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## PART 12 EXCEPTIONS

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### 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
<b>Agricultural Exceptions</b>			
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 6	Part of Lot 1, Concession 8 3231 County Road 27	
	Schedule A Map 7	Part of Lot 5, Concession 8 3156 Sideroad 5	

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Schedule A Map 15	Part of Lot 1, 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 27	
A*2	Schedule A Map 4	Part of Lot 15, Concession 13 4268 Yonge Street	<p>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.</p> <p>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.</p>
A*3	Schedule A Map 4  Schedule A Map 12	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.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*4	Schedule A Map 4	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.
A*5	Schedule A Map 4	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 4	Part of Lot 16, Concession 11 3817 Yonge Street	
	Schedule A Map 4	Part of Lot 16, Concession 11 2383 Line 12	
	Schedule A Map 16	Part of Lot 5, Concession 3 3786 Line 3	
A*6	Schedule A Map 7 and 12	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 7	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 4	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 4	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.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Schedule A Map 13  Schedule A Map 12  Schedule A Map 8	Part of Lot 10, Concession 7 2816 Sideroad 10  Part of Lot 8, Concession 4 3473 Line 5  Part of Lot 1, Concession 3 4324 Line 3 3224 Sideroad 10	
A*10	Schedule A Map 9	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 4	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"> <li>• Minimum lot area shall be 4.0 hectares and is exempt from By-laws 1134 and 1145</li> <li>• Maximum lot coverage for agricultural uses shall be 70%</li> <li>• Minimum front yard for an accessory agricultural building shall be 21.0 metres;</li> <li>• Minimum yard requirement to the easterly limit of the lands zoned "C5*2" is 0 metres;</li> <li>• The minimum setback from the centerline of Yonge Street shall be 39.0 metres;</li> <li>• Off-street parking is permitted for any use permitted in the abutting C5*2 zone;</li> <li>• 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.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*12	Schedule A Map 5	Part of Lot 20, Concession 11 1980 Line 11	<p>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.</p> <p>For lands zoned "A*12", the maximum <i>lot coverage</i> shall be 30%.</p>
A*13	Schedule A Map 6	Part of Lot 24, Concession 9 3544 County Road 27	<p>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 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"> <li>• Maximum number of buildings: 1</li> <li>• Maximum total floor area, including mezzanine: 491 square metres</li> </ul>
A*14	Schedule A Map 7	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"> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• 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 open 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.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*16	Schedule A Map 7	Part of Lot 3, Concession 7 4049 Line 8	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.
A*17	Schedule A Map 7  Schedule A Map 11  Schedule A Map 15  Schedule A Map 12	Part of Lot 7, Concession 9 3556 Line 9  Part of Lot 1 Concession 4 4337 Line 5  Part of Lot 23, Concession 1 5648 Highway 9  Part of Lot 8, Concession 6 3473 County Road 88	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 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.
A*18	Schedule B Map 4, 5, 6, 7, and 8	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 9	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.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*21	Schedule A Map 12	Part of Lot 8 Concession 4 3418 Line 4	<p>Notwithstanding the permitted uses and regulations of the "A" zone, lands zoned "A*21" are subject to the following:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Agriculture, forestry, conservation including specialized farms, greenhouses, mushroom operations, apiaries, market gardens, horticultural nurseries and flower gardens;</li> <li>• Home occupation use</li> <li>• Uses accessory to the permitted use;</li> </ul> <p>Permitted structures:</p> <ul style="list-style-type: none"> <li>• Buildings and structures for the permitted uses;</li> <li>• Building and structures accessory to permitted uses;</li> <li>• An accessory dwelling accessory to permitted uses.</li> </ul> <p>Furthermore, the following regulations shall also apply to lands zoned "A*21":</p> <ul style="list-style-type: none"> <li>• All provisions of the "A" zone continue to apply;</li> <li>• A minimum rear yard setback of 396.2 metres.</li> </ul>
A*22	Schedule A Map 15	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 15	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"> <li>• A public garage</li> <li>• A dwelling</li> <li>• Accessory buildings and uses to any permitted uses.</li> </ul> <p>The minimum exterior side yard for the public garage uses shall be 14.0 metres.</p>
A*24	Schedule A Map 12 and 16	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.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*25	Schedule A Map 15	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"> <li>• Landscape contracting operation in association with the growing of horticultural nursery stock;</li> <li>• Nursery</li> </ul> <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"> <li>• Minimum area for growing of horticultural nursery stock – 64%</li> <li>• Maximum floor area (excluding material storage coveralls) – 1150 square metres</li> </ul>
A*26	Schedule A Map 6  Schedule C Map 1	Part of Lot 1 and 24, Concession 7	<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"> <li>• Dwelling, Detached (subject to section 9.5),</li> <li>• Home Occupation (subject to section 4.12)</li> <li>• uses accessory to the above permitted uses</li> </ul> <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 2	Part of Lot 5, Concession 11 3890 Sideroad 5	Notwithstanding the provisions of the "A" zone, lands zoned "A*27" shall have a minimum lot area of 38.0 hectares.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*28	Schedule A Map 2	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"> <li>• A minimum of one (1) parking space for every 50m<sup>2</sup> of gross floor area for a kennel use.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
A*30	Schedule A Map 15	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"> <li>• Landscape Contracting Operation accessory to the growing of horticultural nursery stock;</li> <li>• <i>Soil Manufacturing;</i></li> <li>• <i>Outdoor Storage</i> accessory to a permitted use.</li> </ul> <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"> <li>• Minimum area for the growing of crops or horticultural nursery stock – 28.2 hectares;</li> <li>• 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;</li> <li>• Maximum area for the outdoor processing and storage of manufactured soil – 0.4 hectares;</li> <li>• Minimum number of parking spaces – 30;</li> <li>• Maximum number of parking spaces – 40;</li> <li>• 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.</li> </ul>
A*31	Schedule A Map 11	Part of Lot 2, Concession 5 4157 Line 6	In addition to the permitted uses and regulations of the "A" Zone, lands zoned "A*31" may also be used for a kennel accessory to an agricultural use.
A*32	Schedule A Map 8	Part of Lot 9, Concession 8 3287 Line 9	In addition to the permitted uses and regulations of the "A" zone, the following uses are permitted as on-farm diversified uses: <ul style="list-style-type: none"> <li>• Wedding/Events Venue</li> <li>• Farmers Market</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>The maximum area permitted to be used for on-farm diversified uses, including land and building area dedicated to on-farm diversified use(s) is 8,000 square metres.</p> <p>For the purposes of the "A*32" Zone, an on-farm diversified use shall be defined as uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses included, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that provide value added agricultural products.</p> <p>For the purposes of this by-law a "Wedding/Events Venue" is defined as a lot, building or structure, or part thereof, used for social, cultural, educational or trade events, and may include weddings, bridal showers, business meetings, seminars, religious gatherings, parties and celebrations, but shall not include a Trade and Convention Centre or Place of Worship.</p>
A*33	Schedule A Map 15	Part of Lot 1, Concession 3 4292 Line 3	<p>In addition to the permitted uses and of the "A" zone, the following use is permitted as on-farm diversified use:</p> <ul style="list-style-type: none"> <li>• Apple Cidery Production and Canning Facility with Accessory Retail and Tasting Room</li> </ul> <p>The maximum area permitted to be used for on-farm diversified uses, including land and building area dedicated to on-farm diversified use(s) is 4,000 square metres.</p> <p>Notwithstanding the regulations of the "A" zone, lands zoned "A*33" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum building gross floor area within land area dedicated to the on-farm diversified use(s) - 905 sq.m.</li> <li>• Minimum parking space requirement- one (1) parking space for every 150 sq.m. of building gross floor area</li> </ul> <p>For the purposes of the "A*33" Zone, an on-farm diversified use shall be defined as uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses included, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that provide value added agricultural products.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>For the purposes of this by-law, an "Apple Cidery Production and Canning Facility" is defined as a lot, building or structure, or part thereof, used for processing/fermenting of apples and canning of finished product (cider) and may include, as an accessory use, a tasting room and/or retail sales.</p>
A*34	Schedule A Map 4	Part of Lot 17, Concession 12 2323 Line 13	<p>In addition to the permitted uses and regulations of the "A" zone, lands zoned "A*34" will permit the following on-farm diversified uses:</p> <ul style="list-style-type: none"> <li>• Wedding/Events Venue</li> <li>• Farmers' Market</li> </ul> <p>The maximum area permitted to be used for on-farm diversified uses, including land and building area dedicated to on-farm diversified use(s) is 7, 500 square metres (0.75 ha).</p> <p>For the purposes of the "A*34" Zone, an on-farm diversified use shall be defined as uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses included, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that provide value added agricultural products.</p> <p>For the purposes of this by-law a "Wedding/Events Venue" is defined as a lot, building or structure, or part thereof, used for social, cultural, educational or trade events, and may include weddings, bridal showers, business meetings, seminars, religious gatherings, parties and celebrations, but shall not include a Trade and Convention Centre or Place of Worship.</p>
A*35	Schedule A Map 3	Part of Lot 11, Concession 11 3999 Sideroad 10	<p>On lands zoned A*35, a cemetery use and accessory uses shall be permitted.</p> <p>A maximum combined gross floor area of 2,220 sq m (23,871 sq ft) shall be permitted for all buildings and structures on the Subject Lands. Accessory uses permitted in conjunction with the cemetery shall include:</p> <ul style="list-style-type: none"> <li>• a multi purpose place of assembly building for end of life and Ahmadiyya Islamic Burial Traditions, visitation and office consisting of not more than 929 sq m (10,000 sq ft);</li> <li>• a funeral supplies building consisting of not more than 167.23 sq m (1,800 sq ft);</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• an equipment storage building consisting of not more than 167.23 sq m (1,800 sq ft);</li> <li>• caretaker residences, cumulatively consisting of not more than 2 units within a 2-storey semi-detached building, and not more than 390 sq. m (4,193 sq. ft);</li> <li>• an existing Place of Worship and residence consisting of not more than 250.40 sq m (2,695.29 sq ft).</li> </ul> <p>All new development shall be set back a minimum of 15 metres from 10th Sideroad and a minimum of 30 m from the limits of the existing tree line coverage as per LSRCA regulations.</p> <p>A maximum height of 9.5 m shall be permitted for all new development.</p>
<b>Marsh Agricultural Exceptions</b>			
AM*1	Schedule A Map 14	Part of Lot 16 Concession 6 303 Morris Road	<p>Notwithstanding the permitted uses and regulations of the "AM" zone, lands zoned "AM*1" are subject to the following:</p> <p><b>PERMITTED USES:</b></p> <ul style="list-style-type: none"> <li>• A single detached residential dwelling and a home occupation shall be the only permitted uses in an area zoned "AM*1"</li> </ul> <p><b>Regulations:</b></p> <ul style="list-style-type: none"> <li>• Maximum lot frontage – 42 metres</li> <li>• Maximum lot area – 2,260 square metres</li> <li>• Maximum lot depth – 85 metres</li> <li>• Minimum front yard – 9.1 meters</li> <li>• Minimum side yard - 3.0 metres</li> <li>• Minimum rear yard – 6.1 metres</li> <li>• Maximum number of buildings or structures – 1</li> <li>• Maximum ground floor area of building or structure – 139 square metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
AM*2	Schedule A Map 13  Schedule A Map 16	Part Lot 14, Concession 5 2235 Canal Road  Part of Lot 6, Concession 1 5 Hillsview 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 13  Schedule A Map 15 & 16  Schedule A Map 16	Part of Lot 15, Concession 5 801 Simcoe Road  Part of Lot 4, Concession 1 499 Canal Road  Part of Lot 5, Concession 2 667 Canal Road	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" zone are subject to the lot regulations and provisions of the "M3" zone.
AM*4	Schedule A Map 16	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 16	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"><li>• Minimum easterly interior side yard – 0 metres</li></ul>
AM*6	Schedule A Map 16	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"><li>• Minimum westerly interior side yard – 0.0 metres</li></ul>
AM*7	Schedule A Map 17	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.

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
<b>Rural Exceptions</b>			
RU*1	Schedule A Map 3	Part of Lot 7, Concession 13 3453 Line 13	<p>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.</p> <p>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.</p>
RU*2	Schedule A Map 3	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.
RU*3	Schedule A Map 15	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.
