

PART 12 EXCEPTIONS

12.1 SITE-SPECIFIC EXCEPTIONS

Where on Schedules to this By-law, a *zone* symbol is followed by an asterisk and a number, one or more additional provisions exist specific to the lands noted. Table 12.1, below, identifies the site-specific zoning exceptions within the *Town*.

In Table 12.1:

- Column 1 sets out the site-specific *zone* symbol of each site-specific exception zone;
- Column 2 identifies the associated Schedule and Map to where the site-specific exception exists;
- Column 3 identifies the property subject to the site-specific exception;
- Column 4 sets out the site-specific provisions.

All other provisions of this By-law continue to apply to the lands subject to this Section.

TABLE 12.1 SITE-SPECIFIC EXCEPTIONS

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
Agricultural Exceptions			
A*1	Schedule A Map 1	Part of Lot 1, Concession 12 4321 Line 13	In addition to the permitted uses and regulations of the "A" zone, the subject lands may also be used for an automobile service station or gas bar; an automobile, farm implement, motorcycle, marine, snowmobile, garden and lawn implement, or recreational vehicle dealership; a gift shop; a restaurant; existing drive-through service facility; a motel or hotel; a permanent fruit or vegetable stand or farm products sales outlet; a garden centre; a tourist information centre; a drive-in movie theatre; a swimming pool sales and service outlet; or sporting goods sales outlet.
	Schedule A Map 13	Part of Lot 1, Concession 8 3231 County Road 27	
	Schedule A Map 14	Part of Lot 5, Concession 8 3156 Sideroad 5	
	Schedule A	Part of Lot 1,	

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Map 23	Concession 2 1737 County Road 27 Part of Lot 24, Concession 2 1812 County Road 27 Part of Lot 1, Concession 2 1813 County Road 2	
A*2	Schedule A Map 4	Part of Lot 15, Concession 13 4268 Yonge Street	In addition to the permitted uses and regulations of the "A" zone, the subject lands may also be used for the manufacture, storage, and sale of lumber products, provided that there shall be no open storage accessory to the permitted industrial operation between the existing main industrial buildings and Yonge Street. Furthermore, in addition to the other applicable provisions of this By-law, a solid wood fence not less than 2.43 metres in height shall be provided and, thereafter maintained, commencing at a point 43.2 metres south of the northeast corner of the lot and running southerly adjacent to the eastern lot line a distance of 87 metres then easterly a distance of 20 metres adjacent to the northern lot boundary and then southerly between the employee parking area and estate residential zone a distance of 53.3 metres.
A*3	Schedule A Map 4 Schedule A Map 19	Part of Lot 15, Concession 12 2516 Line 12 Part of Lot 5, Concession 6 3823 County Road 88	In addition to the permitted uses and regulations of the "A" zone, the subject lands may also be used for a school.
A*4	Schedule A Map 10	Part of Lot 14, Concession 11 2705 Line 12	Notwithstanding the provisions of the "A" zone, lands zoned "A*4" shall have a minimum lot frontage of 74.68 metres for a residential lot.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*5	Schedule A Map 10	Part of Lot 14, Concession 11	Notwithstanding the provisions of the "A" zone, a residential dwelling is not permitted on lands zoned "A*5".
	Schedule A Map 10	Part of Lot 16, Concession 11 3817 Yonge Street	
	Schedule A Map 5	Part of Lot 16, Concession 11 2383 Line 12	
	Schedule A Map 24	Part of Lot 5, Concession 3 3786 Line 3	
A*6	Schedule A Map 14 Map 19	Part of Lot 4, Concession 7 3922 County Road 88	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*6" may also be used for a crisis care facility within the existing residential building located on the subject lands.
A*7	Schedule A Map 8	Part of Lot 5, Concession 10 3780 Line 10	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*7" may also be used for an auction establishment for the purpose of estate and auction sales of home furnishings and agriculture equipment.
A*8	Schedule A Map 10	Part of Lot 14, Concession 11	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*8" may be used for farm, garden, and lawn equipment and recreation vehicles sales and service; as well as the sale of lawn and garden care accessories and supplies.
A*9	Schedule A Map 10	Part of Lot 15, Concession 11 2516 Line 11	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*9" may also be used for a place of worship.
	Schedule A Map 15	Part of Lot 10, Concession 7 2816 Sideroad 10	
	Schedule A Map 20	Part of Lot 8, Concession 4	

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Schedule A Map 23	3473 Line 5 Part of Lot 1, Concession 3 4324 Line 3	
A*10	Schedule A Map 10	Part of Lot 15, Concession 10	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*10" may also be used for the storage, processing, and distribution of local agricultural products and permanent farm products sales outlet including the cutting, wrapping, and sale of meat. The maximum floor area to be used for the purpose of retail sales shall be 185 square metres.
A*11	Schedule A Map 10 Map 11	Part of Lot 16, Concession 11 3817 Yonge Street	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*11" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area shall be 4.0 hectares and is exempt from By-laws 1134 and 1145 • Maximum lot coverage for agricultural uses shall be 70% • Minimum front yard for an accessory agricultural building shall be 21.0 metres; • Minimum yard requirement to the easterly limit of the lands zoned "C5*2" is 0 metres; • The minimum setback from the centerline of Yonge Street shall be 39.0 metres; • Off-street parking is permitted for any use permitted in the abutting C5*2 zone; • Notwithstanding any other provisions concerning accessory farm employee accommodation or mobile homes, a mobile home may be used for accessory farm employee accommodation on the subject lands.
A*12	Schedule A Map 11	Part of Lot 20, Concession 11 1980 Line 11	On lands zoned "A*12", the only permitted uses are a mobile home park with up to 32 mobile homes and buildings considered accessory thereto. For lands zoned "A*12", the maximum <i>lot coverage</i> shall be 30%.
A*13	Schedule A Map 13	Part of Lot 24, Concession 9 3544 County Road 27	In addition to the permitted uses and regulations of the "A" zone, the subject lands may also be used for a milk truck storage building as an accessory uses to the existing agricultural uses. For the purposes of this exception, a milk truck storage

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>building shall be defined as an “accessory agricultural building in which no more than 5 milk trucks may be stored and which also contains incidental office space and bathrooms accessory to the milk truck storage uses.” In addition, no sanitizing of bulk tanks shall be permitted on the property nor shall the milk truck storage building or any portion therein be used as a dwelling unit. Furthermore, the following regulations shall also apply to lands zoned “A*13”:</p> <ul style="list-style-type: none"> • Maximum number of buildings: 1 • Maximum total floor area, including mezzanine: 491 square metres
A*14	Schedule A Map 14	Part of Lot 4, Concession 8 3950 Line 8	<p>In addition to the permitted uses and regulations of the “A” zone, lands zoned “A*14” may also be used for a horse farm; a commercial equestrian centre; an equestrian school; uses accessory to the above, including a tack shop and indoor/outdoor riding areas. Furthermore, the following regulations also apply:</p> <ul style="list-style-type: none"> • No building housing horses or other livestock shall be erected or expanded and manure storage facilities shall be located unless such buildings and/or facilities comply with the Minimum Distance Separation formulae; • All buildings, structures, and manure storage facilities shall be setback a minimum of 30 metres from the top of bank on each side of any watercourse; • Permanent parking spaces shall be provided on the property for the average number of employees and the average number of persons utilizing the facilities during normal business hours; and • Sufficient temporary parking shall be provided on the property during special events such as horse shows or competitions. Such temporary parking may be provided on opens areas of the site and do not require surface improvements but must be setback a minimum of 30 meters from the top of bank on each side of any watercourse.
A*16	Schedule A Map 14	Part of Lot 3, Concession 7 4049 Line 8	<p>In addition to the permitted uses and regulations of the “A” zone, lands zoned “A*16” may also be used for an automobile wrecking yard with an accessory detached residential dwelling.</p>
A*17	Schedule A Map 15 Schedule A Map 11	Part of Lot 7, Concession 9 3556 Line 9 Part of Lot 18 Concession 9	<p>In addition to the permitted uses and regulations of the “A” zone, lands zoned “A*17” may also be used for an assembly plant; concrete batching or mixing plant; contractor’s shop or yard; fuel storage and distribution depot; grain elevator; lumber yard; open storage for goods or material, if accessory to a permitted use; parking lot; processing plant; farm implement or machinery sales and repair garage; retail outlet, wholesale outlet, business office, or showroom or merchandising centre, if accessory</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Schedule A Map 18	2214 Line 9 Part of Lot 1 Concession 4 4337 Line 5	to a permitted use; service shop; transport terminal or trucking operation or yard; warehouse. Notwithstanding the regulations of the "A" zone, the permitted uses of the "A*17" zone are subject to the lot regulations and provisions of the "M3" zone.
	Schedule A Map 27	Part of Lot 23, Concession 1 5648 Highway 9 5678 Highway 9	
	Schedule A Maps 15 and 20	Part of Lot 8, Concession 6 3473 County Road 88	
A*18	Schedule B Map 4 Map 5 Map 6 Map 7 Map 8 Map 10	Part of Lots 10 to 15, Concession 8 Part of Lot 10, Concession 8 3100 Sideroad 10 Part of Lot 11, Concession 8 3111 Sideroad 10	Notwithstanding the permitted uses and regulations of the "A" zone, lands zoned "A*18" are not permitted to contain any buildings or structures. Parking lots for directly adjacent employment lands are permitted.
A*19	Schedule A Map 16	Part of Lot 15 Concession 9 2560 Line 9/3086 County Road 4	In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*19" may also be used for the processing of farm produce.
A*21	Schedule A Maps 20 and 25	Part of Lot 8 Concession 4 3418 Line 4	Notwithstanding the permitted uses and regulations of the "A" zone, lands zoned "A*21" are subject to the following: Permitted Uses: <ul style="list-style-type: none"> • Agriculture, forestry, conservation including specialized farms, greenhouses, mushroom operations, apiaries, market gardens, horticultural nurseries and

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>flower gardens;</p> <ul style="list-style-type: none"> • Home occupation use • Uses accessory to the permitted use; <p>Permitted structures:</p> <ul style="list-style-type: none"> • Buildings and structures for the permitted uses; • Building and structures accessory to permitted uses; • An accessory dwelling accessory to permitted uses. <p>Furthermore, the following regulations shall also apply to lands zoned "A*21":</p> <ul style="list-style-type: none"> • All provisions of the "A" zone continue to apply; • A minimum rear yard setback of 396.2 metres.
A*22	Schedule A Map 23	Part of Lot 24, Concession 3 4356 Line 3	Notwithstanding the permitted uses and regulations of the "A" zone, lands zoned "A*22" are only to be used for a cemetery.
A*23	Schedule A Map 23	Part of Lot 24, Concession 3	<p>Notwithstanding the permitted uses and regulations of the "A" zone, lands zoned "A*23" may be used for one or more of the following uses:</p> <ul style="list-style-type: none"> • A public garage • A dwelling • Accessory buildings and uses to any permitted uses. <p>The minimum exterior side yard for the public garage uses shall be 14.0 metres.</p>
A*24	Schedule A Map 24	Part of Lot 4, Concession 3 3855 Line 4	Notwithstanding the permitted uses and regulations of the "A" zone, lands zoned "A*24" may also be used for the poultry processing plant.
A*25	Schedule A Map 27	Part of Lot 24, Concession 1 1428 County Road 27	<p>In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*25" are subject to the following:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Landscape contracting operation in association with the growing of horticultural nursery stock; • Nursery

