage	5.5 m																			
i) Residential mixed-use <i>building</i>	0.0 m																			
ii) Underground parking garage	0.0 m																			
i) Residential mixed-use <i>building</i> (excluding balconies)	12.0 m																			
ii) Underground parking garage	12.0 m																			

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

e) Minimum Tower ⁽⁴⁾ Stepback:

The tower ⁽⁴⁾ shall stepback from the face of the base *building/podium* ⁽⁶⁾ a minimum of 2.0 metres. This stepback requirement shall only apply to the portion of the *building* adjacent to Bayly Street West. This stepback may be 0.0 metres to a tower corner ⁽⁷⁾ facing Bayly Street West.

f) Maximum Tower ⁽⁴⁾ Floor Plate Size:

The maximum residential tower ⁽⁴⁾ floor plate shall be no greater than 800.0 m², excluding balconies.

g) Minimum Tower ⁽⁴⁾ Separation Distance:

The minimum tower ⁽⁴⁾ separation distance shall be 25.0 metres from a tower ⁽⁴⁾ on the same development site, and any tower ⁽⁴⁾ shall be setback a minimum of 12.5 metres from the east *interior side lot line* and *rear lot line*.

h) Maximum *Building Height* ⁽⁵⁾: 220.0 m

i) Maximum Base *Building/Podium* ⁽⁶⁾ *Height*: 40.0 m

i) Minimum *Building Height*: 195.0 m

i) Minimum Base *Building/Podium* ⁽⁶⁾ *Height*: 32.0 m

j) Minimum Floor-to-Finished Ceiling Height (Ground Floor Only): 4.0 m

k) Maximum *Floor Space Index* (FSI): 16

l) Minimum *Floor Space Index* (FSI) for Employment Uses: 0.2

m) Maximum *Lot Coverage*: 80%

n) Minimum Amount of Amenity Space:

i) Indoor Amenity Space 2.0 m² per *dwelling unit*

ii) Outdoor Amenity Space ⁽⁸⁾ 1.5 m² per *dwelling unit*

Exception 228 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

o) Affordability Requirement:

Ten percent (10%) of the total residential dwelling units shall be affordable units, as defined by Provincial policy if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, five percent (5%) of the total residential dwelling units shall be affordable units, as defined by Provincial policy.

p) Unit size Requirement:

A minimum of 50 residential *dwelling units* shall be three-bedroom units or larger.

q) Subject to the provision of a car sharing and/or micro transit service, a Minimum Parking rate of:

- i) 0.55 spaces per *dwelling unit* for the exclusive use of the occupants
- ii) 0.10 spaces per *dwelling unit* for the exclusive use of visitors/non-residential uses

r) Bicycle Parking Space Requirement:

- i) Minimum 0.6 bicycle parking spaces per *dwelling unit*

s) Minimum Two-Way Drive Aisle Width:

6.7 m

t) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 2.0 *loading spaces* are required. *Loading spaces* shall be screened from public view.

u) Notwithstanding Section 5.13.1 of Zoning By-law 95-2003, as amended, *loading spaces* shall be a minimum of 12 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8 percent.

v) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 iv), v) and vi) of Zoning By-law 95-2003, as amended, shall not apply to such *accessory buildings or structures*.

Exception 228 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

w) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, as amended, a minimum setback of 0.0 metres shall be permitted between any wall of a *building* containing a door and any *lot line*.

(4) Tower shall mean the portion of a tall *building* above the base *building/podium*.

(5) The maximum *building height* (measured in metres) shall be measured to the tallest point of a *building*, which includes, but is not limited to, mechanical penthouses and elevator enclosures.

(6) Base *building/podium* shall mean the lower portion of a tall *building* from *established grade* to the base of the tower.

(7) Tower corner shall mean the junction of two main façade walls of the tower ⁽⁴⁾.