RU*4	Schedule A Map 2	Part of Lot 6, Concession 11 4009 Sideroad 5	<p>Notwithstanding the permitted uses of the "RU" Zone, lands zone "RU*4" will also permit:</p> <ul style="list-style-type: none"> <li>• An accessory dwelling unit in the upper level of the existing detached garage, not within the dwelling, for a total of not more than one accessory dwelling units on the lot.</li> </ul>
<b>Institutional Exceptions</b>			
I*1	Schedule B Map 17	Part of Lot 13, Concession 6	Notwithstanding the permitted uses of the "I" Zone, lands zoned "I*1(H1)" are also subject to the following provisions:

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	and 18		<ul style="list-style-type: none"> <li>The only permitted use is "Retirement Home" and buildings considered accessory thereto.</li> </ul>
I*2	Schedule B Map 16	Part of Lot 11, Concession 6	<p>Notwithstanding the regulations of Table 10.2, "I" Zone; lands zoned "I*2" are also subject to the following provision:</p> <ul style="list-style-type: none"> <li>Minimum front yard - 3.0 metres</li> </ul> <p>The retaining wall restrictions as per section 4.9 of this By-law shall not apply to the lands zoned "I*2".</p> <p>Notwithstanding the regulations of Section 4.13.2b), lands zoned "I*2" are also subject to the following provision:</p> <ul style="list-style-type: none"> <li>A 7.5m-wide planting strip abutting the full length of the applicable lot <i>line</i> shall be required and may include architectural elements and <i>structures</i> including gazebos, pavilions, benches, retaining walls, curbs, fences and/or walkways where a retirement home abuts a rear lot line of a lot in any Residential Zone.</li> </ul> <p>Notwithstanding the regulations of Section 5.20.3, lands zoned "I*2" are also subject to the following provision:</p> <ul style="list-style-type: none"> <li>Loading spaces – 1</li> </ul>
I*3	Schedule B Map 16	Part of Lot 11, Concession 6 558 Holland Street West	<p>Notwithstanding the regulations of Sections 4.9 (Table 4.2), 4.13.2 b), 5.20.3 (Table 5.6), 5.20.5 and 10.4 (Table 10.2) to the alternative, all lands zoned "I*3" are subject to the following provisions:</p> <ul style="list-style-type: none"> <li>Maximum height of retaining wall permitted to encroach within a required yard - 2.0 metres</li> <li>Permitted encroachments within a minimum required planting strip — architectural elements (i.e., pavilions, benches, retaining walls, curbs, fences, walkways)</li> <li>Minimum Front Yard - 3.0 metres</li> <li>Minimum number of loading spaces – 2</li> <li>Minimum setback from a loading space to a street line - 5.5 metres</li> </ul>
I*4	Schedule B Map 26	Part of Lot 14, Concession 5 742 Simcoe Road	<p>Notwithstanding the regulations of Section 4.13.2 and Table 5.9, lands zoned "I*4" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>The Planting Strip along the northerly boundaries shall be reduced to 3.0</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>meters.</p> <ul style="list-style-type: none"> <li>• Bicycle parking shall be a ratio of 1 bicycle or scooter parking space/10 students.</li> </ul>
I*5	Schedule B Map 19, 20	PLAN 457 PT BLKS R AND Y; PLAN 122A LOT 13 14 PT LT 15; AND RP 51R16290 PART 1 RP; 51R40054 PARTS 1 AND 2 (125 Simcoe Road); PLAN 457 PT BLK Y; 51R16290, PARTS 2 AND 3 (127 Simcoe Road); PLAN 457 PT BLK Y (151 Simcoe Road); PLAN 457 PT LOT 9 BLK Y; PLAN 457 PT BLK Y (141 Simcoe Road); PLAN 457 PT BLK Y (129 Simcoe Road); PLAN 457 PT BLK Y RP; 51R23227 PART 1 (111 Simcoe Road) PLAN 457 PT BLK Y (103 Simcoe Road); PLAN 122A LOTS 1 TO 3; PLAN 457 PT BLK Y (10 Edward Street)	<p>In addition to the permitted uses of the "Institutional" (I) Zone, permitted uses within lands zoned "Institutional Exception" (I*5) shall include the following :</p> <ul style="list-style-type: none"> <li>• Building, Apartment</li> <li>• Business Office</li> <li>• Place of Assembly</li> <li>• Agricultural Produce Market</li> <li>• Curling Rink</li> <li>• Public Use</li> </ul> <p>Notwithstanding the provisions of Section 5.18, Table 5.4 of this Zoning By-law, lands zoned "Institutional Exception" (I*5) shall be subject to the following minimum parking and loading requirements:</p> <ul style="list-style-type: none"> <li>• Building, Apartment parking ratios shall be set to a standard of 1 space/ per unit combined, for occupant and visitor parking spaces;</li> <li>• Buildings containing a mixture of residential and non-residential uses shall have a minimum of 1 loading space.</li> </ul> <p>For the purpose of lands zoned "Institutional Exception" (I*5), Section 4.31.5 of the Zoning By-law, "Setbacks from Watercourses and Canals" shall include the following provision:</p> <p>"Notwithstanding the aforementioned minimum setback to the top of bank of any watercourse, a lesser setback may be permitted without need for amendment or variance to this By-law, where permission has been granted by the Conservation Authority in a form suitable to the Chief Building Official for the Town."</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
I*6	Schedule B, Map 19	Lots 14, 15, & Pt. Lot 16, RC Plan 1709, Block C, SS of HSW Part of Block B, WS of Drury St., Reg. P 11, 54 - 64 Holland St. West.	<p>Notwithstanding regulations of the "I" Zone, lands zoned "I*6" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• The only permitted uses are as follows: <ul style="list-style-type: none"> <li>• Day Nursery</li> <li>• Long Term Care Facility</li> <li>• Nursing Home</li> <li>• Retirement Home</li> </ul> </li> <li>• Maximum No. of Storeys - 6 Storeys</li> <li>• Location of a Loading Space in a Required Yard is permitted</li> <li>• Minimum Setback for a Loading Space from a Street - 5.0 metres</li> <li>• Minimum Front Yard Setback - 3.0 m</li> </ul>
<b>Open Space Exceptions</b>			
OS*1	Schedule A Map 3	Part of Lots 7 and 8, Concession 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	Part of Lot 13,	The only permitted uses on lands zoned "OS*3" are a campground and an accessory

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Map 4	Concession 13	<p>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"> <li>▪ Minimum lot frontage – 7.62 metres</li> <li>▪ Minimum rear yard setback – 15.24 metres</li> <li>▪ Minimum interior yard setback – 15.24 metres</li> <li>▪ Maximum building height – 4.572 metres</li> <li>▪ Maximum gross floor area for an accessory building or structure – 75 square metres</li> <li>▪ Minimum setback from top of bank – 15.0 metres</li> </ul>
OS*5	Schedule B Map 19 and 20	PLAN 457 PT BLKS R AND Y;PLAN 122A LOT 13 14 PT LT 15;AND RP 51R16290 PART 1 RP;51R40054 PARTS 1 AND 2 (125 Simcoe Road); PLAN 457 PT BLKY; 51R16290, PARTS 2 AND 3 (127 Simcoe Road); PLAN 457 PT BLK Y (151 Simcoe Road); PLAN 457 PT LOT 9 BLK Y; PLAN 457 PT BLK Y (141 Simcoe Road); PLAN 457 PT BLK Y (129 Simcoe Road); PLAN 457 PT BLK Y RP;51R23227 PART 1 (111 Simcoe Road); PLAN 457 PT BLK Y (103 Simcoe Road); PLAN 122A LOTS 1 TO 3; PLAN 457 PT BLK Y (10 Edward Street)	<p>Notwithstanding the permitted uses in the "Open Space" (OS) Zone in Section 10.3, Table 10.1, a "Community Centre" is not permitted in lands zoned "Open Space Exception" (OS*5); however, uses accessory to a "Community Centre", including accessory buildings and structures, and parking areas are permitted.</p> <p>For the purpose of lands zoned "Open Space Exception" (OS*5), Section 4.31.5 of the Zoning By-law, "Setbacks from Watercourses and Canals" shall include the following provision:</p> <p>"Notwithstanding the aforementioned minimum setback to the top of bank of any watercourse, a lesser setback may be permitted without need for amendment or variance to this By-law, where permission has been granted by the Conservation Authority in a form suitable to the Chief Building Official for the Town."</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
OS*6	Schedule A, Map 15	South Part of Lot 23, Concession 1 5650 Highway 9 5618 Highway 9 5584 Highway 9	<p>Notwithstanding Table 10.1, only the following shall be permitted in this zone:</p> <ul style="list-style-type: none"> <li>• Sanitary Sewage Treatment Plant</li> <li>• Stormwater Management Pond</li> </ul>
<b>Estate Residential Exceptions</b>			
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"> <li>• Minimum rear yard setback – 160.7 metres</li> <li>• Minimum interior side yard setback – 44.2 metres</li> </ul>
ER*3	Schedule A Map 14	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"> <li>• Minimum side yard – 3.0 metres</li> <li>• A minimum lot area of 3000 square metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
ER*4	Schedule A Map 13	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"> <li>▪ Minimum front yard – 7.62 metres</li> <li>▪ Minimum rear yard – 29.67 metres at the northwest corner, 42.9 metres at the northeast corner</li> <li>▪ Minimum exterior side yard – 5.48 metres</li> <li>▪ Minimum interior side yard – 1.82 metres</li> </ul> <p>No building, structure, or fencing shall be permitted in the rear yard.</p>
<b>Future Development Exceptions</b>			
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.
<b>Natural Heritage System 2 Exceptions</b>			
NHS2*1	Schedule A Map 5	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 9	Part of Lot 18 Concession 8 2226 Line 8	<p>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.</p> <p>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.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
NHS2*3	Schedule A Maps 13	Part of Lot 11, Concession 4 3011 Line 5	<p>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:</p> <ul style="list-style-type: none"> <li>• The existing single detached residential dwelling shall continue to be a permitted uses;</li> <li>• Minimum lot size – 5.5 hectares</li> <li>• Maximum lot size 6.0 hectares</li> </ul>
NHS2*4	Schedule A Map 16	Part of Lot 25, Concession 2 1466 Sideroad 5	<p>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.</p>
<b>Environmental Protection Exceptions</b>			
EP*1	Schedule B Map 25	2555 Line 6	<p>Notwithstanding the permitted uses and regulations of the "EP" zone, in lands zoned "EP*1" the only permitted uses will be:</p> <ul style="list-style-type: none"> <li>• Conservation works</li> </ul>
EP*3	Schedule A Map 4	Part of Lot 18, Concession 12	<p>Notwithstanding the permitted uses and zone standards of the "EP" zone, lands zoned "EP*3" will be subject to the following:</p> <p><u>Permitted Uses</u></p> <ul style="list-style-type: none"> <li>• Single detached dwelling;</li> <li>• Residential accessory structures.</li> </ul> <p><u>Zone Standards</u></p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 206.15 m;</li> <li>• Minimum lot area – 2.52 ha;</li> <li>• Minimum required front yard – 15.0 m;</li> <li>• Minimum required rear yard – 7.5 m;</li> <li>• Minimum required interior side yard – 3.6 m;</li> <li>• Minimum required exterior side yard – 15.0 m;</li> <li>• Maximum height – 11.0 m;</li> <li>• Maximum lot coverage – 15%</li> </ul>
EP*4	Schedule B Map 25	Part of Lot 15, Concession 5 2547 Line 6	<p>Notwithstanding the permitted uses and regulations of the "EP" zone, lands zoned "EP*4" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• The only permitted uses will be existing uses and conservation uses.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>Notwithstanding Table 4.1, the existing 9.2 square metre wooden accessory building be permitted a rear yard setback of 'zero' metres</li> </ul>
<b>Core Commercial Exceptions</b>			
C1*1	Schedule B Map 18 and 19	Part of Lot 14, Concession 7 239 Holland Street West	<p>Notwithstanding the permitted uses and regulations of the "C1" zone, the only permitted uses on lands zoned "C1*1" are:</p> <ul style="list-style-type: none"> <li>Business office</li> <li>Medical office</li> </ul>
C1*2	Schedule B Map 19	Part of Lot 15, Concession 7 136 John Street West	<p>Notwithstanding the permitted uses of the "C1" zone, the only permitted uses on lands zoned "C1*2" are:</p> <ul style="list-style-type: none"> <li>Business office</li> <li>Medical office</li> <li>Residential uses permitted under the "R2-1" zone</li> </ul> <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"> <li>Minimum rear yard – 5.2 metres</li> <li>Minimum side yard for the existing accessory building – 0.43 metres</li> <li>Minimum rear yard for the existing accessory building - 0.46metres</li> </ul>
C1*3	Schedule B Map 19	Part of Lot 15, Concession 7 60 Barrie Street	<p>Notwithstanding the permitted uses of the "C1" zone, the only permitted uses on lands zoned "C1*3" are:</p> <ul style="list-style-type: none"> <li>Business offices</li> <li>Medical office</li> </ul> <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"> <li>Minimum front yard – 6.0 metres</li> <li>Minimum side yard for northerly yard – 0.66 metres</li> <li>Minimum side yard for southerly yard – 2.0 metres</li> <li>Minimum parking spaces – one (1) parking space for every 30 square metres</li> <li>Minimum setback from parking area to northerly lot line – 0.5 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C1*4	Schedule B Map 19	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"> <li>• Business offices</li> <li>• Medical office</li> <li>• Animal clinic, small animal</li> </ul> <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"> <li>• Minimum front yard – 5.2 metres</li> <li>• Minimum exterior yard – 5.0 metres</li> <li>• Exterior staircase permitted to encroach in front yard to a maximum of 3.5 metres from the main wall</li> <li>• Exterior ramp permitted to encroach in front yard to a maximum of 1.4 metres from the main wall</li> <li>• Exterior staircase permitted to encroach in exterior yard 1.85 metres from main wall</li> <li>• Exterior ramp permitted to encroach in exterior yard 1.75 metres from main wall</li> <li>• Exempt from parking requirements</li> </ul>
C1*5	Schedule B Map 20	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"> <li>• Drive-through service facility</li> </ul> <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"> <li>• minimum number of parking spaces – 101</li> </ul>
C1*6	Schedule B Map 20	Part of Lot 16, Concession 6 198 Holland Street East	<p>Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*6" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum driveway entrance/exit – 6.0 metres</li> <li>• Minimum rear yard setback – 0.33 metres</li> </ul>
C1*7	Schedule B Map 20	Part of Lot 16, Concession 7 30 Dissette Street	<p>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>.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C1*8	Schedule B Map 19	Part of Lot 15, Concession 6 164-190 Holland Street West	<p>Notwithstanding the permitted uses of the "C1" zone, lands zoned "C1*8" will also permit:</p> <ul style="list-style-type: none"> <li>• Outdoor display and sales area</li> </ul> <p>Notwithstanding the regulations of the "C1" zone, lands zoned "C1*8" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum parking space requirement – 139 spaces</li> <li>• Minimum required setback for an "Outdoor Display &amp; Sales Area" adjacent to the Holland Street West right-of-way – 0.0m</li> <li>• Maximum gross floor area for an "Outdoor Display &amp; Sales Area" – 375m<sup>2</sup></li> </ul>
C1*9	Schedule B Map 19	Part of Lot 15, Concession 6 30 Simcoe Road	<p>Notwithstanding the regulations of the "C1" zone, lands zoned "C1*9" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Off-street parking spaces required – 3</li> <li>• Barrier-free parking spaces required – 0</li> <li>• Minimum length of required parking space – 4.7m</li> <li>• Minimum required front yard setback – 1.4m</li> <li>• Maximum exterior side yard setback -5.2m</li> <li>• Minimum required rear yard setback – 0.67m</li> </ul>
C1*10	Schedule B Map 19	Part of Lot 15, Concession 7 39 John Street West	<p>Notwithstanding the permitted uses and regulations of the "C1" zone, lands zoned "C1*10" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Off-street parking spaces required – 1</li> <li>• Loading spaces required – 0</li> </ul> <p>Notwithstanding the permitted uses of the "C1" zone, lands zoned "C1*10" shall only be used for a business office or a detached dwelling.</p>
C1*11	Schedule B Map 19	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"> <li>• Minimum total number of parking spaces – 10</li> <li>• Minimum front yard setback – 1.69m</li> </ul> <p>For the purposes of lands zoned "C1*11", Special Provision 1 to Table 7.1 shall not apply for apartment dwellings.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C1*12	Schedule B Map 14	Part of Lots 16 and 17, Concession 7 200 Dissette Street	<p>In addition to the permitted uses of the "C1" zone, the lands zoned "C1*12" may also be used for a Multi-Unit Dwelling above the first floor, with a maximum of 8 units per building.</p> <p>Notwithstanding the regulations of the "C1" zone, Lands zoned "C1*12" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• A minimum of 500 square metres of gross floor area per building shall be allocated for at grade permitted non-residential uses directly fronting onto Dissette Street.</li> <li>• Maximum height — 14.0 metres</li> <li>• Minimum front yard — 0.0 metres</li> <li>• Maximum Front Yard — 3.0 metres</li> <li>• Minimum side yard — 6.0 metres</li> <li>• Minimum required parking spaces for residential uses is 1.55 spaces per unit plus 0.25 spaces for visitors</li> <li>• Minimum required parking spaces for all non-residential uses is 1 per 37 square metres of gross floor area.</li> <li>• Required visitor parking may be pooled or shared with required non-residential parking.</li> </ul>