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>For the purposes of this exception, "landscape contracting operations" shall mean an establishment engaged in activities related to the construction, installation, and maintenance of landscaping, including storage of landscaping materials and equipment, equipment servicing areas, and offices.</p> <p>Regulations and provisions:</p> <ul style="list-style-type: none"> • Minimum area for growing of horticultural nursery stock – 64% • Maximum floor area (excluding material storage coveralls) – 1150 square metres
A*26	Schedule C Map 1	Part of Lot 24, Concession 7 (Pt. 1, Plan 51R-33826)	<p>Notwithstanding the permitted uses of the "A" zone, lands zoned "A*26" shall be used only for the following uses:</p> <ul style="list-style-type: none"> • Dwelling, Detached (subject to section 9.5), • Home Occupation (subject to section 4.12) • uses accessory to the above permitted uses <p>Notwithstanding section 9.5.1(a), the minimum lot frontage for lands zoned "A*26" shall be 12.0 metres.</p>
A*27	Schedule A Map 8	Part of Lot 5, Concession 11 3890 Sideroad 5	<p>Notwithstanding the provisions of the "A" zone, lands zoned "A*27" shall have a minimum lot area of 38.0 hectares.</p>
A*28	Schedule A Map 8	Part of Lot 5, Concession 11 3856 Sideroad 5	<p>Notwithstanding the provisions of the "A" zone, lands zoned "A*28" shall have a minimum lot area of 37.0 hectares.</p> <p>Notwithstanding Section 4.8 and the provisions of the "A" zone, the lands zoned "A*28" shall be recognized to contain a total of 3 existing residential dwelling units.</p>
A*29	Schedule A Map 4	Part of Lot 15, Concession 12 3930 Yonge Street	<p>In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*29" may also be used for a kennel accessory to an agricultural use, subject to the following provision:</p> <ul style="list-style-type: none"> • A minimum of one (1) parking space for every 50m² of gross floor area for a kennel use.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*30	Schedule A Map 23	Part of Lot 24, Concession 2 1760 County Road 27	<p>In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*30" are subject to the following:</p> <p>Permitted uses:</p> <ul style="list-style-type: none"> • Landscape Contracting Operation accessory to the growing of horticultural nursery stock; • <i>Soil Manufacturing</i>; • <i>Outdoor Storage</i> accessory to a permitted use. <p>For the purposes of this exception, "Landscape Contracting Operation" shall mean an establishment engaged in activities related to the construction, installation, and maintenance of landscaping, including storage of landscaping materials and equipment, equipment servicing areas, and offices.</p> <p>Regulations and provisions:</p> <ul style="list-style-type: none"> • Minimum area for the growing of crops or horticultural nursery stock – 28.2 hectares; • Maximum aggregate floor area of all buildings (excluding buildings utilized for the storage of agricultural or horticultural products or landscape contracting equipment or materials and buildings in existence as of June 6, 2013 – 1097 square metres; • Maximum area for the outdoor processing and storage of manufactured soil – 0.4 hectares; • Minimum number of parking spaces – 30; • Maximum number of parking spaces – 40; • Material produced through Soil Manufacturing shall only be utilized in support of the growing of horticultural nursery stock onsite. Soil Manufacturing for retail, wholesale and/or use offsite is prohibited.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
Marsh Agricultural Exceptions			
AM*1	Schedule A Map 21	Part of Lot 16 Concession 6 303 Morris Road	Notwithstanding the permitted uses and regulations of the "AM" zone, lands zoned "AM*1" are subject to the following: PERMITTED USES: <ul style="list-style-type: none"> • A single detached residential dwelling and a home occupation shall be the only permitted uses in an area zoned "AM*1" Regulations: <ul style="list-style-type: none"> • Maximum lot frontage – 42 metres • Maximum lot area – 2,260 square metres • Maximum lot depth – 85 metres • Minimum front yard – 9.1 meters • Minimum side yard - 3.0 metres • Minimum rear yard – 6.1 metres • Maximum number of buildings or structures – 1 • Maximum ground floor area of building or structure – 139 square metres
AM*2	Schedule A Map 21 Schedule A Map 24	Part Lot 14, Concession 5 2235 Canal Road Part of Lot 6, Concession 1 5 Hillsvie Road	In addition to the permitted uses and regulations of the "AM" zone, the subject lands may also be used for a retail sales establishment; specialized service shop; automobile service station or gas bar; public garage; an automobile, farm implement, motorcycle, marine, snowmobile, garden and lawn implement, or recreational vehicle dealership; business or professional office; post office; place of entertainment, restaurant; hotel, medical or veterinary clinic.
AM*3	Schedule A Map 21 Schedule A Map 28 Schedule A Map 24	Part of Lot 15, Concession 5 801 Simcoe Road Part of Lot 4, Concession 1 499 Canal Road Part of Lot 5, Concession 2	In addition to the permitted uses and regulations of the "AM" zone, lands zoned "AM*3" may also be used for an assembly plant; concrete batching or mixing plant; contractor's shop or yard; fuel storage and distribution depot; grain elevator; lumber yard; open storage for goods or material, if accessory to a permitted use; parking lot; processing plant; farm implement or machinery sales and repair garage; retail outlet, wholesale outlet, business office, or showroom or merchandising centre, if accessory to a permitted use; service shop; transport terminal or trucking operation or yard; warehouse. Notwithstanding the regulations of the "AM" zone, the permitted uses of the "AM*3"

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
		667 Canal Road	zone are subject to the lot regulations and provisions of the "M3" zone.
AM*4	Schedule A Map 21	Part of Lot 6, Concession 2 1351 River Road	Notwithstanding the permitted uses and regulations of the "AM" zone, lands zoned "AM*4" may only be used for a memorial.
AM*5	Schedule A Map 24	Part of Lot 4, Concession 2 597 Canal Road	Notwithstanding the permitted uses and regulations of the "AM" zone, lands zoned "AM*5" are also subject to the following: <ul style="list-style-type: none"> • Minimum easterly interior side yard – 0 metres
AM*6	Schedule A Map 24	Part of Lot 4, Concession 2 611 Canal Road	Notwithstanding the permitted uses and regulations of the "AM" zone, lands zoned "AM*6" are also subject to the following: <ul style="list-style-type: none"> • Minimum westerly interior side yard – 0.0 metres
AM*7	Schedule A Map 25 Map 26	Part of Lot 11, Concession 3 1601 Canal Road	Notwithstanding the permitted uses and regulations of the "AM" zone, lands zoned "AM*7" shall not be subject to Clauses 4.4(a), (b), and (c) of Zoning By-law 2010-050.
Rural Exceptions			
RU*1	Schedule A Map 3	Part of Lot 7, Concession 13 3453 Line 13	In addition to the permitted uses and regulations of the "RU" zone, lands zoned "RU*1" may also be used for an assembly plant; concrete batching or mixing plant; contractor's shop or yard; fuel storage and distribution depot; grain elevator; lumber yard; open storage for goods or material, if accessory to a permitted use; parking lot; processing plant; farm implement or machinery sales and repair garage; retail outlet, wholesale outlet, business office, or showroom or merchandising centre, if accessory to a permitted use; service shop; transport terminal or trucking operation or yard; warehouse. Notwithstanding the regulations of the "RU" zone, the permitted uses of the "RU*1" zone are subject to the lot regulations and provisions of the "M3" zone.
RU*2	Schedule A Map 9	Part of Lot 10, Concession 11 4014 Sideroad 10	On lands zoned "RU*2", the only permitted uses are a kennel and a residential uses secondary to the kennel operation, located within a building whose principal uses is a kennel and that such dwelling unit is not located in the basement or cellar of any building. Furthermore, any further expansion of the kennels or runs must be contained within the RU building envelope.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
RU*3	Schedule A Map 28 Schedule A Map 24 Schedule A Map 27	Part of Lot 2, Concession 1 4205 Line 2	On lands zoned "RU*3", the only permitted uses are a cheese producing facility and uses considered accessory thereto.
Open Space Exceptions			
OS*1	Schedule A Map 3	Part of Lots 7 and 8, Concession 13 3408 Line 13	In addition to the permitted uses and regulations of the "OS" zone, the subject lands may also be used for walking and/or skiing trails.
OS*2	Schedule A Map 3	Part of Lot 10, Concession 12	<p>In addition to the permitted uses and regulations of the "OS" zone, the subject lands may also be used for a day and/or residential outdoor education and activities campground; open air sports facilities; park, playground, walking trail, and/or picnic area; accessory buildings and structures necessary for a campground operation including a dormitory, dining and activities centre, and washrooms; one single residential dwelling; agricultural and forestry uses.</p> <p>For the purposes of an "OS*2" zone, the following definitions apply:</p> <p>"Campground" means a recreational establishment operated by a public or private organization where children are temporarily accommodated in tents or provided sleep cabins. This shall include a day and/or residential outdoor education and activity campground but does not include a tent or trailer campground or a mobile home park.</p> <p>"Sleep cabin" means a structure of frame construction used strictly for overnight accommodation which has no services and/or permanent foundation.</p>
OS*3	Schedule A Map 4	Part of Lot 13, Concession 13	<p>The only permitted uses on lands zoned "OS*3" are a campground and an accessory building or structure used to provide for indoor activities, sleeping, eating, and washroom facilities.</p> <p>The following regulations shall apply in an "OS*3" zone:</p> <ul style="list-style-type: none"> ▪ Minimum lot frontage – 7.62 metres