(8) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
229	R1-D, RM6	7	51-2025 23-2025	OPA24-A6, Z9/24, S-A-2024-01, Z2/25
<p>i) Location: 1564 Church Street North</p> <p>ii) Legal Description: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-14113, Town of Ajax, Regional Municipality of Durham All of PIN: 26408-2034 (LT)</p> <p>iii) Permitted Uses:</p> <p>a) In the Residential Multiple Six (RM6) Zone, double front <i>block townhouse dwellings</i> shall be considered those <i>dwelling units</i> which abut a private <i>lane</i> on two sides or abut a private <i>lane</i> on one side and a <i>public street</i> or <i>road</i> or <i>lane</i> on the opposite side. The <i>lot line</i> and <i>yard</i> abutting the portion of a <i>dwelling unit</i> containing an attached <i>private garage</i> shall be the <i>rear lot line</i> and <i>rear yard</i>.</p> <p>b) Section 4.9 (Frontage on a <i>Public Road</i>) of Zoning Bylaw 95-2003, as amended, shall not apply to <i>dwelling units</i> accessed by a private <i>lane</i> in the Residential Multiple Six (RM6) Zone.</p> <p>iv) Additional Uses within the Residential Multiple Six (RM6) Zone: <i>Dwelling, Back-to Back Townhouse</i></p> <p>v) Development Standards within the Residential Multiple Six (RM6) Zone: In the event that the lands within the RM6 Zone are developed with <i>back-to-back townhouse dwellings, block townhouse dwellings, and/or double front block townhouse dwellings</i> within a common elements condominium, the following development standards shall apply to each Parcel of Tied Land (POTL) associated with a <i>dwelling</i>:</p> <p>a) Minimum Building Height: 9.5 m ⁽¹⁾</p> <p>b) Maximum Building Height: 14.0 m</p> <p>c) Maximum Lot Coverage:</p> <p>Exception 229 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
229 continued	R1-D, RM6	7	51-2025 23-2025	OPA24-A6, Z9/24, S-A-2024-01, Z2/25
<p data-bbox="435 380 1003 411">iii) Double front <i>block townhouse dwelling</i></p> <p data-bbox="505 436 1393 468">a) <i>Dwelling unit</i> 3.0 m</p> <p data-bbox="505 493 1393 525">b) <i>Attached private garage</i> 5.7 m</p> <p data-bbox="505 550 1393 581">c) <i>Platform</i> 1.0 m</p> <p data-bbox="293 615 1276 646">vi) Development Standards within the Residential One – ‘D’ (R1-D) Zone:</p> <p data-bbox="375 672 1393 703">a) <i>Maximum Lot Coverage:</i> 50%</p> <p data-bbox="293 737 456 768">vii) Other:</p> <p data-bbox="375 793 1393 825">a) <i>Minimum Private Lane Width</i> within the RM6 Zone: 6.7 m</p> <p data-bbox="375 850 1292 955">b) No <i>accessory buildings or structures</i> are permitted on any POTLs containing <i>back-to-back townhouse dwellings</i> or <i>double front block townhouse dwellings</i>.</p> <p data-bbox="375 980 1385 1043">c) Air conditions units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.</p> <p data-bbox="375 1089 1393 1121">d) <i>Minimum Setback from corner roundings (Private Lane):</i> 0.0 m</p> <p data-bbox="375 1146 1385 1209">e) No fences (other than decorative metal fences) shall be permitted within a <i>front yard</i> facing Church Street North.</p> <p data-bbox="375 1234 1304 1266">f) No steps shall be permitted to encroach within a public right-of-way.</p> <p data-bbox="375 1291 1365 1354">g) No individual direct vehicular access to a <i>dwelling unit</i> shall be permitted from Church Street North and/or any public <i>lane</i>.</p> <p data-bbox="293 1388 1279 1451">(1) All <i>back-to-back townhouse dwellings</i> or <i>double front block townhouse dwellings</i> shall be a minimum of 3-storeys in <i>height</i>.</p> <p data-bbox="293 1484 1284 1547">Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.</p>				