C1*13	Schedule B Map 19	Part of Lot 14, Concession 6 210 Holland Street West.	<p>In addition to the permitted uses of the "C1" Zone, lands zoned "C1*13" will also permit:</p> <ul style="list-style-type: none"> <li>• Apartment dwelling below the first Street West storey</li> </ul> <p>Notwithstanding the regulations of the "C1" Zone, lands zoned "C1*13" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum of 20 residential units shall be provided on the lot</li> <li>• Minimum of 113 square metres of commercial floor space shall be provided on the ground floor (first storey)</li> <li>• Minimum vertical clearance required for underground barrier-free parking space - 2.5 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C1*14	Schedule B Map 19	Part of Lot 14, Concession 6 240 Holland Street West.	<p>In addition to the permitted uses of the "C1" Zone, lands zoned "C1*14" will also permit:</p> <ul style="list-style-type: none"> <li>• Apartment dwelling below the first storey</li> </ul> <p>Notwithstanding the regulations the "C1" Zone, lands zoned "C1*14" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum of 20 residential units shall be provided on the lot</li> <li>• Minimum of 113 square metres of commercial floor space shall be provided on the ground floor (first storey)</li> <li>• The parking rate for Apartment Dwelling shall be 1 space/unit (including visitor parking)</li> <li>• Minimum vertical clearance required for underground barrier-free parking space - 2. 5 metres</li> </ul>
C1*15	Schedule B Map 19	Part or Lot 15, Concession 7 51 John Street West.	<p>Notwithstanding the permitted uses of the "C1" Zone, the only permitted uses on lands zoned "C1*15" are:</p> <ul style="list-style-type: none"> <li>• Business Office within the existing Detached Dwelling; and</li> <li>• Detached Dwelling</li> </ul> <p>Notwithstanding the regulations of the "C1" zone, lands zoned "C1*15" is also subject to the following provision:</p> <ul style="list-style-type: none"> <li>• Minimum Number of Loading Spaces for a Business Office = 0</li> </ul>
C1*16	Schedule B Map 19	Lots 5, Plan 49 and Parts of Lot 18, Plan 122A 123 Holland Street West	<p>Notwithstanding the definitions of "Height", "Established Grade" and "Finished Grade", lands zoned "C1*16" are subject to the following definitions:</p> <p><b>Height</b> means with reference to a building or structure, the vertical distance measured from the finished grade of such building or structure to the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof.</p> <p><b>Established Grade</b> means 242.5 m above sea level.</p> <p><b>Finished Grade</b> means 242.5 m above sea level.</p> <p>Notwithstanding Section 4.13.2, a planting strip is not required.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>Notwithstanding parking regulations of Sections 5.8 and 5.10.1, tandem parking shall be permitted within a "C1*16" Zone, for two (2) parking spaces serving the same dwelling unit. In no case shall tandem parking spaces be used as visitor parking nor commercial parking.</p> <p>Notwithstanding parking regulations of Sections 5.14 and 5.18, the contiguous parcels of land zoned as "C1*16" Zone combined with an "R2-2*13" Zone shall be treated as a single parcel for the purpose of parking supply, parking space dimensions and drive aisles and, except as otherwise regulated in this Zoning By-law, shall be subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• A minimum of 1.5 parking spaces per dwelling unit or 186 parking spaces, whichever is greater, for the use of residents</li> <li>• A minimum of 0.1 parking spaces per dwelling unit or 12 parking spaces, whichever is greater, for the use of visitors to the residential uses, and</li> <li>• One parking space for each commercial unit or 3 parking spaces, whichever is greater, for the use of commercial uses.</li> </ul> <p>The above parking spaces may be provided either within a "C1*16" Zone and/or "R2-2*13" Zone.</p> <p>Notwithstanding parking regulations of Sections 5.19, three Type 'A' Barrier Free parking spaces and four Type 'B' parking spaces shall be provided and may be provided either within a "C1*16" Zone and/or "R2-2*13" Zone.</p> <p>Notwithstanding regulations of the "C1" Zone, lands zoned "C1*16" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Required Front Yard – 0.0 m</li> <li>• Minimum Required Rear Yard – 0.0m</li> <li>• Minimum Required Interior Side Yard – 1.4 m on the west side and 0.0 m on the east side</li> <li>• Maximum Height – 30.0 m, except that any enclosed portion of a building located at a height greater than 23.0 m above finished grade shall be set back a minimum of 3.0 m from the front lot line, and a minimum of 5.5 m from the east side lot line</li> <li>• Nothing in this By-law shall apply to restrict the additional 6.2 m of height of</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			any roof-top structure containing indoor common amenity space, but in no case shall the combined area of any roof-top structure containing indoor amenity space, heating, cooling, ventilating or other mechanized equipment pertaining to the maintenance of a building, be greater than 50 percent of the area of the roof.
<b>Neighbourhood Commercial Exceptions</b>			
C2*1	Schedule B Map 11, 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"> <li>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.</li> <li>For the purposes of lands zoned "C2*1", Holland Street West shall be considered the front lot line.</li> <li>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, proved all application regulations to lands zoned "C2*1" and their external lot lines are observed.</li> <li>A maximum of three (3) drive-through facilities shall be permitted as accessory uses. No drive though 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.</li> <li>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.</li> <li>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.</li> <li>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 exterior walls of the building or structure at the level of each floor but shall</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS										
			<p>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"> <li>• No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West.</li> <li>• 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.</li> <li>• Loading space requirements are as follows:</li> </ul> <table border="1"> <thead> <tr> <th><b>Gross Leasable Floor Area</b></th><th><b>Number of Loading Spaces Required</b></th></tr> </thead> <tbody> <tr> <td>Less than 930 m<sup>2</sup></td><td>0</td></tr> <tr> <td>Between 931m<sup>2</sup> and 1,860 m<sup>2</sup></td><td>1</td></tr> <tr> <td>Between 1,861 m<sup>2</sup> and 5,580 m<sup>2</sup></td><td>2</td></tr> <tr> <td>Over 5,581 m<sup>2</sup></td><td>3</td></tr> </tbody> </table> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<b>Gross Leasable Floor Area</b>	<b>Number of Loading Spaces Required</b>	Less than 930 m <sup>2</sup>	0	Between 931m <sup>2</sup> and 1,860 m <sup>2</sup>	1	Between 1,861 m <sup>2</sup> and 5,580 m <sup>2</sup>	2	Over 5,581 m <sup>2</sup>	3
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C2*2	Exception no longer in use  (Removed by By-law 2020-49 on June 2, 2020)	Exception no longer in use  (Removed by By-law 2020-49 on June 2, 2020)	Notwithstanding the permitted uses of the "C2" zone, the only permitted uses on lands zoned "C2*2" are: <ul style="list-style-type: none"> <li>• Financial institution</li> <li>• Business office</li> <li>• Personal service establishment</li> <li>• Medical office</li> </ul>										

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	2020)		<ul style="list-style-type: none"> <li>• pharmacy</li> </ul> <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"> <li>• medical offices are the only permitted use on the floor(s) above the first floor</li> <li>• minimum lot area – 3450 square metres</li> <li>• minimum lot frontage – 31 metres</li> <li>• minimum front yard – 3.0 metres</li> <li>• minimum side yard – 5.0 metres</li> <li>• maximum gross floor area – 650 square metres</li> <li>• medical offices shall occupy no less than 50 % of the gross floor area</li> <li>• Minimum required parking – one (1) parking space for every 30 square metres of floor area.</li> </ul>
C2*3	Schedule B Map 13	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"> <li>• Business office (limited to the first floor only)</li> <li>• Dwelling unit</li> </ul> <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"> <li>• Minimum front yard – 2.0 metres</li> <li>• Minimum side yard (north side) – 4.0 metres</li> <li>• Minimum rear yard for existing accessory building – 0.15 metres</li> <li>• Minimum side yard for existing accessory building – 0.39 metres</li> <li>• Landscaping adjacent to residential zones – the 1.5 metres landscaping strip is not required along the northern property line</li> <li>• Minimum driveway width along the northern property line – 4.0 metres</li> <li>• Minimum number of parking spaces – 6</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C2*4	Schedule B Map 13	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"> <li>• Business office</li> <li>• Dwelling unit</li> </ul> <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"> <li>• Minimum width for a driveway – 5.8 metres</li> <li>• Minimum entrance width – 3.5 metres</li> <li>• Minimum northerly side yard for the existing dwelling – 0.5 metres</li> <li>• Minimum southerly side yard – 5.8 metres</li> <li>• Minimum landscaping strip for southerly property line – 0.0 metres</li> <li>• Minimum landscaping strip for northerly property line measured 15 metres from the street line – 0.0 metres</li> <li>• Exempted from the provisions of sections 3.19.9 and 6.2 of By-law 2263.</li> </ul>
C2*5	Schedule B Map 10, 11, 16, 17  Schedule B Map 11	Part of Lot 11, Concession 7  Part of Lot 12 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"> <li>• Motor vehicle gas bar;</li> <li>• Motor vehicle repair establishment;</li> <li>• Retail store, wholesale store;</li> <li>• Motor vehicle sales, leasing, and/or rental establishment;</li> <li>• Building supply centre;</li> <li>• Commercial greenhouse;</li> <li>• Financial institution;</li> <li>• Photocopy or print shop;</li> <li>• Business office;</li> <li>• Animal clinic - small animal;</li> <li>• Private or commercial club including fitness centre or health club;</li> <li>• Place of entertainment;</li> <li>• Restaurant;</li> <li>• Restaurant, take-out;</li> <li>• Drive-through service facility;</li> <li>• Hotel;</li> <li>• Tourist information centre;</li> <li>• Emergency service facility;</li> <li>• Day nursery;</li> </ul>

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

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>areas</p> <ul style="list-style-type: none"> <li>• Minimum setback for motor vehicle gas bar from intersection of street lines – 70.0 metres</li> <li>• For the purposes of lands zoned "C2*6", Holland Street West shall be considered the front lot line.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West.</li> </ul> <p>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</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS										
			<p>the rear of such buildings.</p> <ul style="list-style-type: none"> <li>• Loading space requirements are as follows:</li> </ul> <table border="1"> <thead> <tr> <th>Gross Leasable Floor Area</th><th>Number of Loading Spaces Required</th></tr> </thead> <tbody> <tr> <td>Less than 930 m<sup>2</sup></td><td>0</td></tr> <tr> <td>Between 931m<sup>2</sup> and 1,860 m<sup>2</sup></td><td>1</td></tr> <tr> <td>Between 1,861 m<sup>2</sup> and 5,580 m<sup>2</sup></td><td>2</td></tr> <tr> <td>Over 5,581 m<sup>2</sup></td><td>3</td></tr> </tbody> </table> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	Gross Leasable Floor Area	Number of Loading Spaces Required	Less than 930 m <sup>2</sup>	0	Between 931m <sup>2</sup> and 1,860 m <sup>2</sup>	1	Between 1,861 m <sup>2</sup> and 5,580 m <sup>2</sup>	2	Over 5,581 m <sup>2</sup>	3
Gross Leasable Floor Area	Number of Loading Spaces Required												
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C2*6*1	Schedule B Map 17	Part of Lot 12, Concession 6 490 Holland Street West	<p>Notwithstanding the permitted uses of the "C2" Zone and "C2*6" Zone, lands zoned "C2*6*1" may also be used for a Commercial Self-Storage Facility.</p> <p>Notwithstanding the regulations of the "C2*6" Zone, lands zoned "C2*6*1" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• A combined minimum of 40 parking and/or loading spaces shall be provided for a Commercial Self-Storage Facility use having a maximum gross floor area of 11,724.3m<sup>2</sup>, of which a combined minimum of 18 parking and/or loading spaces shall be located on lands zoned "C2*6*1";</li> <li>• A Maximum Height of 15.1 metres shall be permitted;</li> <li>• Except requirements for landscaping, parking spaces shall also be permitted within the minimum rear yard.</li> </ul>										

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			Where there is a conflict between the provisions of the "C2*6" Zone and "C2*6*1" Zone requirements, the "C2*6*1" Zone requirements shall prevail
C2*7	Schedule B Maps 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"> <li>• Motor vehicle gas bar,</li> <li>• Motor vehicle repair establishment,</li> <li>• Motor vehicle washing establishment,</li> <li>• A dwelling unit located over commercial space and/or beside a motor vehicle repair establishment.</li> </ul> <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"> <li>• minimum interior side yard for the existing motor vehicle washing establishment – 1.5 metres</li> <li>• minimum front yard setback – 15.8 metres</li> <li>• maximum width of the joint ingress/egress at Holland Street West – 16.2 metres for the easterly entrance and 16.6 metres for the westerly entrance.</li> <li>• 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.</li> </ul>
C2*8	Schedule B Map 20 and 21	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"> <li>• Dwelling, detached – maximum one (1) unit</li> <li>• Dwelling, accessory – maximum two (2) units</li> </ul>
C2*9	Schedule B Map 18	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"> <li>• Motor vehicle gas bar,</li> <li>• Motor vehicle repair establishment,</li> <li>• Motor vehicle washing establishment,</li> <li>• Motor vehicle sales, leasing and/or rental establishment</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C2*10	Schedule B Map 13	300 Barrie Street	In addition to the permitted uses of the "C2" zone, lands zoned "C2*10" may also be used for: <ul style="list-style-type: none"> <li>• Motor vehicle gas bar;</li> <li>• Motor vehicle washing establishment</li> </ul>
C2*12	Schedule B Map 20	74 Bridge Street 78 Bridge Street	Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*12" may also be used for: <ul style="list-style-type: none"> <li>• Motor vehicle sales, leasing, and/or rental establishment</li> </ul>
C2*13	Schedule B Map 20	82 Bridge Street	Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*13" may also be used for: <ul style="list-style-type: none"> <li>• Outdoor storage as an accessory use, permitted in the rear yard only</li> </ul>
C2*14	Schedule B Map 20	88 Bridge Street 102 Bridge Street	Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*14" may also be used for: <ul style="list-style-type: none"> <li>• Agricultural processing and storage facility;</li> <li>• Greenhouse;</li> <li>• Farm implement dealer</li> </ul>
C2*15	Schedule B 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"> <li>• 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;</li> <li>• 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.</li> </ul>