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> ▪ Minimum rear yard setback – 15.24 metres ▪ Minimum interior yard setback – 15.24 metres ▪ Maximum building height – 4.572 metres ▪ Maximum gross floor area for an accessory building or structure – 75 square metres ▪ Minimum setback from top of bank – 15.0 metres
Estate Residential Exceptions			
ER*1	Schedule A Map 5	Part of Lot 20, Concession 11 1925 Line 12	<p>Notwithstanding the provisions of the “ER” zone, lands zoned “ER*1” are subject to the following provisions:</p> <ul style="list-style-type: none"> • Minimum rear yard setback – 160.7 metres • Minimum interior side yard setback – 44.2 metres
ER*3	Schedule A Map 21	Part of Lot 16, Concession 5 441 Zima Parkway 443 Zima Parkway 447 Zima Parkway 453 Zima Parkway 457 Zima Parkway	<p>Notwithstanding the provisions of the “ER” zone, lands zoned “ER*3” are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Minimum side yard – 3.0 metres • A minimum lot area of 3000 square metres
ER*4	Schedule A Map 21	Part of Lot 13, Concession 5 2824 Line 5 2832 Line 5	<p>Notwithstanding the provision of the “ER” zone, lands zoned “ER*4” are also subject to the following provisions:</p> <ul style="list-style-type: none"> ▪ Minimum front yard – 7.62 metres ▪ Minimum rear yard – 29.67 metres at the northwest corner, 42.9 metres at the northeast corner ▪ Minimum exterior side yard – 5.48 metres ▪ Minimum interior side yard – 1.82 metres <p>No building, structure, or fencing shall be permitted in the rear yard.</p>
Future Development Exceptions			
FD*1	Schedule B Map 16	546 Holland Street West	In addition to the permitted uses of the “FD” zone, lands zoned “FD*1” will also permit a home occupation.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
Natural Heritage System 2 Exceptions			
NHS2*1	Schedule A Map 5 Map 6	Part of Lot 21, Concession 12 1793 Line 13	In addition to the permitted uses and regulations of the "NHS2" zone, lands zoned "NHS2*1" may also be used for the storage of construction equipment and machinery and accessory storage and repair buildings.
NHS2*2	Schedule A Map 17	Part of Lot 18 Concession 8 2226 Line 8	In addition to the permitted uses and regulations of the "NHS2" zone, lands zoned "NHS2*2" may also be used for an assembly plant; concrete batching or mixing plant; contractor's shop or yard; fuel storage and distribution depot; grain elevator; lumber yard; open storage for goods or material, if accessory to a permitted use; parking lot; processing plant; farm implement or machinery sales and repair garage; retail outlet, wholesale outlet, business office, or showroom or merchandising centre, if accessory to a permitted use; service shop; transport terminal or trucking operation or yard; warehouse. Notwithstanding the regulations of the "NHS2" zone, the permitted uses of the "NHS2*2" zone are subject to the lot regulations and provisions of the "M3" zone.
NHS2*3	Schedule A Maps 20 and 21	Part of Lot 11, Concession 4 3011 Line 5	In addition to the permitted uses and regulations of the "NHS2" zone, lands zoned "NHS2*3" are also subject to the following uses and provisions: <ul style="list-style-type: none"> • The existing single detached residential dwelling shall continue to be a permitted uses; • Minimum lot size – 5.5 hectares • Maximum lot size 6.0 hectares
NHS2*4	Schedule A Map 24	Part of Lot 25, Concession 2 1466 Sideroad 5	In addition to the permitted uses and regulations of the "NHS2" zone, lands zoned "NHS2*4" may also be used for a place of worship.
Environmental Protection Exceptions			
EP*1	Schedule B Map 23	2555 Line 6	Notwithstanding the permitted uses and regulations of the "EP" zone, in lands zoned "EP*1" the only permitted uses will be: <ul style="list-style-type: none"> • Conservation works
EP*3	Schedule A Map 5	Part of Lot 18, Concession 12	Notwithstanding the permitted uses and zone standards of the "EP" zone, lands zoned "EP*3" will be subject to the following:

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p><u>Permitted Uses</u></p> <ul style="list-style-type: none"> • Single detached dwelling; • Residential accessory structures. <p><u>Zone Standards</u></p> <ul style="list-style-type: none"> • Minimum lot frontage – 206.15 m; • Minimum lot area – 2.52 ha; • Minimum required front yard – 15.0 m; • Minimum required rear yard – 7.5 m; • Minimum required interior side yard – 3.6 m; • Minimum required exterior side yard – 15.0 m; • Maximum height – 11.0 m; • Maximum lot coverage – 15%
Core Commercial Exceptions			
C1*1	Schedule B Map 13	Part of Lot 14, Concession 7 239 Holland Street West	Notwithstanding the permitted uses and regulations of the “C1” zone, the only permitted uses on lands zoned “C1*1” are: <ul style="list-style-type: none"> • Business office • Medical office
C1*2	Schedule B Map 13	Part of Lot 15, Concession 7 136 John Street West	Notwithstanding the permitted uses of the “C1” zone, the only permitted uses on lands zoned “C1*2” are: <ul style="list-style-type: none"> • Business office • Medical office • Residential uses permitted under the “R2-1” zone <p>Notwithstanding the permitted uses and regulations of the “C1” zone, lands zoned “C1*2” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum rear yard – 5.2 metres • Minimum side yard for the existing accessory building – 0.43 metres • Minimum rear yard for the existing accessory building - 0.46 metres
C1*3	Schedule B Map 14	Part of Lot 15, Concession 7 60 Barrie Street	Notwithstanding the permitted uses of the “C1” zone, the only permitted uses on lands zoned “C1*3” are: <ul style="list-style-type: none"> • Business offices • Medical office

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*3" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard – 6.0 metres • Minimum side yard for northerly yard – 0.66 metres • Minimum side yard for southerly yard – 2.0 metres • Minimum parking spaces – one (1) parking space for every 30 square metres • Minimum setback from parking area to northerly lot line – 0.5 metres
C1*4	Schedule B Map 14	Part of Lot 15, Concession 7 35 John Street West	<p>Notwithstanding the permitted uses of the "C1" zone, the only permitted uses on lands zoned "C1*4" are:</p> <ul style="list-style-type: none"> • Business offices • Medical office • Animal clinic, small animal <p>Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*4" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard – 5.2 metres • Minimum exterior yard – 5.0 metres • Exterior staircase permitted to encroach in front yard to a maximum of 3.5 metres from the main wall • Exterior ramp permitted to encroach in front yard to a maximum of 1.4 metres from the main wall • Exterior staircase permitted to encroach in exterior yard 1.85 metres from main wall • Exterior ramp permitted to encroach in exterior yard 1.75 metres from main wall • Exempt from parking requirements
C1*5	Schedule B Map 14	Part of Lot 16, Concession 7 157 Holland Street East	<p>Notwithstanding the permitted uses of the "C1" zone, lands zoned "C1*5" may also be used for:</p> <ul style="list-style-type: none"> • Drive-through service facility <p>Notwithstanding the regulations of the "C1" zone, lands zoned "C1*5" are also subject to the following provisions:</p> <ul style="list-style-type: none"> • minimum number of parking spaces – 101

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C1*6	Schedule B Map 14	Part of Lot 16, Concession 6 198 Holland Street East	Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*6" are also subject to the following provisions: <ul style="list-style-type: none"> • Minimum driveway entrance/exit – 6.0 metres • Minimum rear yard setback – 0.33 metres
C1*7	Schedule B Map 14	Part of Lot 16, Concession 7 30 Dissette Street	In addition to the permitted <i>uses</i> and regulations of the "C1" zone, lands zoned "C1*7" may also be used for a <i>building supply centre</i> .
C1*8	Schedule B Map 18	Part of Lot 15, Concession 6 164-190 Holland Street West	Notwithstanding the permitted uses of the "C1" zone, lands zoned "C1*8" will also permit: <ul style="list-style-type: none"> • Outdoor display and sales area Notwithstanding the regulations of the "C1" zone, lands zoned "C1*8" are also subject to the following provisions: <ul style="list-style-type: none"> • Minimum parking space requirement – 139 spaces • Minimum required setback for an "Outdoor Display & Sales Area" adjacent to the Holland Street West right-of-way – 0.0m • Maximum gross floor area for an "Outdoor Display & Sales Area" – 375m²
C1*9	Schedule B Map 19	Part of Lot 15, Concession 6 30 Simcoe Road 38 Simcoe Road	Notwithstanding the regulations of the "C1" zone, lands zoned "C1*9" are also subject to the following provisions: <ul style="list-style-type: none"> • Off-street parking spaces required – 3 • Barrier-free parking spaces required – 0 • Minimum length of required parking space – 4.7m • Minimum required front yard setback – 1.4m • Maximum exterior side yard setback -5.2m • Minimum required rear yard setback – 0.67m
C1*10	Schedule B Map 14	Part of Lot 15, Concession 7 39 John Street West	Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*10" are also subject to the following provisions: <ul style="list-style-type: none"> • Off-street parking spaces required – 1 • Loading spaces required – 0 Notwithstanding the permitted uses of the "C1" zone, lands zoned "C1*10" shall only be used for a business office or a detached dwelling.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C1*11	Schedule B Map 14	Part of Lot 15, Concession 7 62 John Street West	<p>Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*11" are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Minimum total number of parking spaces – 10 • Minimum front yard setback – 1.69m <p>For the purposes of lands zoned "C1*11", Special Provision 1 to Table 7.1 shall not apply for apartment dwellings.</p>
Neighbourhood Commercial Exceptions			
C2*1	Schedule B Map 17	Part of Lot 12, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "C2" zone, lands zoned "C2*1" are also subject to the following:</p> <ul style="list-style-type: none"> • Additional permitted uses: dwelling units on or above the second floor of a building directly fronting onto Holland Street West; motor vehicle rental establishment; motor vehicle repair establishment; motor vehicle washing establishment; motor vehicle gas bar; institutional use. • For the purposes of lands zoned "C2*1", Holland Street West shall be considered the front lot line. • For the purposes of lands zoned "C2*1", lands zoned "C2*1" are to be treated as a single lot for zoning purposes, notwithstanding any consolidation or division of the same and provided that no constituent lot is less than 0.4 hectares in size. Internal lot lines shall not be construed to be lot lines for the purposes of any zoning regulations, provided all application regulations to lands zoned "C2*1" and their external lot lines are observed. • A maximum of three (3) drive-through facilities shall be permitted as accessory uses. No drive through facility and/or stacking lane shall be permitted in any required yard or between the street line and any building directly adjacent to Holland Street West. • Outdoor display areas, as accessory to a permitted use, shall not be more than 25% of the total gross floor area of the main use; shall not be located within a required yard or project forward from any building directly adjacent to Holland Street West; shall not obstruct or occupy any required parking areas; and shall be paved. • Minimum required parking – five (5.0) parking spaces for every 100 square metres of gross leasable floor area for all non-residential uses; 1.5 parking spaces per dwelling unit. • For the purposes of lands zoned "C2*1", gross leasable floor area shall be defined as: the sum of the area of the floor or floors, measured from the