Exception	Zoning	Map	By-law	File Reference
230	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25
i)	Location:	400 and 430 Salem Road North		
ii)	Legal Description:	Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering, Part 2, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2585 (LT)		
iii)	Permitted Uses:	<p>Non-residential Uses: <i>art gallery, banquet facility, commercial fitness centre, commercial school, convenience store, day care facility, dry cleaning depot, financial institution, hotel, library, licensed accessory outdoor patio ⁽¹⁾, medical clinic, motor vehicle sales establishment ⁽²⁾, museum, office, personal service shop, place of assembly, place of entertainment, restaurant, retail store, school, self serve laundromat, service or repair shop, unlicensed accessory outdoor patio, veterinary clinic</i></p> <p>Residential Uses: <i>apartment dwelling ⁽³⁾, retirement home</i></p> <p>⁽¹⁾ A <i>licensed accessory outdoor patio</i> is permitted provided that the <i>licensed accessory outdoor patio</i> meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.</p> <p>⁽²⁾ Excluding accessory service/repair facilities and <i>outdoor storage</i> or display of vehicles.</p> <p>⁽³⁾ Only permitted on the upper floors of a <i>building</i> with ground level non-residential uses.</p>		
iv)	Prohibited Uses:	<p><i>Crisis care facility, drive-thru facility, drive-thru restaurant, dry cleaning establishment, funeral home, garden centre, motel, motor vehicle rental depot, motor vehicle rental establishment, motor vehicle used sales establishment, motor vehicle gas bar, motor vehicle service centre, motor vehicle washing establishment, nightclub, outdoor storage, place of worship, retail warehouse, taxi depot</i></p>		
Exception 230 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

- v) Interpretation: The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot line* and *yard* abutting Salem Road North shall be deemed to be the *front lot line* and *front yard*; the *lot line* and *yard* abutting Kerrison Drive East shall be deemed to be the *exterior side lot line* and *exterior side yard*; the north *lot line* and *yard* abutting such shall be deemed to be the *interior side lot line* and *interior side yard*; and the west *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard*.
- vi) Development Standards:
- a) Minimum Setback from *Front Lot Line*:
- i) Residential mixed use *building* 3.0 m
 - ii) Underground parking garage 0.0 m
- b) Minimum Setback from *Exterior Side Lot Line*:
- i) Residential mixed use *building* 3.0 m
 - ii) Underground parking garage 0.0 m
- c) Minimum Setback from *Interior Side Lot Line*:
- i) Residential mixed use *building* 3.0 m
 - ii) Above ground parking *structure* 1.2 m
 - iii) Underground parking garage 1.2 m
- d) Minimum Setback from *Rear Lot Line*:
- i) Residential mixed use *building* 11.0 m
 - ii) Above ground parking *structure* 1.2 m ⁽⁴⁾
 - iii) Underground parking garage 1.2 m

Exception 230 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25
<p>e) Minimum Setback from <i>Daylighting Triangle</i>:</p> <p>i) Residential mixed use building 3.0 m</p> <p>ii) Underground parking garage 0.0 m</p> <p>f) Minimum Tower Stepback:</p> <p>The tower ⁽⁵⁾ shall stepback from the face of the base <i>building</i> ⁽⁶⁾ a minimum of 2.0 metres. This stepback requirement shall not apply to the portion of the <i>building</i> adjacent to the street corner at the intersection of Salem Road North and Kerrison Drive East.</p> <p>g) Maximum Tower Floor Plate Size:</p> <p>The maximum residential tower floor plate shall be no greater than 800.0 square metres, excluding balconies.</p> <p>h) Minimum Tower Separation Distance:</p> <p>The minimum tower separation distance shall be 25.0 metres from a tower on the same development site and any tower shall be setback a minimum of 12.5 metres from an <i>interior side or rear lot line</i>.</p> <p>i) Minimum <i>Height</i>:</p> <p>i) Total <i>Building</i> (base <i>building</i> and tower): 25-storeys</p> <p>ii) Base <i>Building</i>: 2-storeys</p> <p>j) Maximum <i>Height</i>:</p> <p>i) Total <i>Building</i> (base <i>building</i> and tower): 36-storeys</p> <p>ii) Base <i>Building</i>: 8-storeys</p> <p>k) Minimum Finished Floor-to-Finished-Ceiling <i>Height</i> (ground floor only): 4.5 m</p> <p>l) Maximum Residential Density (units per net hectare): 680</p> <p>m) Minimum Required <i>Gross Floor Area</i> for Permitted Non-Residential Uses: 2,700.0 m²</p> <p>Exception 230 is continued on the next page.</p>				