C2*16	Schedule B Map 17	Part of Lot 12, Concession 6 494-512 Holland Street West	Notwithstanding the permitted uses of the "C2" zone, lands zoned "C2*16" may also be used for the following: <ul style="list-style-type: none"> <li>• Residential dwelling units on or above the second floor of a non-residential building directly adjacent to Holland Street West;</li> <li>• Motor vehicle rental establishment;</li> <li>• Motor vehicle repair establishment;</li> <li>• Motor vehicle gas bar;</li> <li>• Motor vehicle washing establishment;</li> <li>• Institutional use; and</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>Undertaking establishment.</li> </ul> <p>Notwithstanding the regulations and provisions of the "C2" zone, lands zoned "C2*16" are also subject to the following:</p> <ul style="list-style-type: none"> <li>Minimum lot area - 0.4 ha;</li> <li>Minimum required yards shall be landscaped throughout, except that walkways, patios, driveways and drive-through stacking lanes shall be permitted to cross or encroach such landscape areas;</li> <li>Minimum setback for motor vehicle gas bar from intersection of street lines - 70.0 metres;</li> <li>For the purposes of lands zoned "C2*16", Holland Street West shall be considered the front lot line;</li> <li>Minimum Exterior Side Yard shall be 4.5 metres;</li> <li>Minimum Rear Yard shall be 6 metres;</li> <li>For the purposes of lands zoned "C2*16", lands zoned "C2*16" 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*16" and their external lot lines are observed.</li> <li>A maximum of two (2) drive-through service facilities shall be permitted as accessory uses. 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.</li> <li>Notwithstanding Section 5.21.2 and Table 5.8: Queuing Lane Requirements of Zoning By-law 2010-050 as amended, the minimum number of combined ingress and egress spaces required for drive-through queuing spaces for Restaurants in the C2*16 zone shall be eight (8);</li> <li>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</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS										
			<p>parking areas; and shall be paved;</p> <ul style="list-style-type: none"> <li>Notwithstanding the forgoing, seasonal outdoor display areas are permitted to obstruct or occupy required parking from April 1 to August 30;</li> <li>Minimum required parking - 5 parking spaces for every 100 square metres of gross leasable floor area for all non-residential uses; 1.5 spaces per dwelling unit;</li> <li>For the purposes of lands zoned "C2*16", 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;</li> <li>No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West;</li> <li>For the purposes of lands zoned "C2*16", 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;</li> <li>Loading space requirements are as follows:</li> </ul> <table border="1"> <thead> <tr> <th>Leasable Gross Floor Area</th><th>Loading Spaces Required</th></tr> </thead> <tbody> <tr> <td>Less than 930 m<sup>2</sup></td><td>0</td></tr> <tr> <td>Between 931 m<sup>2</sup> and 1,860 m<sup>2</sup></td><td>1</td></tr> <tr> <td>Between 1,861 m<sup>2</sup> and 5,580 m<sup>2</sup></td><td>2</td></tr> <tr> <td>Over 5,581 m<sup>2</sup></td><td>3</td></tr> </tbody> </table> <ul style="list-style-type: none"> <li>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;</li> </ul>	Leasable Gross Floor Area	Loading Spaces Required	Less than 930 m <sup>2</sup>	0	Between 931 m <sup>2</sup> and 1,860 m <sup>2</sup>	1	Between 1,861 m <sup>2</sup> and 5,580 m <sup>2</sup>	2	Over 5,581 m <sup>2</sup>	3
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EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• Notwithstanding the provisions of Section 5.20.5 of Zoning By-law 2010-050 as amended, loading spaces shall be setback a minimum of 6.0 metres from any street line; and</li> <li>• 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.</li> </ul>
C2*16*1	Schedule B Map 17	Part of Lot 12, Concession 6; being Part of Part 3 on Plan 51R-33050 500 Holland Street West	<p>Notwithstanding the permitted uses of the "C2" Zone and "C2*16" Zone, lands zoned "C2*16*1" may also be used for a Seniors Apartment Building. Notwithstanding the regulations of the "C2*16" Zone, lands zoned "C2*16*1" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area shall be: 9,884sqm</li> <li>• For the purpose of this by-law Langford Boulevard shall be considered the front lot line</li> <li>• Minimum Frontage along Langford Boulevard shall be 145.98m</li> <li>• Minimum Front Yard Setback shall be 21.4m</li> <li>• Minimum Exterior Side Yard Shall be 34.2m</li> <li>• Minimum Rear Yard Shall be 20.4m</li> <li>• Minimum Interior Yard Shall be 4.1m</li> <li>• Notwithstanding Section 5.18, Table 5.4, the Minimum Parking Space Requirement for the Seniors Apartment Building Shall be: 1.45 spaces per dwelling unit</li> <li>• Maximum height shall be 16.0 m</li> <li>• Minimum landscape buffer setback be 2.5m</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C2*17	Schedule B Map 24	Part of Lot 14, Concession 5, being Block 31 on 51M-423 690 Simcoe Road	<p>Notwithstanding the regulations of the "C2*17" Zone, lands zoned "C2*17" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage — 20 metres</li> </ul>
C2*18	Schedule B Map 24	Part of Lot 14, Concession 5 2619 Line 6	<p>Notwithstanding the permitted uses and regulations of the "C2" Zone, lands zoned "C2*18" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Notwithstanding Section 4.6 of Zoning By-law No. 2010-050, a day nursery use must have an outdoor play space that is at least equivalent to 5.6 square metres for each child based on the licensed capacity, unless otherwise approved by a director. Child Care and Early Years Act 2014, O.Reg 137/15, Section 24{1}</li> <li>• Planting Strip abutting residential zones shall be 1.8 m except that the planting strip may be reduced to 1.2 metres at the southeast corner of the north wing of the main building.</li> <li>• Minimum Planting Strip required along street line shall be 2.5 m</li> <li>• The number of parking spaces required for a day nursery use shall be calculated on the basis of 1.5/classroom plus 1/52 square metres of gross floor area.</li> <li>• For purposes of calculating parking, communal spaces such as entertainment rooms, play rooms and indoor playgrounds shall not be deemed to be classrooms.</li> <li>• A Loading Space shall not be required for a Day Nursery use.</li> <li>• Minimum Interior Side Yard Setback shall be 1.8 metres except that the side yard setback may be reduced to 1.2 metres at the southeast corner of the north wing of the building.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
C2*19		Block 404, Plan 51M-1063	<p>Notwithstanding the regulations of the "C2" Zone, lands zoned "C2*19" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Residential dwelling units on the second and third floors are permitted;</li> <li>• A Day Nursery is not permitted;</li> <li>• Notwithstanding section 5.20.5(e), a required loading space shall be set back a minimum of 9.0 metres from any residential zone boundary; and;</li> <li>• Minimum required commercial parking – one (1) parking space for every 30 square metres of 'non-residential' or 'commercial' gross floor area.</li> </ul>
<b>Highway Commercial Exception</b>			
C3*1	Schedule A, Map 15	South Part of Lot 23, Concession 1 5650 Highway 9 5618 Highway 9 5584 Highway 9	<p>Notwithstanding Table 7.2, only the following shall be permitted in this zone:</p> <ul style="list-style-type: none"> <li>• Building Supply Centre</li> <li>• Bulk Feed &amp; Agricultural</li> <li>• Contractors Yard</li> <li>• Equipment Sales and Rental</li> <li>• Establishment</li> <li>• Lumber Yard</li> <li>• Machinery and Equipment, Sales and Service Establishment</li> <li>• Restaurant, Drive-through Supply Outlet</li> </ul> <p>Unless otherwise stated, the zone standards in Table 7.3 shall apply.</p> <p>For the purpose of determining Zoning Compliance, the private condominium road shall be deemed to be the Front Lot Line.</p> <p>A Setback for all buildings, structures and infrastructure, shall be setback 14.0m from Highway 9 right of way, or any lesser setback as determined by the Ministry of Transportation.</p>
C3*2	Schedule A, Map 15	South Part of Lot 23, Concession 1 5650 Highway 9 5618 Highway 9 5584 Highway 9	<p>Notwithstanding Table 7.2, only the following shall be permitted in this zone:</p> <ul style="list-style-type: none"> <li>• Building Supply Centre</li> <li>• Bulk Feed &amp; Agricultural Supply Outlet</li> <li>• Equipment Sales and Rental Establishment</li> <li>• Machinery and Equipment, Sales and Service Establishment</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Motor Vehicle Gas Bar</li> <li>• Motor Vehicle Washing Establishment</li> <li>• Restaurant, Drive-through</li> </ul> <p>The Motor Vehicle Gas Bar and Motor Vehicle Washing Establishment shall be subject to a Use-Specific Hold, subject to satisfaction of applicable policies including but not limited to the Lake Simcoe Protection Plan and South Georgian Bay Lake Simcoe Source Protection Plan.</p> <p>Unless otherwise stated, the zone standards in Table 7.3 shall apply.</p> <p>For the purpose of determining Zoning Compliance, the private condominium road shall be deemed to be the Front Lot Line.</p> <p>A Setback for all buildings, structures and infrastructure, shall be setback 14.0m from Highway 9 right of way, or any lesser setback as determined by the Ministry of Transportation.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
<b>Automotive Commercial Exceptions</b>			
C4*1	Schedule B Maps 20	Part of Lot 17, Concession 6 32 Bridge Street	<p>Notwithstanding the permitted uses of the "C4" zone, lands zoned "C4*1" may also be used for:</p> <ul style="list-style-type: none"> <li>• Restaurant;</li> <li>• Restaurant, take-out;</li> <li>• Drive-through service facility</li> </ul> <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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Maximum number of drive-through service facilities per lot – 3</li> </ul>
C4*2	Schedule B Map 20	Part of Lot 16, Concession 7 133 Holland Street East	<p>Notwithstanding the permitted uses and regulations of the "C4" zone, lands zoned "C4*2" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum front yard for canopy of gas bar – 16 metres</li> <li>• Minimum setback for canopy of gas bar from centerline of Holland street East – 18 metres</li> <li>• Minimum interior side yard – 1.5 metres</li> <li>• Minimum exterior side yard – 4.7 metres</li> </ul>
C4*3	Schedule B Map 16	Part of Lot 11, Concession 6 566 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"> <li>• Minimum rear yard – 3.0 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
<b>Rural Settlement Commercial</b>			
C5*1	Schedule A Map 1	Part of Lot 1, Concession 12 4381 County Road 27	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.
C5*2	Schedule A Map 4	Part of Lot 16, Concession 11 3817 Yonge Street	Notwithstanding the regulations of the "C5" zone, lands zoned "C5*2" are also subject to the following: <ul style="list-style-type: none"> <li>• Minimum rear yard shall be 0 metres</li> <li>• Maximum lot coverage shall be 45%</li> <li>• Minimum interior yard for the northerly yard shall be 2.0 metres</li> <li>• The minimum parking requirement shall be 162 spaces, including 4 spaces dimension and signed for persons with disabilities</li> <li>• The required parking spaces shall be located within the area zoned "C5*2" and the abutting "A*11"</li> </ul>
C5*3	Schedule C Map 2	Part of Lot 1, Concession 7 4240 County Road 88	In addition to the permitted uses of the "C5" zone, the lands zoned "C5*3" will also permit: <ul style="list-style-type: none"> <li>• Dwelling, Apartment</li> </ul> Notwithstanding the regulations of the "C5" zone, lands zoned "C5*3" are also subject to the following provisions for developments that include commercial development on the ground floor in conjunction with residential apartment dwellings above: <ul style="list-style-type: none"> <li>• Apartment dwellings are only permitted above the first storey with the exception of lobby, amenity and/ or utility space;</li> <li>• Maximum number of residential dwellings- 30;</li> <li>• Maximum commercial gross floor area if developed with residential above - 1,350 square metres;</li> <li>• Minimum required Front Yard Setback - 3.5 metres;</li> <li>• Minimum required Rear Yard Setback -20 metres;</li> <li>• Minimum Side Yard Setback Standalone Commercial Unit (West Side)- 5 metres;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Minimum Side Yard Setback for building with commercial on ground floor and residential above (West Side)- 11.0 metres;</li> <li>• Minimum Side Yard Setback Residential Lobby (East Side) - 6.0 metres;</li> <li>• Minimum Side Yard Setback for building with commercial on ground floor and residential above (East Side) - 15.0 metres;</li> <li>• Maximum Height Standalone Commercial Unit (West Side) - 5.5 metres;</li> <li>• Minimum required Landscaped Open Space- 25%; and</li> <li>• Minimum required private communal amenity space - 195 square metres.</li> </ul>
<b>General Employment Exceptions</b>			
M1*1	Schedule B Maps 4	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"> <li>• Fabricating, assembly, processing, extracting or manufacturing establishment within a wholly enclosed building;</li> <li>• Any activity connected with the automotive trade of a manufacturing nature and which is contained within a wholly enclosed building;</li> <li>• Building supply and equipment depot;</li> <li>• Business and professional office, as an accessory use;</li> <li>• Catering business;</li> <li>• Commercial or technical school;</li> <li>• Construction or industrial equipment sales or rental establishment;</li> <li>• Dry cleaners;</li> <li>• Fitness centre and health club;</li> <li>• Printing, newspaper, or publishing plant;</li> <li>• Radio, television, and telecommunications business including production and transmission establishment;</li> <li>• Repair shop;</li> <li>• Research/development facility;</li> <li>• Restaurant to service the industrial area only, limited in size to a gross floor area of 55 square metres devoted to the public uses;</li> <li>• Warehouse within a wholly enclosed building;</li> <li>• Wholesale business</li> </ul> <p>Prohibited uses:</p> <ul style="list-style-type: none"> <li>• Metal stamping establishment;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Metal forging establishment;</li> <li>• Transportation terminal;</li> <li>• Outdoor storage</li> </ul> <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"> <li>• Minimum lot area of 1 hectares;</li> <li>• Minimum lot frontage – 30 metres</li> <li>• Parking may be provided in any yard provided that the setback requirements of the "M1" zone are complied with;</li> <li>• Individual parking spaces shall have a minimum width of 2.75 metres and a minimum length of 6.0 metres;</li> <li>• All buildings are to be setback a minimum of 20 metres from the southerly limit of the "M1*1" zone;</li> </ul> <p>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> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>MOE Certificate of Approval:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
M1*2	Schedule B Map 4	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"> <li>• Fabricating, assembly, processing, extracting, or manufacturing establishment within a wholly enclosed building;</li> <li>• Any activity connected with the automotive trade of a manufacturing nature and which is contained within an enclosed building;</li> <li>• Building supply and equipment depot;</li> <li>• Business and professional office, as an accessory use;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Catering business;</li> <li>• Commercial or technical school;</li> <li>• Construction or industrial equipment sales or rental establishment;</li> <li>• Dry cleaners;</li> <li>• Fitness centre and health club;</li> <li>• Printing, newspaper, or publishing plant;</li> <li>• Radio, television, and/or telecommunications business including production and transmission establishment;</li> <li>• Repair shop;</li> <li>• Research/development facility;</li> <li>• Restaurant to serve the industrial area only, limited in size to a gross floor area of 55 square metres devoted to the public use;</li> <li>• Storage depot;</li> <li>• Warehousing;</li> <li>• Wholesale business.</li> </ul> <p>For lands zoned "M1*2", the following regulations apply:</p> <p>Minimum lot area shall be 2.0 hectares, save and except for those lots located on the south side of Street A, where the minimum lot area shall be 1.0 hectares;</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 30 metres</li> <li>• Parking may be provided in any yard provided that the setback requirements of the "M1" zone are complied with;</li> <li>• Individual parking spaces shall have a minimum width of 2.75 metres and a minimum length of 6.0 metres;</li> <li>• All buildings are to be setback a minimum of 14 metres from the north property line;</li> <li>• 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;</li> </ul> <p>MOE Certificate of Approval:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
M1*3	Schedule B Map 2 and 8	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 and 9	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.  Notwithstanding Section 4.24 c), Outdoor storage shall be screened to a minimum height of 2.75 metres, by way of opaque material(s) consisting of earthen berm(s) and/or landscaping and/or fencing, subject to the feasibility and appropriateness of such opaque screening being demonstrated through Site Plan Approval to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority. Any outdoor storage areas must be screened along both the front lot line and interior side lot line to the east.