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS										
			<p>exterior walls of the building or structure at the level of each floor but shall not include basements; ancillary offices; common floor areas such as mall; aisle; hallway; elevator shaft; lobby; stairwell; washrooms; accessory community room; maintenance or mechanical rooms; garage enclosures; accessory outdoor display areas; and any automobile parking facilities provided within a building.</p> <ul style="list-style-type: none"> No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West. For the purposes of lands zoned "C2*1", buildings directly adjacent to Holland Street West shall mean buildings constructed within 80 metres of Holland Street West, with the exception of buildings constructed directly to the rear of such buildings. Loading space requirements are as follows: <table border="1" data-bbox="976 711 1717 943"> <thead> <tr> <th data-bbox="976 711 1409 784">Gross Leasable Floor Area</th> <th data-bbox="1409 711 1717 784">Number of Loading Spaces Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="976 784 1409 824">Less than 930 m²</td> <td data-bbox="1409 784 1717 824">0</td> </tr> <tr> <td data-bbox="976 824 1409 865">Between 931m² and 1,860 m²</td> <td data-bbox="1409 824 1717 865">1</td> </tr> <tr> <td data-bbox="976 865 1409 906">Between 1,861 m² and 5,580 m²</td> <td data-bbox="1409 865 1717 906">2</td> </tr> <tr> <td data-bbox="976 906 1409 943">Over 5,581 m²</td> <td data-bbox="1409 906 1717 943">3</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Notwithstanding the loading requirements, loading spaces shall not be required for multi-tenanted non-residential buildings with less than 2,790 square metres of gross leasable floor area. Loading spaces shall have a minimum width of 3.5 metres, a minimum length of 12.0 metres, and a minimum height clearance of 3.5 metres. Loading spaces shall not be located in any yard abutting a street with the exception of the rear yard. In rear yards, the loading space shall be screened from view from the street by a fence, screen wall, landscaped berm or combination thereof, with a height of not less than 1.8 metres. 	Gross Leasable Floor Area	Number of Loading Spaces Required	Less than 930 m ²	0	Between 931m ² and 1,860 m ²	1	Between 1,861 m ² and 5,580 m ²	2	Over 5,581 m ²	3
Gross Leasable Floor Area	Number of Loading Spaces Required												
Less than 930 m ²	0												
Between 931m ² and 1,860 m ²	1												
Between 1,861 m ² and 5,580 m ²	2												
Over 5,581 m ²	3												
C2*2	Schedule B Map 14	Part of Lot 16, Concession 7 263 Barrie Street	<p>Notwithstanding the permitted uses of the "C2" zone, the only permitted uses on lands zoned "C2*2" are:</p> <ul style="list-style-type: none"> Financial institution Business office 										

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Personal service establishment • Medical office • pharmacy <p>Notwithstanding the regulations of the "C2" zone, lands zoned "C2*2" are also subject to the following:</p> <ul style="list-style-type: none"> • medical offices are the only permitted use on the floor(s) above the first floor • minimum lot area – 3450 square metres • minimum lot frontage – 31 metres • minimum front yard – 3.0 metres • minimum side yard – 5.0 metres • maximum gross floor area – 650 square metres • medical offices shall occupy no less than 50 % of the gross floor area • Minimum required parking – one (1) parking space for every 30 square metres of floor area.
C2*3	Schedule B Map 14	Part of Lot 15, Concession 7 184 Barrie Street	<p>Notwithstanding the permitted uses of the "C2" zone, the only permitted uses lands zoned "C2*3" are:</p> <ul style="list-style-type: none"> • Business office (limited to the first floor only) • Dwelling unit <p>Notwithstanding the regulations of the "C2" zone, lands zoned "C2*3" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard – 2.0 metres • Minimum side yard (north side) – 4.0 metres • Minimum rear yard for existing accessory building – 0.15 metres • Minimum side yard for existing accessory building – 0.39 metres • Landscaping adjacent to residential zones – the 1.5 metres landscaping strip is not required along the northern property line • Minimum driveway width along the northern property line – 4.0 metres • Minimum number of parking spaces – 6

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C2*4	Schedule B Map 14	Part of Lot 15, Concession 7 88 Barrie Street	<p>Notwithstanding the permitted uses of the "C2" zone, the only permitted uses lands zoned "C2*4" are:</p> <ul style="list-style-type: none"> • Business office • Dwelling unit <p>Notwithstanding the regulations of the "C2" zone, lands zoned "C2*4" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum width for a driveway – 5.8 metres • Minimum entrance width – 3.5 metres • Minimum northerly side yard for the existing dwelling – 0.5 metres • Minimum southerly side yard – 5.8 metres • Minimum landscaping strip for southerly property line – 0.0 metres • Minimum landscaping strip for northerly property line measured 15 metres from the street line – 0.0 metres • Exempted from the provisions of sections 3.19.9 and 6.2 of By-law 2263.
C2*5	Schedule B Map 16	Part of Lot 11, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "C2" zone, the only permitted uses for lands zoned "C2*5" are:</p> <ul style="list-style-type: none"> • Motor vehicle gas bar; • Motor vehicle repair establishment; • Retail store, wholesale store; • Motor vehicle sales, leasing, and/or rental establishment; • Building supply centre; • Commercial greenhouse; • Financial institution; • Photocopy or print shop; • Business office; • Animal clinic - small animal; • Private or commercial club including fitness centre or health club; • Place of entertainment; • Restaurant; • Restaurant, take-out; • Drive-through service facility; • Hotel; • Tourist information centre; • Emergency service facility; • Day nursery;

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Storage of goods, materials, machinery within an enclosed building; • Personal service establishment; • Medical Office <p>Notwithstanding the regulations of the “C2” zone, lands zoned “C2*5” are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Maximum height – 22 metres • Minimum parking space dimensions – 2.7 metres by 5.5 metres • Minimum parking space dimensions for persons with disabilities – 4.4 metres by 5.5 metres • Minimum parallel parking space dimensions – 2.7 metres by 6.7 metres • Minimum aisle width for parking areas – 7.3 metres • Maximum number of drive through service facilities per lot – n/a • No drive through facility and/or stacking lane shall be permitted in any required yard or between the street line and any building directly adjacent to Holland Street West. • No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West. <p>Lands zoned “C2*5” are exempted from special provision (3) of Table 7.3.</p>
C2*6	Schedule B Map 16 Map 17	Part of Lot 12, Concession 6 470 Holland Street West 484 Holland Street West	<p>Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*6” may also be used for the following:</p> <ul style="list-style-type: none"> • Residential dwelling units on or above the second floor of a non-residential building directly adjacent to Holland Street West; • Motor vehicle rental establishment; • Motor vehicle repair establishment; • Motor vehicle gas bar; • Motor vehicle washing establishment; • Institutional use; • Undertaking establishment <p>Notwithstanding the regulations and provisions of the “C2” zone, lands zoned “C2*6” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum lot area – 0.4ha • Minimum required yards shall be landscaped throughout, except that walkways, patios, and driveways shall be permitted to cross such

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>landscaped areas</p> <ul style="list-style-type: none"> • Minimum setback for motor vehicle gas bar from intersection of street lines – 70.0 metres • For the purposes of lands zoned “C2*6”, Holland Street West shall be considered the front lot line. • For the purposes of lands zoned “C2*6”, lands zoned “C2*6” are to be treated as a single lot for zoning purposes, notwithstanding any consolidation or division of the same and provided that no constituent lot is less than 0.4 hectares in size. Internal lot lines shall not be construed to be lot lines for the purposes of any zoning regulations, provided all applicable regulations to lands zoned “C2*6” and their external lot lines are observed. • A maximum of three (3) drive-through service facilities shall be permitted as accessory uses, in addition to a drive-through service facility accessory to a motor vehicle gas bar. No drive-through service facility and/or stacking lane shall be permitted in any required yard or between the street line and any building directly adjacent to Holland Street West. • Outdoor display areas, as accessory to a permitted use, shall not be more than 25% of the total gross floor area of the main use; shall not be located within a required yard or project forward from any building directly adjacent to Holland Street West; shall not obstruct or occupy any required parking areas; and shall be paved. • Minimum required parking – five (5.0) parking spaces for every 100 square metres of gross leasable floor area for all non-residential uses; 1.5 parking spaces per dwelling unit. • For the purposes of lands zoned “C2*6”, gross leasable floor area shall be defined as: the sum of the area of the floor or floors, measured from the exterior walls of the building or structure at the level of each floor but shall not include basements; ancillary offices; common floor areas such as mall; aisle; hallway; elevator shaft; lobby; stairwell; washrooms; accessory community room; maintenance or mechanical rooms; garage enclosures; accessory outdoor display areas; and any automobile parking facilities provided within a building. • No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West. • For the purposes of lands zoned “C2*6”, buildings directly adjacent to Holland Street West shall mean buildings constructed within 80 metres of Holland Street West, with the exception of buildings constructed directly to

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS										
			<p>the rear of such buildings.</p> <ul style="list-style-type: none"> Loading space requirements are as follows: <table border="1" data-bbox="989 329 1692 557"> <thead> <tr> <th>Gross Leasable Floor Area</th> <th>Number of Loading Spaces Required</th> </tr> </thead> <tbody> <tr> <td>Less than 930 m²</td> <td>0</td> </tr> <tr> <td>Between 931m² and 1,860 m²</td> <td>1</td> </tr> <tr> <td>Between 1,861 m² and 5,580 m²</td> <td>2</td> </tr> <tr> <td>Over 5,581 m²</td> <td>3</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Notwithstanding the loading requirements, loading spaces shall not be required for multi-tenanted non-residential buildings with less than 2,790 square metres of gross leasable floor area. Loading spaces shall have a minimum width of 3.5 metres, a minimum length of 12.0 metres, and a minimum height clearance of 3.5 metres. Loading spaces shall not be located in any yard abutting a street with the exception of the rear yard. In rear yards, the loading space shall be screened from view from the street by a fence, screen wall, landscaped berm or combination thereof, with a height of not less than 1.8 metres. Access off of Holland Street West shall be limited to one (1) full moves ingress/egress, one (1) "right in-in/right-out" ingress/egress, and one (1) "right-in" ingress. 	Gross Leasable Floor Area	Number of Loading Spaces Required	Less than 930 m ²	0	Between 931m ² and 1,860 m ²	1	Between 1,861 m ² and 5,580 m ²	2	Over 5,581 m ²	3
Gross Leasable Floor Area	Number of Loading Spaces Required												
Less than 930 m ²	0												
Between 931m ² and 1,860 m ²	1												
Between 1,861 m ² and 5,580 m ²	2												
Over 5,581 m ²	3												
C2*7	Schedule B Maps 17 and 18	Part of Lot 13, Concession 6 412 Holland Street West	<p>Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*7" may also be used for the following uses:</p> <ul style="list-style-type: none"> Motor vehicle gas bar, Motor vehicle repair establishment, Motor vehicle washing establishment, a dwelling unit located over commercial space and/or beside a motor vehicle repair establishment. <p>Notwithstanding the regulations and provisions of the "C2" zone, lands zone "C2*7" are also subject to the following:</p> <ul style="list-style-type: none"> minimum interior side yard for the existing motor vehicle washing establishment – 1.5 metres minimum front yard setback – 15.8 metres maximum width of the joint ingress/egress at Holland Street West – 16.2 										