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

n) *Minimum Landscaped Buffers:*

Notwithstanding Section 4.12.1 of Zoning By-law 95-2003, as amended, the following minimum *landscaped buffers* shall apply:

- i) *Minimum Landscaped Buffer adjacent to Front Lot Line:* 3.0 m
- ii) *Minimum Landscaped Buffer adjacent to Exterior Side Lot Line:* 3.0 m

o) *Minimum Amount of Amenity Space:*

- i) *Indoor Amenity Space* 1.8 m² per *dwelling unit*
- ii) *Outdoor Amenity Space* ⁽⁷⁾ 1.8 m² per *dwelling unit*

p) *Minimum Residential Parking:*

Subject to the provision of a car sharing and/or micro transit service, the minimum parking requirement is as follows:

- i) 0.75 spaces per *dwelling unit* for the exclusive use of the occupants
- ii) 0.15 spaces per *dwelling unit* for the exclusive use of visitors/all permitted non-residential uses

q) *Minimum Bicycle Parking:*

- i) 0.75 long-term spaces ⁽⁸⁾ per *dwelling unit*

r) *Minimum Number of Required Loading Spaces:*

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 2.0 *loading spaces* are required and each *loading space* shall be located within a *building*, in the *interior side yard*, or in the *rear yard* only. *Loading spaces* shall be a minimum of 12.0 metres long and 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8%.

s) *Affordability Requirement:*

A minimum of 10% of the total *dwelling units* shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, a minimum of 5% of the total *dwelling units* shall be affordable units, as defined by Provincial policy.

Exception 230 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

t) *Dwelling Unit* Size Requirement:

A minimum of 7% of the total *dwelling units* shall be three-bedroom units or larger.

u) Urban Square Requirements

An urban square shall be located within the limits of the subject lands abutting the public street corner of Salem Road North and Kerrison Drive East. Such urban square shall have a minimum area of 120.0 square metres.

vii) Other:

- a) The owner covenants and agrees that the Council of the Town of Ajax may repeal By-law Number 34-2025, By-law Number 35-2025, and By-law Number 36-2025, should a complete Site Plan Application not be submitted within 12 months of Ajax Amendment Number 1 to the Regional Official Plan, Town of Ajax Official Plan Amendment Number 89, and Zoning By-law Amendment 36-2025 coming into effect.

(4) No above ground *building* and/or *structure* shall encroach into any easement

(5) Shall mean the portion of a tall *building* above the base *building*.

(6) Shall mean the lower portion of a tall *building* from established grade to the base of the tower.

(7) Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property, and where areas are dedicated to passive and active recreational uses. Such areas can include, but are not limited to, patios, decks, swimming pools, paths, leisure spaces, or lawns or green roofs, provided they are for the exclusive use of the residents. Outdoor amenity space shall not include parking lots, private balconies accessed through a *dwelling unit*, or public open space.

(8) A long-term bicycle parking space shall mean a secured and weather-protected bicycle parking space reserved for long-term use by a dedicated user group, such as residents or employees. General-purpose, private storage lockers in multi-unit dwellings are not considered to be long-term bicycle parking.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
231	DCA/MU	38	86-2025	OPA24-A16 Z20/24
i)	Location:	33 Hunt Street		
ii)	Legal Description:	Block Y and Part of Block X, Plan M25, Parts 1, 2, 4 and 5, Plan WR-266, save and except Part 1, Plan 40R-21681 and Parts 10 to 20 (inclusive), 23 to 26 (inclusive), and 32 to 35 (inclusive), Plan 40R-24155; Town of Ajax, Regional Municipality of Durham Part of PIN: 26458-0126 (LT)		
iii)	Additional Permitted Uses:	<i>School</i>		
iv)	Prohibited Uses:	<i>Drive-Thru Facility, Drive-Thru Restaurant</i>		
v)	Interpretation:	<p>a) The following <i>lot line</i> and <i>yard</i> interpretation shall apply for the subject lands: the <i>lot lines</i> and <i>yards</i> abutting Commercial Avenue and Harwood Avenue South shall be deemed to be the <i>front lot lines</i> and <i>front yards</i>; the <i>lot line</i> and <i>yard</i> abutting Hunt Street shall be deemed to be the <i>exterior side lot line</i> and <i>exterior side yard</i>; and all other <i>lot lines</i> and <i>yards</i> abutting such shall be deemed to be the <i>interior side lot lines</i> and <i>interior side yards</i>.</p> <p>b) Despite any future severance, plan of subdivision, or plan of condominium, the lands that are subject to this Exception shall be interpreted as one lot for the purposes of applying the development standards included herein.</p>		
vi)	Development Standards:			
	a) Minimum Built Frontage ⁽¹⁾ :			
	i) Along Hunt Street:	65%		
	ii) Along Commercial Avenue:	40%		
	iii) Along Harwood Avenue South:	50%		
Exception 231 is continued on the next page.				