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 4 and 5	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"> <li>• Concrete batching;</li> <li>• Commercial or technical school;</li> <li>• Fitness centre;</li> <li>• Radio, television, and telecommunications business including production and transmission establishment;</li> <li>• Storage depot.</li> </ul> <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"> <li>• Parking may be provided in any yard, provided that the setback requirements of the zoning by-law are complied with; and</li> <li>• 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.</li> </ul>
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	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"> <li>• artistic/photographic studio</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• bakery/bake shop</li> <li>• financial institution</li> <li>• banquet facilities</li> <li>• business and professional offices</li> <li>• business service establishment</li> <li>• catering operation</li> <li>• fitness centre</li> <li>• commercial or technical school</li> <li>• self storage facility</li> <li>• trade and convention centre</li> <li>• medical office</li> <li>• data processing establishment</li> <li>• day nursery</li> <li>• dry cleaning establishment</li> <li>• hotel/motel</li> <li>• institutional uses</li> <li>• laboratory or research centre</li> <li>• 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.</li> <li>• Personal service establishment</li> <li>• Place of entertainment, recreation, or assembly</li> <li>• Place of worship</li> <li>• Private clubs</li> <li>• Public uses</li> <li>• Animal clinic – small animal</li> <li>• Retail outlet accessory to a permitted use,</li> <li>• Storage area in an enclosed building, accessory to a permitted use.</li> </ul> <p>Notwithstanding any provisions within the By-law to the contrary:</p> <ul style="list-style-type: none"> <li>• 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 3030</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>Line 8;</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>Notwithstanding any provisions within the By-law to the contrary, the following zone requirements apply:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 24.0 metres</li> <li>• Minimum front yard landscape buffer – 3.0 metres</li> <li>• Maximum aggregate gross floor area for restaurants – 930 square metres</li> </ul>
M1*10	Schedule B Map 5 and 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"> <li>• artistic/photographic studio</li> <li>• bakery/bake shop</li> <li>• financial institution</li> <li>• banquet facilities</li> <li>• restaurant</li> <li>• business and professional offices</li> <li>• business service establishment</li> <li>• catering operation</li> <li>• fitness centre</li> <li>• commercial or technical school</li> <li>• self storage facility</li> <li>• trade and convention centre</li> <li>• medical office</li> <li>• data processing establishment</li> <li>• day nursery</li> <li>• dry cleaning establishment</li> <li>• hotel/motel</li> <li>• institutional uses</li> <li>• laboratory or research centre</li> <li>• 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</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>as defined herein.</p> <ul style="list-style-type: none"> <li>• Personal service establishment</li> <li>• Place of entertainment, recreation, or assembly</li> <li>• Place of worship</li> <li>• Private clubs</li> <li>• Public uses</li> <li>• Animal clinic – small animal</li> <li>• Retail outlet accessory to a permitted use,</li> <li>• Storage area in an enclosed building, accessory to a permitted use.</li> </ul> <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"> <li>• Minimum lot frontage - 24.0 m</li> <li>• Minimum front yard landscape buffer – 3.0m</li> <li>• Maximum aggregate gross floor area for restaurants – 930 sq. m.</li> <li>• Minimum front yard setback shall be 6.0 metres.</li> </ul> <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>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
M1*11	Schedule B Maps 10 and 11	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"> <li>• Fabricating, assembly, processing, extracting or manufacturing establishment within a wholly enclosed building;</li> <li>• Any activity connected with the automotive trade of a manufacturing nature and which is contained within a wholly enclosed building;</li> <li>• Warehouse within a wholly enclosed building;</li> <li>• Newspaper or publishing plant</li> <li>• 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;</li> <li>• Car radio sales and installation establishment;</li> <li>• Service shop;</li> <li>• Automobile service station or gas bar including retailing of non-automotive goods and an accessory use;</li> <li>• Construction or industrial equipment sales and/or rental establishment;</li> <li>• Radio, television, and telecommunications business including production and transmission establishment;</li> <li>• Business of profession office;</li> <li>• Bank or other financial institution;</li> <li>• Printing shop or photocopy store;</li> <li>• Catering business;</li> <li>• Retail or wholesale establishment;</li> <li>• Convenience or variety store;</li> <li>• Restaurant;</li> <li>• Restaurant, take-out;</li> <li>• Drive-through service facility</li> <li>• Banquet facility;</li> <li>• 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;</li> <li>• Place of entertainment;</li> <li>• Commercial or technical school;</li> <li>• Emergency service facility;</li> <li>• Post office;</li> <li>• Retail outlet, wholesale outlet, business office, or showroom accessory to a permitted use;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Storage area in enclosed buildings, accessory to a permitted use;</li> <li>• Parking facility accessory to a permitted use;</li> <li>• Day nursery;</li> <li>• Personal service establishment;</li> <li>• Medical office.</li> </ul> <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"> <li>• Maximum height – 22 metres</li> <li>• Minimum parking space dimensions – 2.7 metres by 5.5 metres</li> <li>• Minimum parking space dimensions for persons with disabilities – 4.4 metres by 5.5 metres</li> <li>• Minimum parallel parking space dimensions – 2.7 metres by 6.7 metres</li> <li>• Minimum aisle width for parking areas – 7.3 metres</li> <li>• Maximum number of drive-through service facilities – n/a</li> <li>• No drive though 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.</li> <li>• No parking areas shall be located in the front yard of any building directly adjacent to Holland Street West.</li> </ul>
M1*12	Exception no longer in use  (Removed by By-law 2019-67 on August 6, 2019)	Exception no longer in use  (Removed by By-law 2019-67 on August 6, 2019)	<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"> <li>• 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;</li> <li>• Car radio sales and installation establishment;</li> <li>• Appliance sales and service shop;</li> <li>• Radio, television, and telecommunications business including production and transmission establishment;</li> <li>• Business office;</li> <li>• Financial institution;</li> <li>• Printing shop or photocopy store;</li> <li>• Catering business;</li> <li>• Restaurant;</li> <li>• Banquet facility;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Private or commercial club including fitness centre, health club, or indoor recreation facility such as indoor swimming pool, skating rink, curling rink, or arena;</li> <li>• Place of entertainment;</li> <li>• Commercial school;</li> <li>• Retail outlet, wholesale outlet, business office, or showroom accessory to a permitted use;</li> <li>• Storage area in enclosed buildings, accessory to a permitted use;</li> <li>• Day nursery;</li> <li>• Emergency service facility</li> </ul>
M1*13	Schedule B Map 3, 8, and 9, 14, and 15	Part of Lots 17, and 18 Concessions 7 and 8 435 Dissette Street Artesian Industrial Parkway	<p>In addition to the permitted uses and regulations of the "M1" zone, lands zoned "M1*13" may also be used for:</p> <ul style="list-style-type: none"> <li>• Motor vehicle body shop;</li> <li>• Motor vehicle repair shop;</li> <li>• Towing service depot/dispatch establishment;</li> <li>• Outdoor storage, accessory</li> </ul>
M1*14	Schedule B Map 9	Part of lots 17 and 18, Concession 8 170 Artesian Industrial Parkway	<p>In addition to the permitted uses and regulations of the "M1" zone, lands zoned "M1*14" may also be used for:</p> <ul style="list-style-type: none"> <li>• Motor Vehicle Body Shop</li> <li>• Motor Vehicle Repair Shop</li> <li>• Towing Service Depot/Dispatch Establishment</li> <li>• Outdoor Storage, Accessory</li> <li>• Motor Vehicle Leasing and/or Rental Establishment</li> </ul>
<b>Prestige Employment Exceptions</b>			

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
M2*1	Schedule B Map 14	Part of Lot 16, Concession 7 144 Dissette Street	<p>In addition to the permitted uses and regulations of the "M2" zone, lands zoned "M2*1" may also be used for the following uses:</p> <ul style="list-style-type: none"> <li>• <i>Building supply centre</i></li> <li>• <i>Motor vehicle repair shop</i></li> <li>• <i>Transport terminal</i></li> <li>• <i>Wholesale establishment</i></li> <li>• <i>Waste transfer facility</i></li> <li>• <i>Outdoor storage, accessory</i></li> </ul> <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	<p>Notwithstanding the permitted uses and regulations of the "M1" zone, the only permitted uses for lands zoned "M2*2" are:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Car radio sales and installation establishment;</li> <li>• Appliance sales and service shop;</li> <li>• Radio, television, and telecommunications business including production and transmission establishment;</li> <li>• Business office;</li> <li>• Financial institution;</li> <li>• Printing shop or photocopy store;</li> <li>• Catering business;</li> <li>• Restaurant;</li> <li>• Banquet facility;</li> </ul> <p>Private or commercial club including fitness centre, health club, or indoor recreation facility such as indoor swimming pool, skating rink, curling rink, or arena;</p> <ul style="list-style-type: none"> <li>• Place of entertainment;</li> <li>• Commercial school;</li> <li>• Retail outlet, wholesale outlet, business office, or showroom accessory to a permitted use;</li> <li>• Storage area in enclosed buildings, accessory to a permitted use;</li> <li>• Day nursery;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>Emergency service facility;</li> <li>Institutional uses;</li> <li>Retail store or wholesale business to a maximum of 35% of the building's total floor area.</li> </ul>
M2*3	Schedule B Map 14 and 20	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> .
<b>Rural Employment Exceptions</b>			
M3*1	Schedule C Map 3	Part Lot 1 Concession 6 2753 County Road 27	<p>Notwithstanding the permitted uses and regulations of the "M3" zone, the only permitted uses for lands zoned "M3*1" are:</p> <ul style="list-style-type: none"> <li>Assembly and manufacturing of truck bodies, trailers, and farm equipment within a wholly enclosed structure;</li> <li>A retail outlet or service shop if accessory and incidental to a permitted uses on the same lot;</li> <li>An accessory office use;</li> <li>Warehouse.</li> </ul> <p>Furthermore, lands zoned "M3*1" are also subject to the following regulations:</p> <ul style="list-style-type: none"> <li>Open storage area(s) shall not exceed 1.5 times the combined first floor area of all buildings on the lot;</li> <li>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.</li> <li>Maximum total gross floor area of all buildings – 6,000 square metres</li> <li>Minimum setback from top of bank of Penville Creek tributary – 15 metres.</li> </ul> <p>All other provisions of the "M3" zone continue to apply.</p>
M3*2	Schedule A, Map 15	South Part of Lot 23, Concession 1 5650 Highway 9 5618 Highway 9 5584 Highway 9	<p>Notwithstanding Table 8.1, only the following shall be permitted in this zone:</p> <ul style="list-style-type: none"> <li>Agricultural Support Use</li> <li>Animal Clinic - Small Animal and/or Large Animal</li> <li>Animal Shelter</li> <li>Assembly plant</li> <li>Auction Centre (for agricultural purposes)</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Building Supply Centre</li> <li>• Bulk Feed &amp; Agricultural Supply Outlet</li> <li>• Concrete batching or mixing plant</li> <li>• Contractor's Yard</li> <li>• Custom Workshop</li> <li>• Dwelling, Accessory</li> <li>• Equipment Sales and Rental Establishment</li> <li>• Farm Implement Dealer</li> <li>• Farm Implement or Machinery Sales and Repair Garage;</li> <li>• Fuel Storage and Distribution Depot</li> <li>• Grain Elevator</li> <li>• Industrial Use</li> <li>• Landscaping Operation</li> <li>• Lumber Yard</li> <li>• Machinery and Equipment, Sales and Service Establishment</li> <li>• Motor Vehicle Body Shop</li> <li>• Motor Vehicle Repair Shop</li> <li>• Outdoor Storage, Accessory</li> <li>• Parking lot</li> <li>• Saw Mills and/or Planing Mills</li> <li>• Service Shop</li> <li>• Transport Terminal</li> <li>• Warehouse</li> </ul> <p>Unless otherwise stated, the zone standards in Table 8.2 shall apply.</p> <p>For the purpose of determining Zoning Compliance, the private condominium road shall be deemed to be the Front Lot Line.</p> <p>Setbacks from any Environmental Protection ("EP") zoned lands shall be 15.0m, or such lesser buffer as may be approved by the applicable authority (e.g., Lake Simcoe Region Conservation Authority) through site-specific application for Site Plan Approval.</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
<b>Residential One Exceptions</b>			
R1-1*1	Schedule B Map 7	Part of Lot 15, Concession 8	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*1" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot area – 960 square metres</li> <li>• Minimum lot frontage – 23.0 metres</li> </ul>
R1-1*2	Schedule B Map 17	Part of Lot 11, Concession 6 524 Holland Street West 522 Holland Street West 520 Holland Street West 518 Holland Street West	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*2" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum frontage – 18.0 metres</li> <li>• Minimum front yard – 22.0 metres</li> <li>• Minimum interior side yard – 1.5 metres/3.5 metres</li> <li>• Minimum rear yard – 7.5 metres</li> </ul>
R1-1*3	Schedule B Map 17	Part of Lot 13, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*3" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• No garage shall project more than 5.0 metres forward from the ground floor main wall of the dwelling.</li> </ul>
R1-1*4	Schedule B Map 25	Part of Lot 15, Concession 5 2555 Line 6	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*4" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 30 metres</li> </ul>
R1-1*5	Schedule C Maps 1 and 2	Part of Lots 1 and 24, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*5" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Frontage —24 metres</li> <li>• Minimum Exterior Side Yard —1.8 metres</li> </ul>
R1-1*6	Schedule C Maps 1 and 2	Part of Lots 1 and 24, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*6" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height —12.5 metres</li> <li>• Minimum Building Setback to County Road 27 — 3 metres</li> <li>• Minimum Lot Area —450 square metres</li> <li>• Minimum Exterior Side Yard —1.8 metres</li> <li>• Notwithstanding Section 4.3.1(b), (c), (e) and (g), accessory dwellings shall also be</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			permitted within a detached private garage and/or a detached private garage that is connected to the main building through a breezeway
R1-1*7	Schedule C Map 1	Part of Lots 1 and 24, Concession 7	Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*7" are also subject to the following: <ul style="list-style-type: none"> <li>• Minimum Lot Area —450 square metres</li> <li>• Minimum Exterior Side Yard — 1.8 metres</li> <li>• Notwithstanding Section 4.3.1(b), (c), (e) and (g), accessory dwellings shall also be permitted within a detached private garage and/or a detached private garage that is connected to the main building through a breezeway</li> </ul>
R1-1*8	Schedule B Map 26	Part of Lot 14, Concession 5, 742 Simcoe Road	Notwithstanding the regulations of the "R1-1" Zone, lands zoned "R1-1*8" for Lots 9 and 10 on Draft Plan of Subdivision S-13-07, the minimum westerly interior side yard shall be 3.0 metres and the minimum easterly interior side yard shall be 1.2 metres.