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>metres for the easterly entrance and 16.6 metres for the westerly entrance.</p> <ul style="list-style-type: none"> • A maximum of fourteen (14) parking spaces in the southwest area of the property may be obstructed from time to time by the queue of the motor vehicle washing establishment yet may be used as part of the parking requirement for the subject lands.
C2*8	Schedule B Map 20	Part of Lot 17, Concession 6 192 Bridge Street	<p>Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*8" may also contain:</p> <ul style="list-style-type: none"> • Dwelling, detached – maximum one (1) unit • Dwelling, accessory – maximum two (2) units
C2*9	Schedule B Map 17	430 Holland Street West (Pts. 2&5, 51R-26813)	<p>Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*9" may also be used for the following uses:</p> <ul style="list-style-type: none"> • Motor vehicle gas bar, • Motor vehicle repair establishment, • Motor vehicle washing establishment, • Motor vehicle sales, leasing and/or rental establishment
C2*10	Schedule B Map 8	300 Barrie Street	<p>In addition to the permitted uses of the "C2" zone, lands zoned "C2*10" may also be used for:</p> <ul style="list-style-type: none"> • Motor vehicle gas bar; • Motor vehicle washing establishment
C2*12	Schedule B Map 15 Map 20	74 Bridge Street 78 Bridge Street	<p>Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*12" may also be used for:</p> <ul style="list-style-type: none"> • Motor vehicle sales, leasing, and/or rental establishment
C2*13	Schedule B Map 15 Map 20	82 Bridge Street	<p>Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*13" may also be used for:</p> <ul style="list-style-type: none"> • Outdoor storage as an accessory use, permitted in the rear yard only
C2*14	Schedule B Map 15 Map 20	88 Bridge Street 102 Bridge Street	<p>Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*14" may also be used for:</p> <ul style="list-style-type: none"> • Agricultural processing and storage facility; • Greenhouse; • Farm implement dealer

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C2*15	Schedule B Map 14 Map 20	Part of Lot 17, Concession 6 22-28 Bridge Street	Notwithstanding the regulations of the "C2" zone, lands zoned "C2*15" are also subject to the following: <ul style="list-style-type: none"> • The minimum rear yard shall be 54 metres and may only be used for at-grade parking, vehicular access ways, accessory garbage containment areas, and landscaped or natural areas; • All parking, vehicular access ways, and garbage containment areas shall be set back a minimum of 15 metres from the top of bank of the drainage ditch crossing at or near the rear lot line.
Automotive Commercial Exceptions			
C4*1	Schedule B Maps 14 and 20	Part of Lot 17, Concession 6 22 Bridge Street 32 Bridge Street	Notwithstanding the permitted uses of the "C4" zone, lands zoned "C4*1" may also be used for: <ul style="list-style-type: none"> • Restaurant; • Restaurant, take-out; • Drive-through service facility <p>Notwithstanding the regulations of the "C4" zone, lands zoned "C4*1" are also subject to the following:</p> <ul style="list-style-type: none"> • The minimum rear yard shall be 54 metres and may only be used for at-grade parking, vehicular access ways, accessory garbage containment areas, and landscaped or natural areas. • All parking, vehicular access ways, and garbage containment areas shall be set back a minimum of 15 metres from the top of bank of the drainage ditch crossing at or near the rear lot line. • A 2 metre high closed board privacy fence shall be provided along the west property line beginning at a point 29.3 metres south of the front lot line and extending east and south 41.68 metres along the side lot line from which point a 2 metre high chain link fence shall be provided a further distance of 6.25 metres along the west property line. • Maximum number of drive-through service facilities per lot – 3
C4*2	Schedule B Map 14	Part of Lot 16, Concession 7 133 Holland Street East	Notwithstanding the permitted uses and regulations of the "C4" zone, lands zoned "C4*2" are also subject to the following: <ul style="list-style-type: none"> • Minimum front yard for canopy of gas bar – 16 metres • Minimum setback for canopy of gas bar from centerline of Holland street East – 18 metres • Minimum interior side yard – 1.5 metres

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Minimum exterior side yard – 4.7 metres
C4*3	Schedule B Map 16	Part of Lot 11, Concession 6 2721 Sideroad 10 566 Holland Street West	<p>Notwithstanding the permitted uses and regulations of the “C4” zone, lands zoned “C4*3” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum rear yard – 3.0 metres
Rural Settlement Commercial			
C5*1	Schedule A Map 7	Part of Lot 1, Concession 12 4381 County Road 27	<p>Notwithstanding the permitted uses of lands zoned “C5”, the only permitted uses on lands zoned “C5*1” shall be a convenience retail store; an automobile service station or gas bar; an automobile, farm implement, motorcycle, marine, snowmobile, garden and lawn implement, or recreation vehicle dealership; gift shop; restaurant; motel or hotel; permanent fruit or vegetable stand or farm products sales outlet; garden centre; tourist information centre; drive-in movie theatre; swimming pool sales and service outlet; or sporting goods sales outlet. In addition, a dwelling unit accessory to the permitted uses is also permitted.</p>
C5*2	Schedule A Map 10	Part of Lot 16, Concession 11 3817 Yonge Street	<p>Notwithstanding the regulations of the “C5” zone, lands zoned “C5*2” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum rear yard shall be 0 metres • Maximum lot coverage shall be 45% • Minimum interior yard for the northerly yard shall be 2.0 metres • The minimum parking requirement shall be 162 spaces, including 4 spaces dimension and signed for persons with disabilities • The required parking spaces shall be located within the area zoned “C5*2” and the abutting “A*11”
General Employment Exceptions			
M1*1	Schedule B Maps 4, 5, 10	Part of Lot 10, Concession 7 3100 Sideroad 10	<p>Notwithstanding the permitted uses and regulations of the “M1” zone, lands zoned “M1*1” are also subject to the following:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Fabricating, assembly, processing, extracting or manufacturing establishment within a wholly enclosed building; • Any activity connected with the automotive trade of a manufacturing nature and which is contained within a wholly enclosed building;

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Building supply and equipment depot; • Business and professional office, as an accessory use; • Catering business; • Commercial or technical school; • Construction or industrial equipment sales or rental establishment; • Dry cleaners; • Fitness centre and health club; • Printing, newspaper, or publishing plant; • Radio, television, and telecommunications business including production and transmission establishment; • Repair shop; • Research/development facility; • Restaurant to service the industrial area only, limited in size to a gross floor area of 55 square metres devoted to the public uses; • Warehouse within a wholly enclosed building; • Wholesale business <p>Prohibited uses:</p> <ul style="list-style-type: none"> • Metal stamping establishment; • Metal forging establishment; • Transportation terminal; • Outdoor storage <p>For the purposes of this section, Outdoor Storage means the storage of equipment, goods, raw or processed materials outside of any building or structure.</p> <p>For lands zoned "M1*1", the following regulations apply:</p> <ul style="list-style-type: none"> • Minimum lot area of 1 hectares; • Minimum lot frontage – 30 metres • Parking may be provided in any yard provided that the setback requirements of the "M1" zone are complied with; • Individual parking spaces shall have a minimum width of 2.75 metres and a minimum length of 6.0 metres; • All buildings are to be setback a minimum of 20 metres from the southerly limited of the "M1*1" zone; • All buildings, structures, or parking areas shall be setback a minimum of 30 metres from a cold water stream or 15 metres from the centerline of a warm

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>water stream, as identified by the Conservation Authority;</p> <ul style="list-style-type: none"> • A tree buffer and screening strip a minimum of 6.0 metres wide shall be maintained along the south limit of the "M1*1" zone. <p>MOE Certificate of Approval:</p> <ul style="list-style-type: none"> • No industrial use that requires a Certificate of Approval from the Ministry of the Environment under the Environmental Protection Act shall be permitted without a Certificate of Approval issued by the Ministry of the Environment.
M1*2	Schedule B Map 4 and 5	Part of Lot 10, Concession 7 3100 Sideroad 10	<p>Notwithstanding the permitted uses and regulations of the "M1" zone, lands zoned "M1*2" are also subject to the following:</p> <p>Permitted uses:</p> <ul style="list-style-type: none"> • Fabricating, assembly, processing, extracting, or manufacturing establishment within a wholly enclosed building; • Any activity connected with the automotive trade of a manufacturing nature and which is contained within an enclosed building; • Building supply and equipment depot; • Business and professional office, as an accessory use • Catering business; • Commercial or technical school' • Construction or industrial equipment sales or rental establishment; • Dry cleaners; • Fitness centre and health club; • Printing, newspaper, or publishing plant; • Radio, television, and/or telecommunications business including production and transmission establishment; • Repair shop; • Research/development facility; • Restaurant to serve the industrial area only, limited in size to a gross floor area of 55 square metres devoted to the public use; • Storage depot; • Warehousing; • Wholesale business. <p>For lands zoned "M1*2", the following regulations apply:</p> <ul style="list-style-type: none"> • Minimum lot area shall be 2.0 hectares, save and except for those lots located