Exception	Zoning	Map	By-law	File Reference
231 continued	DCA/MU	38	86-2025	OPA24-A16 Z20/24

b) *Front Yard and Exterior Side Yard Build-Within Zones:*

- i) 0.0 m to 6.0 m along Commercial Avenue ⁽²⁾
- ii) 0.0 m to 3.0 m along Harwood Avenue South ⁽³⁾
- iii) 0.0 m to 3.0 m along Hunt Street ⁽³⁾

c) Minimum Setback from *Daylighting Triangle* 0.0 m

d) Maximum Building *Height*: 30 storeys ⁽⁴⁾

e) Minimum Parking:

- i) 0.85 spaces per *dwelling unit* for the exclusive use of the occupants
- ii) 0.25 spaces per *dwelling unit* for the shared use of residential visitors and all permitted non-residential uses

f) Minimum Bicycle Parking:

- i) 0.1 short-term spaces per *dwelling unit*
- ii) 0.9 long-term spaces ⁽⁵⁾ per *dwelling unit*

g) Minimum Amount of Amenity Space:

- i) Indoor Amenity Space 2.0 m² per *dwelling unit* ⁽⁶⁾
- ii) *Outdoor Amenity Space* ⁽⁷⁾ 1.7 m² per *dwelling unit* ⁽⁶⁾

⁽¹⁾ The specified minimum amount of built frontage relates to *building walls* located inside a *build-within zone*.

⁽²⁾ A minimum 54% of the length of both the front and exterior side walls of a building shall be located within the prescribed range of the build-within zone; the remaining 46% may be further setback from the street edge. In the case of a corner lot, a portion of the junction of the front and exterior side walls (i.e., the building “corner”) shall be built within 0.0 – 3.5 metres of the daylighting triangle/corner rounding.

Exception 231 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
231 continued	DCA/MU	38	86-2025	OPA24-A16 Z20/24

- (3) A minimum two-thirds (67%) of the length of both the front and exterior side walls of a building shall be located within the prescribed range of the build-within zone; the remaining third (33%) may be further setback from the street edge. In the case of a corner lot, a portion of the junction of the front and exterior side walls (i.e., the building "corner") shall be built within 0.0 – 3.0 metres of the daylighting triangle/corner rounding.
- (4) The maximum height of 30 storeys is subject to the completion of an Air Quality Study, demonstrating no adverse impacts from emissions, that has been peer reviewed to the satisfaction of the Town.
- (5) A long-term bicycle parking space shall mean a secured and weather-protected bicycle parking space reserved for long-term use by a dedicated user group, such as residents or employees. General-purpose, private storage lockers in multi-unit dwellings are not considered to be long-term bicycle parking
- (6) Notwithstanding the amenity space provisions of this Exception, it is understood that the development of the subject lands may involve a number of phases before it achieves ultimate build-out. Accordingly, development phases that individually do not comply with the amenity space requirements shall be permitted, provided that the ultimate development meets these requirements
- (7) Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property, and where areas are dedicated to passive and active recreational uses. Such areas can include, but are not limited to, patios, decks, swimming pools, paths, leisure spaces, or lawns or green roofs, provided they are for the exclusive use of the residents. Outdoor amenity space shall not include parking lots, private balconies accessed through a dwelling unit, or public open space.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.