R1-1*9	Schedule B Maps 24 and 25	Part of Lot 15 Concession 5 617 Simcoe Road	Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*9" are also subject to the following: <ul style="list-style-type: none"> <li>• Maximum height of an accessory structure shall be 4.5 metres;</li> <li>• A Home Occupation for gain, including metal fabrication, shall be a permitted use within an accessory structure;</li> <li>• A Home Occupation shall have a maximum GFA of 175 square metres;</li> <li>• No more than one home occupation or custom workshop shall be permitted and in no case shall there be both a custom workshop and a home occupation on lands zoned R1-1*9; and</li> <li>• Notwithstanding the provisions of Section 5.16.1 b), on lands zoned R1-1*9, the maximum driveway width shall be 16.0 metres where, in addition to providing access to an attached private garage, the private driveway also provides access to an accessory structure containing a home occupation which existed on the property as of the date of passage of this by-law.</li> </ul>
R1-1*10	Schedule B Map 24	Part of Lot 14, concession 5	Notwithstanding the permitted uses and regulations of the "R1-1" Zone, lands zoned "R1-1*10" are also subject to the following provisions: <ul style="list-style-type: none"> <li>• Minimum Lot Area - 500 square metres</li> <li>• Minimum Required Front Yard Setback for a Dwelling - 2. 5 metres</li> <li>• Minimum Required Rear Yard Setback- 4.0 metres</li> <li>• Maximum Height - 13 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Setback of a Parking Space in a Rear or Side Yard - 0. 5 metres</li> <li>• Maximum Number of Parking Spaces in an Interior Side Yard - 4 spaces</li> <li>• Minimum Driveway Setback from Side Lot Line - 0. 5 metres</li> <li>• For lands zoned R1-1*10, the lot line adjacent to Inverness Drive shall be considered the "Front Lot Line"</li> </ul>
R1-1*11	Schedule C Maps 3 and 4	Part of Lots 1, 2 and 24, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-1" Zone, lands zoned "R1-1*11" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Exterior Side Yard - 1.8 metres</li> </ul>
R1-1*12	Schedule C Map 1	Part of Lot 1 and 24, Concession 7	<p>Notwithstanding the permitted uses and regulations of the "R1-1" zone, lands zoned "R1-1*12" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Frontage- 20.0 metres</li> <li>• Maximum Building Height - 12.5 metres</li> <li>• Notwithstanding Section 4.3.1 (b), (c), (e), and (g), accessory dwellings shall be permitted within a detached private garage and I or a detached private garage that is connected to the main building through a breezeway.</li> </ul>
R1-1*13	Schedule B Map 24	South Half of Lot 15, Concession 15, 671 Simcoe Road	<p>Notwithstanding the permitted uses and regulations of the "R1-1" Zone, lands zoned "R1-1*13" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Notwithstanding Section 6.4, Table 6.2 of Zoning By-law No. 2010-050, the minimum required front yard setback shall be 1.7 metres.</li> <li>• The R1-1 *13 provisions shall only apply to the legal non-compliant detached dwelling, existing as of the date of this by-law, located on lands known municipally as 671 Simcoe Road .</li> </ul>
R1-2*1	Schedule B Maps 5 and 6	Part of Lots 12 and 13, Concession 8	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*1" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot area – 300 square metres</li> <li>• Minimum lot frontage – 11.0 metres</li> <li>• Minimum interior side yard for lots within frontages greater than or equal to 12 metres – 1.2 metres</li> <li>• Minimum interior side yard for corner lots on the east-west portion of VipondWay with garage door and driveway along the exterior side yard – 0.6 metres</li> <li>• 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 – 0.9metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• 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</li> <li>• 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.</li> <li>• Garage doors and driveways shall not be permitted along exterior side yards directly abutting Crosslands Boulevard.</li> <li>• 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.</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> <li>• Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> <li>• Non-interior building elements (including but not limited to porches, steps, railings, chimneys, and roof elements) may encroach: <ul style="list-style-type: none"> <li>○ Into the required front yard and rear yard by a maximum of 2.0 metres;</li> <li>○ 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</li> <li>○ A maximum of 0.6 metres into the required interior side yard</li> <li>○ Notwithstanding the above, all encroachments must be setback a minimum of 0.3 metres from any lot line.</li> </ul> </li> </ul> <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 Maps 7 and 17	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"> <li>• Minimum lot area – 420 sq. metres</li> <li>• Minimum lot frontage – 12.0 metres</li> <li>• Minimum interior side yard – 1.2 metres on both sides</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R1-2*3	Schedule B Maps 7 and 8	Part of Lot 15, Concession 8	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*3" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot area – 400 square metres</li> <li>• Minimum rear yard – 7.0 metres</li> <li>• Minimum side yard – 1.2 metres both sides</li> <li>• 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.</li> </ul>
R1-2*4	Schedule B Maps 16, 17, 18, and 23 Map 17 Map 21 Map 22	Part of Lots 11-13, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*4" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum exterior side yard to a rear facing garage – n/a</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> <li>• Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> </ul> <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 2324	Part of Lots 14, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*5" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot area – 400 sq. metres</li> <li>• Minimum lot frontage – 12.0 metres</li> <li>• Minimum interior side yard – 1.2 metres on both sides</li> </ul>
R1-2*6	Schedule B Map 1925	Part of Lot 15, Concession 6 444 Parkwood Avenue	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*6" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 4.5 metres</li> </ul>
R1-2*7	Schedule B Maps 17 and Map 18	Part of Lot 13, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*7" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Section 4.1.5(f)(i) of this By-law does not apply to lands zoned "R1-2*7"</li> </ul>
R1-2*8	Schedule B Map 17 Map 18	Part of Lot 13, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*8" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• For lands zoned "R1-2*8", the lot line directly adjacent to Melbourne Drive shall be considered the front lot line;</li> <li>• The maximum front yard setback shall be 4.0 metres;</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Garage doors and driveways shall not be permitted along the front yard directly abutting Melbourne Drive;</li> <li>• Minimum number of off-street parking spaces required – four (4)</li> <li>• Section 4.1.5(f)(i) of this By-law does not apply to lands zoned "R1-2*8"</li> </ul>
R1-2*9	Schedule B Map 23, 24, 25, and 27	Part of Lot 14, Concession 5  Part of Lot 15, Concession 5	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*9" are also subject to the following provisions: <ul style="list-style-type: none"> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres; and</li> <li>• Maximum height shall be 13.0 metres.</li> </ul>
R1-2*10	Schedule B Map 23, 24	Part of Lot 14, Concession 5	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*10" are also subject to the following provisions: <ul style="list-style-type: none"> <li>• The minimum required rear yard shall be 4.0 metres;</li> <li>• The minimum required interior side yard shall be 7.5 metres on one side and 1.2 metres on the other side.</li> </ul>
R1-2*11	Schedule B Map 23, 24	Part of Lot 14, Concession 5	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*11" are also subject to the following provision: <ul style="list-style-type: none"> <li>• The minimum required rear yard shall be 6.0 metres.</li> </ul>
R1-2*12	Schedule C Maps 1 and 2	Part of Lots 1 and 24, Concession 7	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*12" are also subject to the following: <ul style="list-style-type: none"> <li>• Maximum Building Height — 12.5 metres</li> <li>• Minimum Building Setback to County Road 27 — 3 metres</li> <li>• Minimum Exterior Side Yard — 1.8 metres</li> <li>• Notwithstanding Section 4.3.1(b), (c), (e) and (g), accessory dwellings shall also be permitted within a detached private garage and/or a detached private garage that is connected to the main building through a breezeway</li> </ul>
R1-2*13	Schedule C Maps 1	Part of Lots 1 and 24, Concession 7	Notwithstanding the permitted uses and regulations of the "R1-2" zone, lands zoned "R1-2*13" are also subject to the following: <ul style="list-style-type: none"> <li>• Maximum Building Height — 12.5 metres</li> <li>• Minimum Lot Frontage — 9 metres</li> <li>• Minimum Exterior Side Yard — 1.8 metres</li> </ul>
R1-2*14	Schedule B	Part of Lot 13,	Notwithstanding the regulations of Section 4.1.5 f), Section 5.16.1, and Section 6.2 to

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
	Map 12	Concession 7, Part 2 on Plan 51R-28935	<p>the alternative, lands zoned "R1-2*14" are subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Frontage: 11.0 metres</li> <li>• Maximum width of garage openings facing the street line: 4.88 metres</li> <li>• Maximum driveway width: 5. 7 metres</li> </ul>
R1-2*15	Schedule B Map 24	Part of Lot 14, Concession 5 Block 31, 51M-423 690 Simcoe Road	<p>Notwithstanding the regulations of the "R1-2*15" Zone, lands zoned "R1-2*15" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage— 10 metres</li> </ul> <p>Section 4.1.5(f)(i) of this By-law shall not apply to the lands zoned "R1-2*15".</p>
R1-2*16	Schedule C Maps 3 and 4	Part of Lot 1, 2 and 24 Concession 6 North Part Lots 1 & , 23, 24, Parts 1 to 5 2744 & 2875 Highway 27 4155 County Road 88	<p>Notwithstanding the permitted uses and regulations of the "R1-2" Zone, lands zoned "R1 -2*16" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height - 12.5 metres</li> <li>• Minimum Exterior Side Yard - 1.8 metres</li> </ul>
R1-2*17	Schedule 'B' Map 26 and 27	Block 101, 103 and 112 on Registered Plan 51M-1138 and Part of Lot 15, Concession 5	<p>Notwithstanding the Regulations of the "R1 -2" Zone, lands zoned "R1-2*17" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum lot area - 31.5 square metres</li> <li>• Maximum height- 13 metres</li> </ul>
R1-3*1	Schedule B Maps 11, 12, 16, 17, and 24	Part of Lot 12 & 13 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"> <li>• Minimum interior side yard for lots with less than 12.0 metre frontage – 1.2 metres/0.6 metres</li> <li>• Minimum interior side yard for lots with 12.0 metre or more in frontage – 1.2 metres on both sides</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> <li>• Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> </ul> <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 Maps 16, 17, 22, and 23	Part of Lots 11 and, 12, 13, Concession 6	<p>Notwithstanding the permitted uses and regulations of the "R1-3" zone, lands zoned "R1-3*2" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum exterior side yard to a rear facing garage – n/a</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> <li>• Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> </ul> <p>Section 4.1.5(f)(i) of this By-law shall not apply to lands zoned "R1-3*2".</p>
R1-3*3	Schedule B Maps 11 and 17	Part of Lot 12 Concession 7	<p>Notwithstanding the permitted uses and regulations of the "R1-3" zone, lands zoned "R1-3*3" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum required rear yard - 6.0 metres</li> <li>• Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> </ul> <p>Section 4.1.5(f)(i) of this By-law shall not apply to lands zoned "R1-3*3".</p>
R1-3*4	Schedule B Map 221	Plan 51M1207  Part of Lot 11, Concession 6 Blocks 178 and 179, Plan 51M-1075	<p>Notwithstanding the regulations of the "R1-3" Zone, lands zoned "R1-3*4" are also subject to the following:</p> <p>Section 4.1. 5 (f)(i) of this By-law shall not apply to lands zoned "R1-3*4".</p>
R1-4*1	Schedule B Maps 17, 24, 25, and 27	Part of Lot 14, Concession 5  Part of Lot 15, Concession 5	<p>Notwithstanding the permitted uses and regulations of the "R1-4" zone, lands zoned "R1-4*1" are also subject to the following provision:</p> <ul style="list-style-type: none"> <li>• Maximum height shall be 13.0 metres.</li> </ul>
R1-4*2	Schedule B Map 24	Part of Lot 14, Concession 5	<p>Notwithstanding the permitted uses and regulations of the "R1-4" zone, lands zoned "R1-4*2" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• The minimum required rear yard shall be 6.0 metres.</li> <li>• Maximum height shall be 13.0 metres.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R1-4*3	Schedule B Maps 11 and 17	Part of Lots 12 and 13, Concession 7	Notwithstanding the permitted uses and regulations of the "R1-4" zone, lands zoned "R1-4*3" are also subject to the following: Minimum required rear yard - 6.0 metres; Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.
R1-4*4	Schedule C Maps 3 and 4	Part of Lots 1, 2 and& 24, Concession 6	Notwithstanding the permitted uses and regulations of the "R1-4" Zone, lands zoned "R1-4*4" are also subject to the following provisions: <ul style="list-style-type: none"><li>• Maximum Building Height - 12.5 metres</li><li>• Minimum Exterior Side Yard- 1.8 metres</li></ul>
R1-4*5	Schedule 'B' Map 26 and 27	Blocks 101, 103 and 112 on Registered Plan 51M-1138 and Part of Lot 15, Concession 5	Notwithstanding the Regulations of the "R1-4" Zone, lands zoned "R1-4*5" are also subject to the following provisions: <ul style="list-style-type: none"><li>• Maximum height - 13 metres</li></ul>
<b>Residential Two Exceptions</b>			
R2-1*1	Schedule B Map 13	Part of Lot 14, Concession 7 192 Hurd Street  Part of Lot 14, Plan 56 205 & 209 Frederick 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"><li>• Dwelling, detached</li><li>• Dwelling, duplex</li></ul> Notwithstanding the regulations of the "R2-1" zone, lands zoned "R2-1*1" are also subject to the following: <ul style="list-style-type: none"><li>• Minimum lot frontage – 5.5 metres</li><li>• Minimum front yard – 6.0 metres</li><li>• Minimum side yard – 8 metres</li><li>• Minimum rear yard – 8 metres</li></ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-1*2	Schedule B Maps 13 & 19	Part of Lot 14, Concession 7 46 Toronto Street  Part of Lots 25 & 26, Plan 56 40 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"> <li>• Minimum front yard – 18 metres</li> <li>• Minimum rear yard – 1.5 metres</li> <li>• Minimum interior yard – 2.0 metres</li> <li>• Minimum exterior yard – 6.0 metres</li> <li>• Minimum number of parking spaces – 8</li> <li>• Maximum number of residential rooms or suites – 22</li> <li>• Maximum building height – 9.5 metres</li> </ul>
R2-1*3	Schedule B Maps 13 & 14	Part of Lot 15, Concession 7 96 Barrie Street 16 Frederick 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"> <li>• Minimum front yard – 4.75 metres</li> <li>• Minimum rear yard – 8.2 metres</li> <li>• Minimum interior yard – 1.2 metres</li> <li>• Minimum exterior yard – 5.0 metres</li> <li>• Minimum number of parking spaces – one parking space for every 2.75 beds</li> </ul>
R2-1*4	Schedule B Map 1314	Part of Lot 15, Concession 7 84 Barrie Street	Notwithstanding the permitted uses of the "R2-1" zone, lands zoned "R2-1*4" may also be used for a business office.