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>on the south side of Street A, where the minimum lot area shall be 1.0 hectares;</p> <ul style="list-style-type: none"> • Minimum lot frontage – 30 metres • Parking may be provided in any yard provided that the setback requirements of the “M1” zone are complied with; • Individual parking spaces shall have a minimum width of 2.75 metres and a minimum length of 6.0 metres; • All buildings are to be setback a minimum of 14 metres from the north property line; • All buildings, structures, or parking areas shall be setback a minimum of 30 metres from a cold water stream or 15 metres from the centerline of a warm water stream, as identified by the Conservation Authority; <p>MOE Certificate of Approval:</p> <ul style="list-style-type: none"> • No industrial use that requires a Certificate of Approval from the Ministry of the Environment under the Environmental Protection Act shall be permitted without a Certificate of Approval issued by the Ministry of the Environment.
M1*3	Schedule B Map 2	Part of Lot 16, Concession 8 3031 Yonge Street	Notwithstanding the permitted uses and regulations of the “M1” zone, the only permitted uses for lands zoned “M1*3” are open storage of construction materials and machinery, an equipment repair shop, and related office facilities.
M1*4	Schedule B Map 3	Part of Lots 17 and 18, Concession 8 265 Artesian Industrial Parkway	Notwithstanding the permitted uses and regulations of the “M1” zone, lands zoned “M1*4” may also be used for concrete or asphalt batching plant and accessory buildings and structures.
M1*5	Schedule B Map 3	Parts of Lot 17 and 18, Concession 9 2214 Line 9	Notwithstanding the permitted uses and regulations of the “M1” zone, lands zoned “M1*5” may be used for food processing and packaging, storage of agricultural produce, and accessory office and commercial space.
M1*6	Schedule B Map 3	Part of Lot 17, Concession 8 280 Artesian Industrial Parkway	Notwithstanding the permitted uses and regulation of the “M1” zone, lands zoned “M1*6” shall not be used for a waste transfer facility.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
M1*7	Schedule B Maps 5 and 11	Part of Lot 11, Concession 8 3066 Line 8 3111 Sideroad 10	<p>In addition to the permitted uses and regulations of the "M1" zone, lands zoned "M1*7" may also be used for:</p> <ul style="list-style-type: none"> • Concrete batching; • Commercial or technical school; • Fitness centre; • Radio, television, and telecommunications business including production and transmission establishment; • Storage depot. <p>Notwithstanding the zoning by-law's regulations and provisions to the contrary, the following provisions shall apply:</p> <ul style="list-style-type: none"> • Parking may be provided in any yard, provided that the setback requirements of the zoning by-law are complied with; and • all buildings are to be setback a minimum of 14.0 metres from the southerly limited of the planned Highway 400/404 link right-of-way.
M1*8	Schedule B Map 5	Part of Lot 11, Concession 8 3004 Line 8	<p>In addition to the permitted uses and regulations of the "M1" zone, lands zoned "M1*8" are also subject to the following provisions:</p> <p>Where lands zoned "M1*8" abut lands zoned Open Space "OS", the minimum interior side yard setback shall be 3.0 metres. The minimum interior side yard may be occupied by landscaping retaining walls, noise mitigation berm, and acoustic fencing (not limited in height).</p> <p>Notwithstanding anything to the contrary, yard requirements and setbacks shall not apply to noise abatement measures including berms and noise wall.</p> <p>Notwithstanding anything to the contrary, the height restrictions contained in the By-law shall not apply to acoustic screening of rooftop heating and ventilation units, or noise abatement facilities including berms and noise walls.</p> <p>Where lands zoned "M1*8" abut lands for the future highway corridor, a minimum setback from the northern property line of the "M1*8" lands shall be 14.0 metres.</p>
M1*9	Schedule B Maps 5 and 11	Part of Lot 11, Concession 8 3004 Line 8	<p>In addition to the permitted uses and regulations of the "M1" zone, lands zoned "M1*9" may only be used for:</p> <ul style="list-style-type: none"> • artistic/photographic studio

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • bakery/bake shop • financial institution • banquet facilities • business and professional offices • business service establishment • catering operation • fitness centre • commercial or technical school • self storage facility • trade and convention centre • medical office • data processing establishment • day nursery • dry cleaning establishment • hotel/motel • institutional uses • laboratory or research centre • light industrial uses, shall mean an enclosed establishment for manufacturing, processing, fabrication, assembly, treatment, packaging, and incidental storage of goods and materials with a low probability for fugitive noise, odour, dust, and/or vibration emissions and shall not include an obnoxious use as defined herein. • Personal service establishment • Place of entertainment, recreation, or assembly • Place of worship • Private clubs • Public uses • Animal clinic – small animal • Retail outlet accessory to a permitted use, • Storage area in an enclosed building, accessory to a permitted use. <p>Notwithstanding any provisions within the By-law to the contrary:</p> <ul style="list-style-type: none"> • Places of entertainment, recreation, or assembly shall not be permitted in that portion of the lands 75 metres from the westerly limit of lands known municipally as 3030 Line 8; • A minimum of 6.0 metre landscape strip shall be required along the western limits of any lot abutting the eastern limits of lands known municipally as

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>3030 Line 8;</p> <ul style="list-style-type: none"> • A privacy fence or noise abatement wall with a minimum height of 1.8 metres shall be required along the western limits of any lot abutting the eastern limits of lands known municipally as 3030 Line 8. <p>Notwithstanding any provisions within the By-law to the contrary, the following zone requirements apply:</p> <ul style="list-style-type: none"> • Minimum lot frontage – 24.0 metres • Minimum front yard landscape buffer – 3.0 metres • Maximum aggregate gross floor area for restaurants – 930 square metres
M1*10	Schedule B Map 6	Part of Lots 12 and 13 Concession 8	<p>Notwithstanding the permitted uses and regulations of the “M1” zone, lands zoned “M1*10” may only be used for:</p> <ul style="list-style-type: none"> • artistic/photographic studio • bakery/bake shop • financial institution • banquet facilities • restaurant • business and professional offices • business service establishment • catering operation • fitness centre • commercial or technical school • self storage facility • trade and convention centre • medical office • data processing establishment • day nursery • dry cleaning establishment • hotel/motel • institutional uses • laboratory or research centre • light industrial uses, shall mean an enclosed establishment for manufacturing, processing, fabrication, assembly, treatment, packaging, and incidental storage of goods and materials with a low probability for fugitive noise, odour, dust, and/or vibration emissions and shall not include an obnoxious use as defined herein.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Personal service establishment • Place of entertainment, recreation, or assembly • Place of worship • Private clubs • Public uses • Animal clinic – small animal • Retail outlet accessory to a permitted use, • Storage area in an enclosed building, accessory to a permitted use. <p>Notwithstanding any provisions in the By-law to the contrary, the following provisions shall also apply to lands zoned “M1*10”:</p> <ul style="list-style-type: none"> • Minimum lot frontage - 24.0 m • Minimum front yard landscape buffer – 3.0m • Maximum aggregate gross floor area for restaurants – 930 sq. m. • Minimum front yard setback shall be 6.0 metres. <p>Notwithstanding any provisions in the By-law to the contrary, open storage of goods and materials shall not be permitted on lands zoned “M1*10”.</p> <p>Notwithstanding any provisions in the By-law to the contrary, loading bays, loading doors, and garbage enclosures shall not be permitted in the front yard of any lands zoned “M1*10”.</p>
M1*11	Schedule B Maps 11 and 16	Part of Lot 11, Concession 7	<p>Notwithstanding the permitted uses and regulations of the “M1” zone, the only permitted uses for lands zoned “M1*11” are:</p> <ul style="list-style-type: none"> • Fabricating, assembly, processing, extracting or manufacturing establishment within a wholly enclosed building; • Any activity connected with the automotive trade of a manufacturing nature and which is contained within a wholly enclosed building; • Warehouse within a wholly enclosed building; • Newspaper or publishing plant • Automobile, farm implement, motorcycle, marine, snowmobile, garden and lawn implement, or recreation vehicle sales and service establishment with open and enclosed display areas for the dealerships; • Car radio sales and installation establishment; • Service shop; • Automobile service station or gas bar including retailing of non-automotive

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>goods and an accessory use;</p> <ul style="list-style-type: none"> • Construction or industrial equipment sales and/or rental establishment; • Radio, television, and telecommunications business including production and transmission establishment; • Business of profession office; • Bank or other financial institution; • Printing shop or photocopy store; • Catering business; • Retail or wholesale establishment; • Convenience or variety store; • Restaurant; • Restaurant, take-out; • Drive-through service facility • Banquet facility; • Private or commercial club including fitness centre, health club, or an indoor recreation facility such as an indoor swimming pool, skating or curling rink, or arena; • Place of entertainment; • Commercial or technical school; • Emergency service facility; • Post office; • Retail outlet, wholesale outlet, business office, or showroom accessory to a permitted use; • Storage area in enclosed buildings, accessory to a permitted use; • Parking facility accessory to a permitted use; • Day nursery; • Personal service establishment; • Medical office. <p>Notwithstanding the regulations of the "M1" zone, lands zoned "M1*11" are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Maximum height – 22 metres • Minimum parking space dimensions – 2.7 metres by 5.5 metres • Minimum parking space dimensions for persons with disabilities – 4.4 metres by 5.5 metres • Minimum parallel parking space dimensions – 2.7 metres by 6.7 metres • Minimum aisle width for parking areas – 7.3 metres

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Maximum number of drive-through service facilities – n/a • No drive through facility and/or stacking lane shall be permitted in any required yard or between the street line and any building directly adjacent to Holland Street West. • No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West.
M1*12	Schedule B Map 14	Part of Lot 16, Concession 7 200 Dissette Street	<p>Notwithstanding the permitted uses and regulations of the “M1” zone, the only permitted uses for lands zoned “M1*12” are:</p> <ul style="list-style-type: none"> • Automobile, farm implement, motorcycle, marine, snowmobile, garden and lawn implement, recreation vehicle sales and service establishment including open and enclosed display areas permitted only in the front yard of the lot; • Car radio sales and installation establishment; • Appliance sales and service shop; • Radio, television, and telecommunications business including production and transmission establishment; • Business office; • Financial institution; • Printing shop or photocopy store; • Catering business; • Restaurant; • Banquet facility; • Private or commercial club including fitness centre, health club, or indoor recreation facility such as indoor swimming pool, skating rink, curling rink, or arena; • Place of entertainment; • Commercial school; • Retail outlet, wholesale outlet, business office, or showroom accessory to a permitted use; • Storage area in enclosed buildings, accessory to a permitted use; • Day nursery; • Emergency service facility

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
M1*13	Schedule B Map 9	Part of Lots 17, and 18 Concessions 7 and 8 435 Dissette Street Artesian Industrial Parkway	In addition to the permitted uses and regulations of the "M1" zone, lands zoned "M1*13" may also be used for: <ul style="list-style-type: none"> • Motor vehicle body shop; • Motor vehicle repair shop; • Towing service depot/dispatch establishment; • Outdoor storage, accessory
Prestige Employment Exceptions			
M2*1	Schedule B Map 14	Part of Lot 16, Concession 7 144 Dissette Street	In addition to the permitted uses and regulations of the "M2" zone, lands zoned "M2*1" may also be used for the following uses: <ul style="list-style-type: none"> • <i>Building supply centre</i> • <i>Motor vehicle repair shop</i> • <i>Transport terminal</i> • <i>Wholesale establishment</i> • <i>Waste transfer facility</i> • <i>Outdoor storage, accessory</i> <p>For the purposes of the "M2*1" zone, any <i>waste transfer facility use</i> is limited to non-organic materials only.</p>
M2*2	Schedule B Map 14	Part of Lot 16, Concession 7 100 Dissette Street	Notwithstanding the permitted uses and regulations of the "M1" zone, the only permitted uses for lands zoned "M2*2" are: <ul style="list-style-type: none"> • Automobile, farm implement, motorcycle, marine, snowmobile, garden and lawn implement, recreation vehicle sales and service establishment including open and enclosed display areas permitted only in the front yard of a lot; • Car radio sales and installation establishment; • Appliance sales and service shop; • Radio, television, and telecommunications business including production and transmission establishment; • Business office; • Financial institution; • Printing shop or photocopy store; • Catering business; • Restaurant; • Banquet facility; • Private or commercial club including fitness centre, health club, or indoor recreation facility such as indoor swimming pool, skating rink, curling rink, or