R2-1*5	Schedule B Map 1413	Part of Lot 15, Concession 7 72 Barrie Street 10 Joseph 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"> <li>• Minimum front yard – 8.4 metres</li> <li>• Minimum rear yard – 5 metres</li> <li>• Minimum interior yard – 1.2 metres</li> <li>• Minimum exterior yard – 5.0 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>• Minimum number of parking spaces – one (1) parking space for every 2.75 beds</li> </ul>
R2-1*6	Schedule B Map 22	Part of Lot 16, Concession 6 22 Centre Street	Notwithstanding the permitted uses of the "R2-1" zone, lands zoned "R2-1*6" are also subject to the following: <ul style="list-style-type: none"> <li>• Minimum interior side yard – 1.14 metres</li> <li>• Minimum exterior side yard – 2.45 metres</li> </ul>
R2-1*7	Schedule B Map 23 & 24	Part of Lot 14, Concession 5  Plan 51M1063  Lot 29 on Plan M576	Notwithstanding the permitted uses and regulations of the "R2-1" zone, lands zoned "R2-1*7" are also subject to the following provisions: <ul style="list-style-type: none"> <li>• 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.</li> </ul>
R2-1*8	Schedule B Maps 17 and 18 and 19	Plan 51M116  Part of Lot 44, Plan 122A 41 Simcoe Road  Part of Lot 13, Concession 6, 70 Melbourne Drive	Notwithstanding the regulations of the "R2-1" Zone, lands zoned "R2-1*8" are subject to the following provisions: <ul style="list-style-type: none"> <li>• Minimum Required Front Yard - 4.0 metres</li> <li>• Minimum Required Rear Yard (for Lots 1-4 only) - 2.5 metres</li> <li>• Minimum Required Rear Yard (for Lots 7-10 only) - 5.0 metres</li> <li>• Minimum Required Exterior Side Yard - 2.0 metres</li> </ul>
R2-1*9	Schedule B Map 25s 18, 19, 23, 24 and 25	Plan 51M1178 Part of Lot 15 Concession 6 Lots 1 & 2, Part of Lot 3, Plan 1711	Notwithstanding the regulations of Section 6.4 to the alternative, all lands zoned "R2-1 *9" are subject to the following provisions: <ul style="list-style-type: none"> <li>• Maximum height -12.0 metres</li> </ul>
R2-1*10	Schedule B Maps 18, 19, 23, 24 and 25	Plan 51M1178 Block 14, Parts 1-5  Plan 51M1178 Block 15,	Notwithstanding the regulations of Sections 3, 4.1.5 c), 4.1.5 f), 4.9 and 6.4 to the alternative, all lands zoned "R2-1*10" are subject to the following provisions: <ul style="list-style-type: none"> <li>• Maximum height- 12.0 metres</li> <li>• For stairs used to access an uncovered deck or porch:               <ul style="list-style-type: none"> <li>◦ Maximum additional encroachment beyond deck or porch - no maximum</li> </ul> </li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
		Parts 6-10  Part of Lot 15, Concession 6 Lots 1 and 2 Part of Lot 3 Plan 1711 509, 515 & 531 Simcoe Road	<ul style="list-style-type: none"> <li>○ Minimum setback from front and/or exterior side lot lines - 0.5 metres</li> <li>• The westerly-most lot line is the Front Lot Line</li> <li>• Maximum width of garage openings facing the street line - 5.5 metres</li> <li>• Maximum projection of attached garage beyond the dwelling, towards a street line - no maximum</li> </ul>
R2-1*11	Schedule C Maps 3 and 4	Part of Lots 1 &, 2, 24, Concession 6	Notwithstanding the permitted uses and regulations of the "R2-1" Zone, lands zoned "R2 -1*11" are also subject to the following provisions: <ul style="list-style-type: none"> <li>• Maximum Building Height - 12.5 metres</li> <li>• Minimum Exterior Side Yard- 1.8 metres</li> </ul>
R2-1*12	Schedule B Map 2325	Part of Lot 15, Concession 5 2547 Line 6	Notwithstanding the permitted uses and regulations of the "R2-1" zone, lands zoned "R2-1*12" are also subject to the following: <ul style="list-style-type: none"> <li>• The existing accessory structure identified as a Wooden Garage shall be permitted to remain as a stand-alone use until such time as the new semi-detached residential structure has been completed.</li> <li>• Notwithstanding provision 4.1.3(a), the accessory structure identified as a Wooden Garage shall be permitted to have a maximum height of 4. 5 metres.</li> <li>• Notwithstanding provision 4.31.5 and Table 10.2, the Wooden Garage shall be permitted to have a 3.86m interior side yard setback and 6. 72m rear yard setback.</li> </ul>
R2-1*13	Schedule B Map 2325	Part of Lot 15, Concession 5 2575 Line 6	Notwithstanding the regulations of the "R2 -1" Zone, or any other provision of 2010-150 as amended, the following provisions shall apply to lands zoned "R2-1*13": <ul style="list-style-type: none"> <li>• Maximum Number of Dwelling Units – four (4) dwelling units</li> <li>• Porches, decks, verandahs and stairs may encroach up to 0.5m from any lot line;</li> <li>• Notwithstanding Section 4.1.5 f), maximum garage opening width shall be 6.0 m.</li> <li>• Notwithstanding Section 5.16.1 c), a maximum 3. 5 metre hammerhead extension to each of the driveways for individual semi-detached units shall be permitted</li> <li>• Porches, decks, verandahs and stairs may encroach up to 0.5 metre from any lot line</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-2*1	Schedule B Maps 6 195 and 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"> <li>• 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</li> <li>• Minimum exterior side yard setback – 3.0 metres</li> <li>• Driveways for 6.0 metre lots shall not be greater than 3.5 metres in width.</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> <li>• Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> <li>• Non-interior building elements (including but not limited to porches, steps, railings, chimneys, and roof elements) may encroach: <ul style="list-style-type: none"> <li>○ Into the required front yard and rear yard by a maximum of 2.0 metres;</li> <li>○ 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</li> <li>○ A maximum of 0.6 metres into the required interior side yard</li> <li>○ Notwithstanding the above, all encroachments must be setback a minimum of 0.3 metres from any lot line.</li> </ul> </li> </ul>
R2-2*2	Schedule B Map 13	Part of Lot 14, Concession 7 Thornton Village	<p>Notwithstanding the permitted uses of the "R2-2" zone, lands zoned "R2-2*2" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum number of visitor parking spaces – 12</li> <li>• Minimum rear yard – 6.1 metres</li> <li>• Minimum rear yard for Unit 10 as shown on Schedule B to By-law 2002-014-5.0 metres</li> <li>• Minimum separation between townhome blocks – 3.0 metres</li> <li>• Minimum lot frontage – 20 metres</li> <li>• Maximum number of townhouse dwelling units – 21</li> </ul>
R2-2*3	Schedule B Map 19	Part of Lot 15, Concession 6 49 Drury Street 51 Drury Street	<p>Notwithstanding the permitted uses of the "R2-2" zone, lands zoned "R2-2*3" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 5.4 metres per dwelling unit</li> <li>• Minimum lot area – 200 square metres per dwelling unit</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-2*5	Schedule B Maps 24, 25, and 27	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"> <li>• Maximum height shall be 13.0 metres;</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> </ul>
R2-2*6	Schedule B Map 25	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"> <li>• Maximum number of residential dwelling units – 35.</li> <li>• Maximum height shall be 13.0 metres.</li> <li>• Notwithstanding Section 4.30.1, the minimum sight triangle for a local street to a collector street shall be 5.0 metres.</li> <li>• Single detached dwellings and semi-detached dwellings shall be additional permitted uses.</li> <li>• Single detached dwellings shall be subject to the standards and provisions of the Residential One Exception "R1-2*9" zone.</li> <li>• Semi-detached dwellings shall be subject to the standards and provisions of the Residential One Exception "R1*4*1" zone.</li> <li>• Nursing home is not permitted.</li> </ul>
R2-2*7	Schedule B Map 14	Part of Lot 12, Concession 6	Notwithstanding the permitted uses and regulations of the "r2-2" Zone, lands zoned "R2-2*7" are also subject to the following provisions: <ul style="list-style-type: none"> <li>• Minimum lot area – 160 sq. metres</li> </ul>
R2-2*7a	Schedule B Map 17	Part of Lot 16, Concession 7 200 Dissette St.	In addition to the permitted uses of the "R2-2" zone, the lands zoned "R2-2*7a" may also be used for Back-to-Back Townhouses.  Notwithstanding the regulations of the "R2-2" zone, lands zoned "R2-2*7a" are also subject to the following for Back-to-Back Townhouses: <ul style="list-style-type: none"> <li>• A maximum of 16 dwelling units are permitted per building.</li> <li>• Maximum height — 14.0 metres</li> <li>• Minimum frontage (unit width) — 4.5 metres per dwelling unit</li> <li>• Minimum front yard — 26.0 metres</li> <li>• Minimum rear yard — 10.0 metres</li> <li>• Minimum side yard — 7.0 metres</li> <li>• Minimum required parking spaces for residential uses is 1.55 spaces per unit</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>plus 0.25 spaces for visitors.</p> <ul style="list-style-type: none"> <li>Required visitor parking for the "R2-2*7a" Zone may be pooled or shared with required non-residential and visitor parking for the C1*12 Zone.</li> </ul>
R2-2*9	Schedule B Map 11	Part of Lot 12 Concession 7	<p>In addition to the permitted uses of the "R2-2" zone, the lands zoned "R2-2*9" may also be used for Back-to-Back Townhouses.</p> <p>Notwithstanding the permitted uses and regulations of the "R2-2" zone, lands zoned "R2-2*9" are also subject to the following:</p> <ul style="list-style-type: none"> <li>Minimum lot area - 80 square metres</li> <li>Minimum required front yard - 2.0 metres</li> <li>Minimum required rear yard - 0 metres</li> <li>Minimum required exterior side yard - 2.5 metres</li> <li>Maximum Height -12.0 metres</li> <li>Notwithstanding Section 4.30, unenclosed porches are permitted to encroach into a sight triangle.</li> </ul>
R2-2*10	Schedule B, Map 14	Part of Lot 16, Concession 7 263 Barrie St.	<p>Notwithstanding the regulations of the "R2-2" zone, lands zoned "R2-2*10" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>Maximum number of dwelling units permitted - 14.</li> <li>Maximum building height - 6.5 metres</li> <li>Minimum condominium unit area -135m<sup>2</sup></li> <li>Minimum condominium unit width (frontage) - 6. 0 metres.</li> <li>Minimum south interior yard setback - 2.3 metres.</li> <li>Porches are permitted to encroach 0. 7 metres into the south interior side yard setback.</li> <li>For unit fronting on Barrie Street: <ul style="list-style-type: none"> <li>Minimum front yard setback at closest northern point of the building- 0.8 metres.</li> <li>Minium front yard setback at closest southern point of the building- 2.6 metres.</li> <li>The northern facade covered porch be setback a minimum of 0.6 metres from the front property line.</li> <li>The western facade covered porch be setback a minimum of 0.3 metres from the front property line.</li> </ul> </li> <li>Opaque fencing is prohibited along the south property line adjacent to Lions Park.</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-2*11	Schedule B Map 13	Part of Lot 15, Concession 7 266 Barrie Street	<p>Notwithstanding the permitted uses and regulations of the "R2-2" Zone, the lands zoned "R2-2*11 are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Maximum Number of Dwelling Units Permitted – 18</li> <li>• Minimum Dwelling Unit Area -136.82 square metres</li> <li>• 0.6m front yard setback for porch steps.</li> <li>• 27. 1m rear yard setback.</li> <li>• Minimum 2.4m interior side yard setback.</li> <li>• Minimum 45 parking spaces.</li> <li>• Maximum building height of 11.0m.</li> <li>• Minimum 5.0m rear yard landscape buffer strip</li> </ul>
R2-2*12	Schedule B Map 24 and 25	Part of Lot 15, Concession 5	<p><b>Townhouse Dwelling (Back-to-Back)</b> shall be defined as - a building that is vertically divided, into a minimum of 4 and a maximum of 12 dwelling units, each of which has independent entrances at grade, and each of which shares at least two common walls.</p> <p><b>Dwelling, Townhouse (Rear-Lane)</b> shall be defined as - a building that is vertically divided, into a minimum of 2 and a maximum of 8 dwelling units, each of which has independent entrances at grade to the front yard and vehicular access through the rear yard, and each of which sharing at least one common wall.</p> <p><b>Lot Line, Front</b> means the line that divides the lot from a public street or private street but, in the case of:</p> <ul style="list-style-type: none"> <li>• For lots fronting a public street and backing onto or flanking a private street, the lot line that divides the lot from the public street shall be deemed to be the front lot line. Such lots shall not be considered a corner lot or a through lot.</li> </ul> <p>In addition to the permitted uses of the "R2-2" zone, the Lands Zoned R2-2*12 may also be used for:</p> <ul style="list-style-type: none"> <li>• Dwelling, Semi-Detached (Rear Lane)</li> <li>• Dwelling, Townhouse (Back-to-Back)</li> <li>• Dwelling, Townhouse (Rear-Lane)</li> </ul> <p>Notwithstanding the regulations of the "R2-2" Zone, or any other provision of Zoning</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>By-law 2010-150, as amended, the following provisions shall apply to lands zoned "R2-2*12:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area (block townhouse only) - 140 square meters</li> <li>• Minimum Lot Area (rear -lane townhouse only) - 120 square metres</li> <li>• Minimum Lot Area (semi-detached rear lane dwelling only)- 110 square metres</li> <li>• Minimum Lot Area (back-to-back townhouse only) - 90 square metres</li> <li>• Minimum Lot Frontage (all uses) -5.6 metres</li> <li>• Minimum Required Front Yard for all permitted uses- 3.0 metres</li> <li>• Minimum Required Rear Yard (rear-lane townhouse only) - 4.0 metres</li> <li>• Minimum Required Rear Yard (semi-detached rear-lane townhouse dwelling only)- 3.5 metres</li> <li>• Minimum Required Exterior Side Yard (Block Townhouse only) shall be 2. 3 metres</li> <li>• Notwithstanding Section 4.1.5 f), maximum garage opening width shall be 6.0 metres.</li> <li>• Notwithstanding Section 5.15.2, there is no required setback to a parking space located within any required yard.</li> <li>• Porches, decks, verandahs, and stairs may encroach up to 0.5 metre from any lot line</li> <li>• Maximum height- 12.0 metres</li> <li>• Required Parking - Minimum 2 parking spaces/ dwelling unit for all permitted uses; may be provided as tandem parking spaces</li> <li>• Visitor Parking - Minimum 0.35 parking spaces/ dwelling unit for all permitted uses (with the exception of Rear-lane Townhouse Dwellings providing a minimum 4 parking spaces on their respective lot, for which no visitor parking is required)</li> </ul>
R2-2*13	Schedule B, Map 19	Lot 10, Plan 49 and Part of Lot 11, Plan 122A 126 John Street West	<p>Notwithstanding the definitions of "Height", "Established Grade" and "Finished Grade", lands zoned "R2-2*13" are subject to the following definitions;</p> <p><b>Dwelling, Townhouse (Block)</b> means a dwelling unit in a townhouse building, with each unit having direct access to the exterior of the building, and which may be attached to an underground garage and may have an interior corridor connected to each unit and leading to the underground garage and to the exterior.</p> <p><b>Height</b> means with reference to a building or structure, the vertical distance measured from the finished grade of such building or structure to the highest point of the roof</p>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>surface or the parapet, whichever is the greater, of a flat roof.</p> <p><b>Established Grade</b> means 247.0 m above sea level.  <b>Finished Grade</b> means 247.0 m above sea level.</p> <p>Notwithstanding Section 4.13.2, a <i>planting strip</i> is not required.</p> <p>Notwithstanding parking regulations of Sections 5.8 and 5.1 0.1, tandem parking shall be permitted within an "R2-2*13" Zone, for two (2) parking spaces serving the same dwelling unit. In no case shall <i>tandem parking spaces</i> be used as visitor parking nor commercial parking.</p> <p>Notwithstanding parking regulations of Section 5.14, parking spaces shall be provided in accordance with the parking provisions of the "C1 *16" Zone.</p> <p>Notwithstanding regulations of the "R2-2" Zone, lands zoned "R2-2*13" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area - 1,300 m<sup>2</sup> for the entirety of lands zoned "R2-2*13"</li> <li>• Minimum Lot Frontage - that a total frontage of 26.7 m apply to the entirety of the portion of the lands zoned "R2-2*13"</li> <li>• Minimum Required Front Yard-6.0 m</li> <li>• Minimum Required Rear Yard-0.0 m</li> <li>• Minimum Required Interior Side Yard- 0.5 m on the west side and 2.3 m on the east side</li> <li>• Maximum Height- 14.2 m</li> </ul>
R2-2*14	Schedule B, Map 18	<p>Block 106, Plan 51M-1133 391 West Park Avenue</p> <p>Part of Lot 16, Concession 7 281 Barrie Street</p>	<p>Notwithstanding regulations of the "R2-2" Zone, lands zoned "R2-2*14" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• The maximum number of dwelling units shall be 38;</li> <li>• The minimum front yard setback to the front face of the garage shall be 6 metres. For all other portions of the dwelling it shall be 3 metres ;</li> <li>• The maximum driveway width shall be 3 metres;</li> <li>• Non-Interior building elements (including but not limited to porches, steps, railings, chimneys and roof elements) may encroach: <ul style="list-style-type: none"> <li>◦ Into the required front and rear yard by a maximum of 2 metres; and</li> <li>◦ Into the required interior side yard a maximum of .6 metres;</li> </ul> </li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<ul style="list-style-type: none"> <li>○ Notwithstanding the above, all encroachments must be setback a minimum of .3 metres from any lot line.</li> </ul> <p>Where there is a conflict between the provisions of the R2-2 zone and R2-2*14 zone requirements, the R2-2*14 zone requirements shall prevail.</p>
R2-2*14a	Schedule B, Map 14	Part of Lot 16, Concession 7 281 Barrie Street	<p>Notwithstanding regulations of the "R2-2" Zone, lands zoned "R2-2*14a" as illustrated on Schedule A are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area – 130 sq. m</li> <li>• Minimum Rear Yard Setback 5.0m</li> </ul>
R2-2*14b	Schedule B, Map 6	Part of Lot 13, Concession 8	<p>Notwithstanding the regulations of the "R2-2" zone, lands zoned "R2-2*14b" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum front yard setback to the front face of a garage: 6.0 metres.</li> <li>• Minimum front yard setback to all other portions of the dwelling: 3.0 metres.</li> <li>• Minimum exterior side yard setback: 3.0 metres</li> <li>• Minimum lot area: 165 square metres.</li> </ul>
R2-2*15	Schedule B, Map 13	Part of Lot 16, Concession 7 281 Barrie Street	<p>Notwithstanding regulations of the "R2-2" Zone, lands zoned "R2-2*14" as illustrated on Schedule A are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area – 130 sq. m.</li> <li>• Minimum Rear Yard Setback – 5.0m</li> </ul> <p>Notwithstanding section 4.3 of this Bylaw, the portion of the rear facing exterior walls of the main dwelling located above the first storey may encroach a maximum of 0.7 m into the required rear yard."</p>
R2-2*15a	Schedule B, Map 6	Part of Lot 13 Concession 8	<p>Notwithstanding the regulations of the "R2-2" zone, lands zoned "R2-2*15a" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Minimum exterior side yard setback: 3.0 metres. Minimum lot area: 165 square metres.</li> <li>• Maximum lot coverage, including accessory structures and buildings: 70% - Minimum landscaped open space: 15%.</li> <li>• Minimum separation between dwelling unit and private garage: 5.0 metres.</li> <li>• Minimum separation between dwelling unit and private garage for an exterior end unit: 4. 7 metres.</li> <li>• For the purpose of this by-law, where a lot is a through lot, the lot line</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>abutting the wider right of way shall be deemed the front lot line and the opposite lot line shall be deemed the rear lot line.</p> <ul style="list-style-type: none"> <li>Notwithstanding any other provision of this by-law, the minimum interior side yard setback to a private garage: 0.0 metres.</li> <li>Notwithstanding any other provision of this by-law, the minimum rear yard setback to a detached garage accessed by a lane: 0.6 metres.</li> <li>Notwithstanding any other provision of this by-law, the minimum interior end unit side yard setback to a private garage: 1.2 metres.</li> <li>Notwithstanding any other provision of this by-law, the minimum exterior end unit side yard setback to a private garage: 3.0 metres.</li> <li>Notwithstanding Section 4.1.1, accessory dwelling units are permitted within accessory structures. Notwithstanding Section 4.1.2, the lot coverage provisions of Section 4.1.2 do not apply.</li> <li>Notwithstanding Section 4.1.3, detached accessory structures in the R2 zone shall have a maximum height of 8.0 metres.</li> <li>Notwithstanding Section 4.3.1 (f) the minimum required net floor area for accessory dwellings shall be not applicable.</li> </ul>
R2-2*16	Schedule B, Map 6	Part of Lot 13, Concession 8	<p>Notwithstanding the regulations of the "R2-2" zone, lands zoned "R2-2*16" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>Minimum front yard setback to the front face of a garage: 6.0 metres.</li> <li>Minimum front yard setback to all other portions of the dwelling: 3.0 metres.</li> <li>Minimum exterior side yard setback: 3.0 metres.</li> <li>Minimum lot area: 165 square metres.</li> <li>For the purpose of this by-law, where a lot is a through lot the lot line abutting the wider right of way shall be deemed the front lot line and the opposite lot line shall be deemed the rear lot line.</li> </ul>
R-2*17	Schedule 'B' Maps 26 and 27	Blocks 101, 103 and 112 on Registered Plan 51M-1138 and Part of Lot 15, Concession 5	<p>Notwithstanding the Regulations of the "R2-2" Zone, lands zoned "R2-2*17" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>Maximum height - 13 metres</li> </ul>
R2-2*18	Schedule 'B' Maps 26 and 27	Blocks 101, 103 and 112 on Registered Plan 51M-1138 and Part of Lot 15, Concession 5	<p>Notwithstanding the Regulations of the "R2-2" Zone, lands zoned "R2-2*18" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>Maximum height - 13 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
			<p>Notwithstanding the definition of Lot Line, Front hereto to the contrary, the lot line abutting Street "2" shall be deemed to be the front lot line and the lot line abutting Simcoe Road shall be deemed to be the rear lot line.</p>
R2-2*19	Schedule 'B' Maps 26 and 27	Blocks 101, 103 and 112 on Registered Plan 51M-1138 and Part of Lot 15, Concession 5	<p>Notwithstanding the Regulations of the "R2-2" Zone, lands zoned "R2-2*19" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum height - 13 metres</li> </ul> <p>Notwithstanding the definition of Lot Line, Front hereto to the contrary, the lot line abutting Simcoe Road shall be deemed to be the front lot line and the lot line abutting Street "2" shall be deemed to be the rear lot line.</p> <p>Notwithstanding the definition of Lot Line, Exterior Side hereto to the contrary, the lot line forming the limits of the daylight triangle between Danube Lane and Simcoe Road shall be deemed to form part of the exterior side lot line.</p>
R2-2*20	Schedule 'B' Maps 26 and 27	Blocks 101, 103 and 112 on Registered Plan 51M-1138 and Part of Lot 15, Concession 5	<p>Notwithstanding the Regulations of the "R2-2" Zone, lands zoned "R2-2*20" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum height - 13 metres</li> <li>• Minimum required rear yard setback - 5.5 metres</li> </ul>
R2-2*21	Schedule 'B' Map 27	Block 102, Plan 51M-1138 and Part of Lot 15, Concession 5	<p>Notwithstanding the regulations of the "R2-2" Zone, lands zoned "R2-2*21" are also subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum height – 13 meters</li> </ul>
R2-3*1	Schedule B Map 13	Part of Lot 15, Concession 7 128 Barrie Street	<p>In addition to the permitted uses and regulations of the "R2-3" zone, lands zoned "R2-3*1" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum driveway width – 5.6 m</li> <li>• Minimum landscape strip along southern property line – 0 metres</li> </ul>
R2-3*2	Schedule B Map 18	Part of Lot 14, Concession 6 48 Miller Park Avenue	<p>In addition to the permitted uses and regulations of the "R2-3" zone, lands zoned "R2-3*2" are also subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum rear yard – 7.0 metres</li> <li>• Parking permitted in the front yard</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
R2-3*3	Schedule B Map 19	Part of Lot 15, Concession 6 112 Simcoe Road 113 Maplegrove Avenue	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"> <li>• Minimum lot area – 133.15 square metres per dwelling unit</li> <li>• Maximum number of dwelling units – 45</li> </ul>
R2-3*4	Schedule B Map 24	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"> <li>• Minimum lot area – 1.6 hectares</li> <li>• Minimum number of parking spaces – one (1) for every 4 persons to be accommodated</li> </ul>
<b>Residential Three Exceptions</b>			
R3*1	Schedule B Map 12	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"> <li>• Dwelling, apartment</li> <li>• Dwelling, multiple unit</li> <li>• Dwelling, townhouse (stacked)</li> <li>• Dwelling, townhouse (street)</li> <li>• Dwelling, townhouse (block)</li> <li>• Boarding or rooming house</li> <li>• Crisis care facility</li> <li>• Place of worship</li> <li>• Nursing home</li> <li>• Day nursery</li> </ul> Notwithstanding the regulations of the "R3" zone, apartment dwellings located on lands zoned "R3*1" are subject to the following:

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"> <li>• Minimum lot area – 70 square metres per dwelling unit</li> <li>• Minimum lot frontage – 30 metres</li> <li>• Maximum lot coverage – 25%</li> <li>• Maximum height – 23 metres</li> </ul> <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"> <li>• Minimum lot area – 140 square metres per dwelling unit</li> <li>• Minimum lot frontage – 30 metres</li> <li>• Maximum lot coverage – 35%</li> <li>• Maximum height – 11 metres</li> </ul> <p>For all apartment dwellings, the minimum floor area per dwelling unit is as follows:</p> <ul style="list-style-type: none"> <li>• For bachelor suites – 40 square metres</li> <li>• For 1 bedroom units – 45 square metres</li> <li>• For 2 bedroom units – 55 square metres</li> <li>• For 3 bedroom units – 65 square metres</li> </ul> <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 13 and 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"> <li>• Dwelling, apartment; or</li> <li>• Personal service establishment within the existing former residential building</li> </ul> <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"> <li>• Maximum height – 15.5 metres, not including parapet walls and mechanical rooms;</li> <li>• Minimum side yard (north side) – 30 metres</li> <li>• Minimum side yard (south side) – 9.14 metres</li> </ul> <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"> <li>• Minimum required rear yard shall be 3.0 metres;</li> <li>• Minimum required <i>planting strip</i> abutting the east lot line shall be 1.5 metres;</li> <li>• Minimum parking space requirement is 1.5/unit;</li> </ul> <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 465m<sup>2</sup>.</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>
R3*4	Schedule B Map 17 and 18	Part of Lot 13, Concession 6	<p>Notwithstanding the permitted uses of the Residential Three "R3" Zone, the only permitted use in the Residential Exception "R3*4" Zone shall be:</p> <ul style="list-style-type: none"> <li>• Dwelling, Apartment</li> </ul>
<b>Residential Four Exceptions</b>			
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"> <li>• Permitted uses and regulations of the "R1-1" zone;</li> <li>• Minimum exterior yard – 3.0 metres</li> </ul>
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"> <li>• Permitted uses and regulations of the "R1-3" zone;</li> <li>• Minimum exterior yard – 3.0 metres</li> </ul>

EXCEPTION	SCHEDULE	LOCATION	REGULATIONS
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"> <li>• Business office with a maximum gross floor area of 160 square metres zone;</li> <li>• Dwelling unit.</li> </ul> <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"> <li>• 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.</li> <li>• The permitted uses of the "R4*3" zone shall only be permitted within the existing residential building located on the subject property.</li> </ul>
<b>Waste Management Exceptions</b>			
WM*1	Schedule A Map 4	PART SOUTH 1/2 LOT 11, CONCESSION 12 WEST GWILLIMBURY AND PART 1 PLAN 51R39916 AND PLAN 51R16173 2960 Line 12	Notwithstanding anything to the contrary found in this By-law, for the purposes of interpretation of the provisions of this By-law the lands described as PART SOUTH 1/2 LOT 11, 51 R39916 and CONCESSION 12, WEST GWILLIMBURY, PART 1 PLAN51R39916, and PART SOUTH 1/2, LOT 11 CONCESSION 12, WEST GWILLIMBURY, PART 1 PLAN 51R39916, and PART SOUTH 1/2 LOT 12, CONCESSION 12, WESTGWILLIMBURY, PART 1 PLAN 51R16173, and zoned WM*1 shall be considered to be a single lot.