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			arena; <ul style="list-style-type: none"> • Place of entertainment; • Commercial school; • Retail outlet, wholesale outlet, business office, or showroom accessory to a permitted use; • Storage area in enclosed buildings, accessory to a permitted use; • Day nursery; • Emergency service facility; • Institutional uses; • Retail store or wholesale business to a maximum of 35% of the building's total floor area.
M2*3	Schedule B Map 14	Part of Lot 16 Concession 7 90 Dissette Street	In addition to the permitted <i>uses</i> and regulations of the "M2" zone, lands zoned "M2*3" may also be used for a <i>building supply centre</i> .
Rural Employment Exceptions			
M3*1	Schedule C Map 3	Part Lot 1 Concession 6 2753 County Road 27	Notwithstanding the permitted uses and regulations of the "M3" zone, the only permitted uses for lands zoned "M3*1" are: <ul style="list-style-type: none"> • Assembly and manufacturing of truck bodies, trailers, and farm equipment within a wholly enclosed structure; • A retail outlet or service shop if accessory and incidental to a permitted uses on the same lot; • An accessory office use; • Warehouse. Furthermore, lands zoned "M3*1" are also subject to the following regulations: <ul style="list-style-type: none"> • Open storage area(s) shall not exceed 1.5 times the combined first floor area of all buildings on the lot; • Open storage area(s) shall be used only for the temporary storage of products manufactured, assembled, or used on the premises or the storage of materials uses in the industrial operation. • Maximum total gross floor area of all buildings – 6,000 square metres • Minimum setback from top of bank of Penville Creek tributary – 15 metres. All other provisions of the "M3" zone continue to apply.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
Residential One Exceptions			
R1-1*1	Schedule B Map 7	Part of Lot 15, Concession 8	Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*1" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area – 960 square metres • Minimum lot frontage – 23.0 metres
R1-1*2	Schedule B Map 16	Part of Lot 11, Concession 6 524 Holland Street West 522 Holland Street West 520 Holland Street West 518 Holland Street West	Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*2" are also subject to the following: <ul style="list-style-type: none"> • Minimum frontage – 18.0 metres • Minimum front yard – 22.0 metres • Minimum interior side yard – 1.5 metres/3.5 metres • Minimum rear yard – 7.5 metres
R1-1*3	Schedule B Map 17	Part of Lot 13, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*3" are also subject to the following: <ul style="list-style-type: none"> • No garage shall project more than 5.0 metres forward from the ground floor main wall of the dwelling.
R1-1*4	Schedule B Map 23	Part of Lot 15, Concession 5 2555 Line 6	Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*4" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot frontage – 30 metres
R1-2*1	Schedule B Maps 5 and 6	Part of Lots 12 and 13, Concession 8	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*1" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area – 300 square metres • Minimum lot frontage – 11.0 metres • Minimum interior side yard for lots within frontages greater than or equal to 12 metres – 1.2 metres • Minimum interior side yard for corner lots on the east-west portion of Vipond

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>Way with garage door and driveway along the exterior side yard – 0.6 metres</p> <ul style="list-style-type: none"> • Minimum rear yard setback for corner lots on the east-west portion of Vipond Way with garage door and driveway along the exterior side yard – 0.9 metres • Minimum front yard setback for the front face of the garage – 6.0 metres, minimum front yard setback for all other portions of the dwelling – 3.0 metres • Minimum outdoor amenity space for corner lots on the east-west portion of Vipond Way with garage door and driveway along the exterior side yard – 45 square metres. • Garage doors and driveways shall not be permitted along exterior side yards directly abutting Crosslands Boulevard. • For lots 77, 78, and 97, the minimum side yard setback shall be 0.6 metres on one side and 2.4 metres on the other side. • Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres. • Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle. • Non-interior building elements (including but not limited to porches, steps, railings, chimneys, and roof elements) may encroach: <ul style="list-style-type: none"> ○ Into the required front yard and rear yard by a maximum of 2.0 metres; ○ Into the required exterior side yard provided no portion of the non-interior building element is located closer than 0.3 metres from the side lot line; and ○ A maximum of 0.6 metres into the required interior side yard ○ Notwithstanding the above, all encroachments must be setback a minimum of 0.3 metres from any lot line. <p>Section 4.1.5(f)(i) of this By-law shall not apply to lands zoned “R1-2*1”.</p>
R1-2*2	Schedule B Map 7	Part of Lot 14, Concession 8	<p>Notwithstanding the permitted uses and regulations of the “R1-2” zone, lands zoned “R1-2*2” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum lot area – 420 sq. metres • Minimum lot frontage – 12.0 metres • Minimum interior side yard – 1.2 metres on both sides

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R1-2*3	Schedule B Maps 7 and 8	Part of Lot 15, Concession 8	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*3" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area – 400 square metres • Minimum rear yard – 7.0 metres • Minimum side yard – 1.2 metres both sides • Minimum front yard setback – 7.0 metres for the front face of the private garage, 6.0 metres for all other portions of the dwelling.
R1-2*4	Schedule B Map 16 Map 17 Map 21 Map 22	Part of Lots 11 and 12, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*4" are also subject to the following: <ul style="list-style-type: none"> • Minimum exterior side yard to a rear facing garage – n/a • Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres. • Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle. <p>Section 4.1.5(f)(i) of this By-law shall not apply to lands zoned "R1-2*4".</p>
R1-2*5	Schedule B Map 18 Map 23	Part of Lots 14, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*5" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area – 400 sq. metres • Minimum lot frontage – 12.0 metres • Minimum interior side yard – 1.2 metres on both sides
R1-2*6	Schedule B Map 19	Part of Lot 15, Concession 6 444 Parkwood Avenue	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*6" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot frontage – 4.5 metres
R1-2*7	Schedule B Map 17 Map 18	Part of Lot 13, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*7" are also subject to the following: <ul style="list-style-type: none"> • Section 4.1.5(f)(i) of this By-law does not apply to lands zoned "R1-2*7"
R1-2*8	Schedule B Map 17 Map 18	Part of Lot 13, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*8" are also subject to the following: <ul style="list-style-type: none"> • For lands zoned "R1-2*8", the lot line directly adjacent to Melbourne Drive shall be considered the front lot line; • The maximum front yard setback shall be 4.0 metres;

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> Garage doors and driveways shall not be permitted along the front yard directly abutting Melbourne Drive; Minimum number of off-street parking spaces required – four (4) Section 4.1.5(f)(i) of this By-law does not apply to lands zoned “R1-2*8”
R1-2*9	Schedule B Map 23 Map 24	Part of Lot 14, Concession 5 Part of Lot 15, Concession 5	<p>Notwithstanding the permitted uses and regulations of the “R1-2” zone, lands zoned “R1-2*9” are also subject to the following provisions:</p> <ul style="list-style-type: none"> Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres; and Maximum height shall be 13.0 metres.
R1-2*10	Schedule B Map 23	Part of Lot 14, Concession 5	<p>Notwithstanding the permitted uses and regulations of the “R1-2” zone, lands zoned “R1-2*10” are also subject to the following provisions:</p> <ul style="list-style-type: none"> The minimum required rear yard shall be 4.0 metres; The minimum required interior side yard shall be 7.5 metres on one side and 1.2 metres on the other side.
R1-2*11	Schedule B Map 23	Part of Lot 14, Concession 5	<p>Notwithstanding the permitted uses and regulations of the “R1-2” zone, lands zoned “R1-2*11” are also subject to the following provision:</p> <ul style="list-style-type: none"> The minimum required rear yard shall be 6.0 metres.
R1-3*1	Schedule B Maps 11, 12, 16, 17	Part of Lot 12, Concession 7 Part of Lot 14, Concession 6	<p>Notwithstanding the permitted uses and regulations of the “R1-3” zone, lands zoned “R1-3*1” are also subject to the following:</p> <ul style="list-style-type: none"> Minimum interior side yard for lots with less than 12.0 metre frontage – 1.2 metres/0.6 metres Minimum interior side yard for lots with 12.0 metre or more in frontage – 1.2 metres on both sides Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres. Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle. <p>Section 4.1.5(f)(i) of this By-law shall not apply to lands zoned “R1-3*1”.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R1-3*2	Schedule B Map 16 Map 17 Map 21 Map 22	Part of Lots 11 and 12, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-3" zone, lands zoned "R1-3*2" are also subject to the following: <ul style="list-style-type: none"> • Minimum exterior side yard to a rear facing garage – n/a • Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres. • Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle. <p>Section 4.1.5(f)(i) of this By-law shall not apply to lands zoned "R1-3*2".</p>
R1-4*1	Schedule B Map 23 Map 24	Part of Lot 14, Concession 5 Part of Lot 15, Concession 5	Notwithstanding the permitted uses and regulations of the "R1-4" zone, lands zoned "R1-4*1" are also subject to the following provision: <ul style="list-style-type: none"> • Maximum height shall be 13.0 metres.
R1-4*2	Schedule B Map 23	Part of Lot 14, Concession 5	Notwithstanding the permitted uses and regulations of the "R1-4" zone, lands zoned "R1-4*2" are also subject to the following provisions: <ul style="list-style-type: none"> • The minimum required rear yard shall be 6.0 metres. • Maximum height shall be 13.0 metres.
Residential Two Exceptions			
R2-1*1	Schedule B Map 13	Part of Lot 14, Concession 7 192 Hurd Street	Notwithstanding the permitted uses of the "R2-1" zone, the only permitted uses on lands zoned "R2-1*1" are: <ul style="list-style-type: none"> • Dwelling, detached • Dwelling, duplex <p>Notwithstanding the regulations of the "R2-1" zone, lands zoned "R2-1*1" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum lot frontage – 5.5 metres • Minimum front yard – 6.0 metres • Minimum side yard – 8 metres • Minimum rear yard – 8 metres

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-1*2	Schedule B Map 13	Part of Lot 14, Concession 7 46 Toronto Street	<p>Notwithstanding the permitted uses of the "R2-1" zone, lands zoned "R2-1*2" may also be used for a rest/retirement home.</p> <p>Notwithstanding the regulations of the "R2-1" zone, lands zoned "R2-1*2" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard – 18 metres • Minimum rear yard – 1.5 metres • Minimum interior yard – 2.0 metres • Minimum exterior yard – 6.0 metres • Minimum number of parking spaces – 8 • Maximum number of residential rooms or suites – 22 • Maximum building height – 9.5 metres
R2-1*3	Schedule B Map 14	Part of Lot 15, Concession 7 96 Barrie Street	<p>Notwithstanding the permitted uses of the "R2-1" zone, lands zoned "R2-1*3" may also be used for a rest/retirement home.</p> <p>Notwithstanding the regulations of the "R2-1" zone, lands zoned "R2-1*3" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard – 4.75 metres • Minimum rear yard – 8.2 metres • Minimum interior yard – 1.2 metres • Minimum exterior yard – 5.0 metres • Minimum number of parking spaces – one parking space for every 2.75 beds
R2-1*4	Schedule B Map 14	Part of Lot 15, Concession 7 84 Barrie Street	<p>Notwithstanding the permitted uses of the "R2-1" zone, lands zoned "R2-1*4" may also be used for a business office.</p>
R2-1*5	Schedule B Map 14	Part of Lot 15, Concession 7 72 Barrie Street	<p>Notwithstanding the permitted uses of the "R2-1" zone, lands zoned "R2-1*5" may also be used for a rest/retirement home.</p> <p>Notwithstanding the regulations of the "R2-1" zone, lands zoned "R2-1*5" are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard – 8.4 metres • Minimum rear yard – 5 metres • Minimum interior yard – 1.2 metres • Minimum exterior yard – 5.0 metres

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> • Minimum number of parking spaces – one (1) parking space for every 2.75 beds
R2-1*6	Schedule B Map 22	Part of Lot 16, Concession 6 22 Centre Street	<p>Notwithstanding the permitted uses of the “R2-1” zone, lands zoned “R2-1*6” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum interior side yard – 1.14 metres • Minimum exterior side yard – 2.45 metres
R2-1*7	Schedule B Map 23	Part of Lot 14, Concession 5	<p>Notwithstanding the permitted uses and regulations of the “R2-1” zone, lands zoned “R2-1*7” are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Minimum required front yard is 6.0 metres for the front face of the private garage and 4.5 metres for all other portions of the dwelling.
R2-2*1	Schedule B Map 6	Part of Lots 12 and 13, Concession 8	<p>Notwithstanding the permitted uses and regulations of the “R2-2” zone, lands zoned “R2-2*1” are also subject to the following:</p> <ul style="list-style-type: none"> • Minimum front yard setback for the front face of the garage – 6.0 metres, minimum front yard setback for all other portions of the dwelling – 3.0 metres • Minimum exterior side yard setback – 3.0 metres • Driveways for 6.0 metre lots shall not be greater than 3.5 metres in width. • Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres. • Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle. • Non-interior building elements (including but not limited to porches, steps, railings, chimneys, and roof elements) may encroach: <ul style="list-style-type: none"> ○ Into the required front yard and rear yard by a maximum of 2.0 metres; ○ Into the required exterior side yard provided no portion of the non-interior building element is located closer than 0.3 metres from the side lot line; and ○ A maximum of 0.6 metres into the required interior side yard ○ Notwithstanding the above, all encroachments must be setback a minimum of 0.3 metres from any lot line.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-2*2	Schedule B Map 13	Part of Lot 14, Concession 7 Thornton Village	Notwithstanding the permitted uses of the "R2-2" zone, lands zoned "R2-2*2" are also subject to the following: <ul style="list-style-type: none"> • Minimum number of visitor parking spaces – 12 • Minimum rear yard– 6.1 metres • Minimum rear yard for Unit 10 as shown on Schedule B to By-law 2002-014 - 5.0 metres • Minimum separation between townhome blocks – 3.0 metres • Minimum lot frontage – 20 metres • Maximum number of townhouse dwelling units – 21
R2-2*3	Schedule B Map 19	Part of Lot 15, Concession 6 49 Drury Street 51 Drury Street	Notwithstanding the permitted uses of the "R2-2" zone, lands zoned "R2-2*3" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot frontage – 5.4 metres per dwelling unit • Minimum lot area – 200 square metres per dwelling unit
R2-2*5	Schedule B Map 23 Map 24	Part of Lot 14, Concession 5 Part of Lot 15, Concession 5	Notwithstanding the permitted uses and regulations of the "R2-2" zone, lands zoned "R2-2*5" are also subject to the following provisions: <ul style="list-style-type: none"> • Maximum height shall be 13.0 metres; • Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.
R2-2*6	Schedule B Map 23 Map 24	Part of Lot 15, Concession 5	Notwithstanding the permitted uses and regulations of the "R2-2" zone, lands zoned "R2-2*6" are also subject to the following provisions: <ul style="list-style-type: none"> • Maximum number of residential dwelling units – 35. • Maximum height shall be 13.0 metres. • Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres. • Single detached dwellings and semi-detached dwellings shall be additional permitted uses. • Single detached dwellings shall be subject to the standards and provisions of the Residential One Exception "R1-2*9" zone. • Semi-detached dwellings shall be subject to the standards and provisions of the Residential One Exception "R1*4*1" zone. • Nursing home is not permitted.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-3*1	Schedule B Map 14	Part of Lot 15, Concession 7 128 Barrie Street	In addition to the permitted uses and regulations of the "R2-3" zone, lands zoned "R2-3*1" are also subject to the following: <ul style="list-style-type: none"> • Minimum driveway width – 5.6 m • Minimum landscape strip along southern property line – 0 metres
R2-3*2	Schedule B Map 18	Part of Lot 14, Concession 6 48 Millar Park Avenue	In addition to the permitted uses and regulations of the "R2-3" zone, lands zoned "R2-3*2" are also subject to the following: <ul style="list-style-type: none"> • Minimum rear yard – 7.0 metres • Parking permitted in the front yard
R2-3*3	Schedule B Map 19	Part of Lot 15, Concession 6 112 Simcoe Road	In addition to the permitted uses and regulations of the "R2-3" zone, lands zoned "R2-3*3" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area – 133.15 square metres per dwelling unit • Maximum number of dwelling units – 45
R2-3*4	Schedule B Map 23	Part of Lot 14, Concession 6 2656 Line 6	In addition to the permitted uses and regulations of the "R2-3" zone, lands zoned "R2-3*4" are also subject to the following: <ul style="list-style-type: none"> • Minimum lot area – 1.6 hectares • Minimum number of parking spaces – one (1) for every 4 persons to be accommodated
Residential Three Exceptions			
R3*1	Schedule B Maps 7 and 13	Part of Lot 14, Concession 7	Notwithstanding the permitted uses of the "R3" zone, the only permitted uses on lands zoned "R3*1" are: <ul style="list-style-type: none"> • Dwelling, apartment • Dwelling, multiple unit • Dwelling, townhouse (stacked) • Dwelling, townhouse (street) • Dwelling, townhouse (block) • Boarding or rooming house • Crisis care facility • Place of worship • Nursing home • Day nursery <p>Notwithstanding the regulations of the "R3" zone, apartment dwellings located on lands zoned "R3*1" are subject to the following:</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>For apartment dwellings where parking spaces equal to the number of dwelling units are provided underground, the following provisions apply:</p> <ul style="list-style-type: none"> • Minimum lot area – 70 square metres per dwelling unit • Minimum lot frontage – 30 metres • Maximum lot coverage – 25% • Maximum height – 23 metres <p>For apartment dwellings where parking spaces equal to the number of dwelling units are not provided underground, the following provisions apply:</p> <ul style="list-style-type: none"> • Minimum lot area – 140 square metres per dwelling unit • Minimum lot frontage – 30 metres • Maximum lot coverage – 35% • Maximum height – 11 metres <p>For all apartment dwellings, the minimum floor area per dwelling unit is as follows:</p> <ul style="list-style-type: none"> • For bachelor suites – 40 square metres • For 1 bedroom units – 45 square metres • For 2 bedroom units – 55 square metres • For 3 bedroom units – 65 square metres <p>All other permitted uses are to be subject to all other applicable provisions of the zoning by-law including the lot regulation provisions of tables 6.4 and 6.6 herein.</p>
R3*2	Schedule B Map 14	Part of Lot 16, Concession 7 281 Barrie Street	<p>Notwithstanding the permitted uses of the “R3” zone, lands zoned “R3*2” may only be used for one of the following uses:</p> <ul style="list-style-type: none"> • Dwelling, apartment; or • Personal service establishment within the existing former residential building <p>Notwithstanding the regulations of the “R3” zone, lands zoned “R3*2” are also subject to the following for an apartment dwelling:</p> <ul style="list-style-type: none"> • Maximum height – 15.5 metres, not including parapet walls and mechanical rooms; • Minimum side yard (north side) – 30 metres • Minimum side yard (south side) – 9.14 metres <p>The Holding (H1) symbol applies only to the apartment dwelling use and cannot be removed until a development agreement has been executed.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R3*3	Schedule B Map 8	Part of Lot 16, Concession 8 2362 Line 8	<p>Notwithstanding the regulations of the "R3" zone, lands zoned "R3*3" are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Minimum required rear yard shall be 3.0 metres; • Minimum required <i>planting strip</i> abutting the east lot line shall be 1.5 metres; • Minimum parking space requirement is 1.5/unit; <p>Notwithstanding section 4.1.1(a)(iv), a <i>retail store</i> shall be permitted accessory to an apartment building provided the gross floor area is no greater than 465m².</p> <p>Notwithstanding section 5.5.3(b), <i>parking areas</i> shall be permitted within a required front or <i>exterior side yard</i> provided the <i>parking area</i> is not located between the front <i>street line</i> and principal building.</p> <p>Notwithstanding section 5.20.5(d), a required loading space shall be set back a minimum of 8.0 metres from any <i>street line</i>.</p>
Residential Four Exceptions			
R4*1	Schedule C Map 1	Lot 24, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "R4" zone, lands zoned "R4*1" are also subject to the following:</p> <ul style="list-style-type: none"> • Permitted uses and regulations of the "R1-1" zone; • Minimum exterior yard – 3.0 metres
R4*2	Schedule C Map 1	Lot 24, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "R4" zone, lands zoned "R4*2" are also subject to the following:</p> <ul style="list-style-type: none"> • Permitted uses and regulations of the "R1-3" zone; • Minimum exterior yard – 3.0 metres
R4*3	Schedule C Map 3	Lot 24, Concession 6 2864 County Road 27	<p>Notwithstanding the permitted uses of the "R4" zone, only the following uses are permitted on lands zoned "R4*3":</p> <ul style="list-style-type: none"> • Business office with a maximum gross floor area of 160 square metres zone; • Dwelling unit. <p>Notwithstanding the regulations of the "R4" zone, lands zoned "R4*3" are also subject to the following provisions:</p> <ul style="list-style-type: none"> • Business office shall mean a room or rooms where business may be transacted, a service performed or consultation given, but shall not include the manufacturing, storing, or sale of any product. • The permitted uses of the "R4*3" zone shall only be permitted within the existing residential building located on the subject property.